Lehi City Council Meeting
Agenda
February 9, 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. Open Public Meetings Act (OPMA) training for Council Council, Planning Commission, and other committees.

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 26, 2021 City Council Meeting and the February 2, 2021 Budget Retreat Meeting.
   012621CC.pdf
   020221 WS.pdf

   3.2. Approve Purchase Orders
   PO Index.pdf

PO Request - Stuart C Irby Co $239050.pdf

Regular Agenda

4. Consideration of Final subdivision approval for Colledge Farms Plat D, a 17-lot single-family development located at 2650 West 1300 North.
   Petitioner: Symphony Homes
   CC Staff Report Colledge Farms Plat D Final Subdivision 02.09.21.docx
   Colledge Farms Plat D final subdivision DRC 01.27.21.docx
   Colledge Farms Plat D Final Subdivision - plans.pdf

5. Consideration of Final subdivision approval for Colledge Farms Plat E, a 16-lot single-family development located at 2650 West 1170 North.
   Petitioner: Symphony Homes
   CC Staff Report Colledge Farms Plat E Final Subdivision 02.09.21.docx
   Colledge Farms Plat E Final Subdivision DRC 01.27.21.docx
   Colledge Farms Plat E Final Subdivision - plans.pdf

6. Consideration of Preliminary subdivision approval for Holbrook Farms Plat I, a five-lot commercial subdivision located at 3600 West and Waterbury Drive.
   Petitioner: Boyer Company
   CC Staff Report Holbrook Farms Plat I Preliminary Subdivision 02.09.21.docx
   Holbrook Farms Plat I Preliminary and Final Subdivision DRC 01.20.21.docx
   Holbrook Farms Plat I Preliminary Subdivision - narrative.pdf
   Holbrook Farms Plat I Prelim Subdivision - plans.pdf
   Holbrook Farms Plat I Prelim Subdivision - traffic report.pdf
   Holbrook Farms Plat I Prelim Subdivision - general plan map.pdf
   Holbrook Farms Plat I Prelim Subdivision - zoning map.pdf
   Holbrook Farms Plat I Prelim Subdivision - aerial map.pdf
   IMG_6330.JPG
   IMG_6331.JPG
   IMG_6329.JPG

7. Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road.
   Petitioner: Fieldstone Homes
   CC Staff Report Hidden Canyon Plat D Preliminary Subdivision 02.09.21.docx
   Hidden Canyon Plat D Preliminary DRC 12.02.2020.docx
   Hidden Canyon Plat D Preliminary Plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

8. Consideration of Ordinance #06-2021, a Development Code amendment to Chapter 39,

adding a definition for caretaker unit.
Petitioner: Lehi City
CC Staff Report Ch 39 Development Code Amendment Caretaker Unit 02.09.21.docx
Chapter 39 Development Code Amendment Caretaker Unit DRC 12.02.2020.docx
Ord 06-2021.docx
Development Code Ch39 Definitions Caretaker Unit Edit 12.02.20.pdf

9. Consideration of Ordinance #07-2021, a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses.
Petitioner: Lehi City
CC Staff Report Chapter 12 Development Code Amendment 02.09.21.docx
Chapter 12 Dev Code Amendment - cannabis-related signage DRC 12.02.2020.docx
Ord 07-2021.docx
Chapter 12 Development Code Amendment - cannabis-related business' signage.pdf

10. Consideration of Lehi City's request for approval of a Development Code amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features.
Petitioner: Lehi City
CC Staff Report Ch 37 Design Exceptions Dev Code Amendment 02.09.21.docx
Lehi City Development Code Amendment Ch 37 Design Exception DRC 12.16.20.docx
Ord 08-2021.docx
Lehi Development Code Amendment Ch 37 Design Exception.pdf

11. Consideration of Ordinance #09-2021, a Development Code amendment to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use.
Petitioner: Lehi City
CC Staff Report Vehicle Storage Dev Code Amendment 02.09.21.docx
Lehi City Development Code Amendment Vehicle Storage DRC 12.16.20.docx
Ord 09-2021.docx
TBL05.030-B Commercial zones- storage vehicles.pdf
Ch39Definitions- storage, vehicles.pdf
Ch12 Development Standards- storage (including vehicle).pdf

12. Consideration of Ordinance #05-2021, amending Title 6, Chapter 5, Section 7 (Firearms and Weapons) to allow the discharge of a bow within Lehi City limits upon the written permission of the Mayor.
Petitioner: Lehi City
Ord 05-2021.docx

13. 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: February 9, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Open Public Meetings Act (OPMA) training for Council Council, Planning Commission, and other committees.

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the January 26, 2021 City Council Meeting and the February 2, 2021 Budget Retreat Meeting.

Suggested Action:

Attachments:

012621CC.pdf

020221 WS.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 26, 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; Lorin Powell, City Engineer; Brad Kenison, Assistant City Engineer; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; 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 Koivisto was attending virtually. Councilor Condie gave the invocation.

2. Presentations and Reports

2.1 General Plan Update Discussion

Lorin Powell, City Engineer, wanted to inform the Council of the direction they are headed with the General Plan. He stated that at the October meeting, after receiving feedback from the Council, they moved density to the TOD areas.

Ross Dinsdale, Development Engineer, explained how their department plans for infrastructure and utilities based on the General Plan.

Kim Struthers, Community Development Director, showed a current map of the city that established where density was added and where it decreased from the 2015 infrastructure study.

2.2) Ranked Choice Voting Discussion

Stan Lockhart attended the meeting and was available to answer questions. Drew Penrose attended virtually and was available to answer technical questions. Mr. Lockhart stated that they have made it an option for cities to still have a Primary election if they choose. He stated that the RCV system also allows for a friendly campaign.

3. Agenda Questions

None.

4. Administrative Report

Jason Walker stated that they received an A+ bond rating for the fiber network.

5. Mayor and Council Reports
None.

Motion: Councilor Hancock moved to adjourn into a Closed Executive session to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. 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.

The Council recessed at approximately 6:30 p.m.
The meeting reconvened at approximately 7:20 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge.

2. 20 Minute Citizen Input
Mark Mitchely requested that the Council support a bill proposed by the state Legislature that would allow cities to explore other voting options in addition to RVC.

3. Consent Agenda
3.1) Approve Minutes from the January 12, 2021 City Council Meeting.

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

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

4. Consideration of Final subdivision approval for the Willow Point Phase 1, a 111-unit residential development located at approximately 3885 West Hardman Way.
Brandon Watson was representing the applicant.

Motion: Councilor Condie moved to grant Final subdivision approval for the Willow Point Phase 1, a 111-unit residential development located at approximately 3885 West Hardman Way; 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.

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)**

Brad Kenison, Assistant City Engineer, stated that they estimated that 50% of the usage from the culinary tank will be used for the Traverse Mountain Area Plan. Lorin Powell, City Engineer, also explained that the line item in the Traverse Mountain Area Plan financial documents was to be used only if they needed to purchase land from the State, but because of an amendment to the Area Plan, this proposed location is now open space and it's a much better location for the public facilities.

Mayor Johnson asked for public comments.

Rob Ludlow stated that the proposed infrastructure will be to support the TOD and not Traverse Mountain. The original plan was to place these utilities off site, and now taking away this open space adversely affects the residents of Traverse Mountain. He agrees that this is the best location for the facilities, but the residents in Traverse Mountain need to be made whole for taking the open space. He said that the City should purchase the open space at it's best and highest use and then that money should be reinvested into Traverse Mountain. He also noted that the appraisal for the Power Department's portion was low and they should require another appraisal.

Jared Morgan was representing the property owner. He stated that he understands this situation is unique, but he believes this is the right location and they want to move forward with a design.

Curt Carmack wanted to reemphasize what Mr. Ludlow said. He agrees that this should be a public facility zone, but because the open space is being taken away, the city now needs to do something for the community in return. He also expressed concern with the appraisal value.

Joel Eves, Power Director, clarified that the Power Department is already paying for their portion of the property and the developer has agreed to pass that through to the Traverse Mountain Trails Association. He noted that power pays for the property, but the water facilities were specifically addressed in the Area Plan which states that the developer would pay for that property. He also noted that he was not able to get a second appraisal in time for this meeting.

The Council agreed that this is the right location for the public facilities zone. They discussed if the city should purchase the property for the water facilities and if so, how much should they purchase, because 50% of the water will be used by Traverse Mountain. They also discussed if a second appraisal was needed.

Councilor Koivisto expressed concern for purchasing the property for water facilities because it's not required by the Area Plan.

Council Southwick stated that the City doesn't need to pay for the water facilities, but to make it right for the open space being lost, the city could include additional funds in the City budget to dedicate to parks or trails in Traverse Mountain.

Motion: Councilor Hancock 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 Hancock moved to approve 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; including all Development Review Committee Comments and Planning Commission comments; and include the following:

With the findings that even though this is a low profile public facility, the residents there are still impacted because they were expecting open space; and

They need another appraisal based on the highest and best use of the property, so they should do the appraisal based on it being a pubic facility;

Also noting that 50% of the water facilities will benefit Traverse Mountain, so he is proposing that the remaining 50% be funded by the city to be paid to the Clyde Company by the Water Department;

Due to this being an unplanned expense, the Power Department can pay for their portion this year and Water can pay for their portion in the next fiscal budget;

Councilor Condie seconded the motion.

Councilor Koivisto expressed concern for the wording of the appraisal. Councilor Hancock stated that his intention was for the appraiser to determine the best and highest use, which will either be open space or public facilities and the city will use the higher appraisal.

Councilor Albrecht suggested that they take an average of the two appraisals in case one is an outlier. Councilor Condie stated that it's possible that the second appraisal is actually lower than the first. Councilor Albrecht was concerned if the second appraisal is substantially lower or higher, then they are bound to a number they weren't expecting. Councilor Koivisto was comfortable using an average of the two appraisals because she believes there won't be a large difference between the two. Councilor Hancock agreed.

There was discussion about the number of acreage that the city will pay for. It was determined that the water facilities will be half of the property, so water would be located on 2.6 acres, so the city would then pay for 1.3 acres for water's portion. He was comfortable with water and power working out their portions of the property.

Mayor Johnson was concerned with having loose ends to the motion.

Councilor Condie preferred to pass it as is and instead use the budget to fund for more trails in Traverse Mountain. Councilor Hancock was concerned that it may not get added to the budget. He said the funding needs to be tied to this motion.

Mayor Johnson expressed concern with taking funds from the next fiscal budget. Ryan Wood stated that the Council cannot bind a future Council's legislative decision.

Councilor Koivisto stated that she feels this is wrong to pay for something that they are not obligated to do.

Amended Motion: Councilor Hancock clarified that Power will be paying for 100% of their land. He also said that he would be willing to amend his motion to include that the city pay for the average of the two appraisals. He also amended his motion to state that water will pay for their portion in this year's budget.

Restatement of the Motion: Councilor Hancock restated his motion to clarify that a second appraisal be done based on the highest and best use of the property, and that the city pays the average of the two appraisals; that the land be split 50/50 with power and water; and that power pay for 100% of their land and that water will pay for 50% of their portion; to be clear, power will pay for 2.6 acres; and water will pay for half of their portion which will be 1.3 acres, and it will come from this year's budget; and noting that this Area Plan Amendment is effective upon verification that Clyde Companies have an agreement with the Traverse Mountain Trails Association to pass this money through to them. Councilor Albrecht seconded the amendment and the restatement of the motion.

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

6. **Consideration of approval for the Fondell Plat A, amending lot 11 of the Lake Terrace Plat A located at 1444 North 1250 East.**
   The applicant was present and available for questions.

   Motion: Councilor Condie moved to grant approval for the Fondell Plat A, amending lot 11 of the Lake Terrace Plat A located at 1444 North 1250 East; 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 Resolution #2021-05, approving an agreement between Lehi City and Autumn Ridge Farm LLC for construction of improvements along 1200 East.**

   Motion: Councilor Southwick moved to approve Resolution #2021-05, approving an agreement between Lehi City and Autumn Ridge Farm LLC for construction of improvements along 1200 East. 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.

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

Motion: Councilor Condie moved to untable the 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.

Motion: Councilor Condie moved to Resolution #2021-04, reappointing members to the Planning Commission. 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.

9. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:51 p.m.

Approved: February 9, 2021

Attest:

_____
Mark Johnson, Mayor

_____
Teisha Wilson, City Recorder

LEHI CITY

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

Minutes of the **Work Session and Budget Retreat** of the **Lehi City Council** held Tuesday, **February 2, 2021,** at the Public Safety Building, 128 North 100 East, Lehi, Utah. The meeting began at approximately 9:00 AM.

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; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder; Scott Sampson, Risk Manager; Jeremy Estes, Fleet Manager; Chief Jeremy Craft, Fire Department; David Kitchen, Human Resources Director; Dean Lundell, Finance Director; Alyson Alger, Treasure; Karma Bentson, Accountant; Tyler Kelsey, IT Manager; Joel Eves, Power Department; Marilyn Banasky; Information Center Manager; Morgan Cummings, Justice Court; Dan Harrison, Legacy Center Director; Chief Darren Paul, Police Department; and Andy Gowans, Management Analyst.

1. **Welcome Breakfast**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Paul Hancock offered the prayer.

2. **Council Assignments**
   Councilor Southwick led the discussion on Council assignments. The Mayor stated that he will now be attending the Mountainland Economic Recovery Committee and the UTA Advisory Board. Below are the new assignments that were made.

   TSSD- Councilor Condie
   Utah League of Cities and Towns- Councilor Koivisto
   Arts Council- Councilor Hancock
   Jordan Lake Commission- Councilor Albrecht

3. **Mayor's Wage Study**
   Andy Gowans presented on the City Council and Mayor wage study. He noted that Lehi is 1% above the average for City Council wages only, in comparison to 24 other cities. Including benefits, it's 44% above the average. The Mayoral wage is only 12% below in comparison to

16 cites with part time mayors. With wages and Benefits, Lehi is 8% above average for Mayor compensation.

There was discussion about having a part time Mayor versus a full time Mayor. It was suggested that the position be left as a part time mayor but improve the compensation. The Council agreed that they are on the City Council to serve and are not in it for the money. Councilor Hancock stated that he wants to fairly compensate the Mayor for his time. Councilor Koivisto expressed concern with increasing the Mayor's salary and said there is no need for it. She would rather pay the professionals more money than add to the Mayor's salary. Councilor Condie stated that it's a demanding job and they should be compensated fairly. Councilor Albrecht agreed.

Mayor Johnson stated that he worries about a full time Mayor position. He said you want someone that's successful in life and has business experience.

Jason Walker stated that they will bring a proposal to the Council for a vote at a future meeting.

4. Financial Update

Dean Lundell, Finance Director, stated that they are in a good position for property tax revenue. The don't know yet what impact Covid will have on property taxes. He stated that they could look at raising property taxes this year or next. Mr. Lundell stated that sales tax revenue increased significantly more than this time last year.

5. Capital Project

Major capital improvements include parks and a civic center. Mr. Lundell stated that they are looking at $14 million for parks and $17.1 million for a city center phase one. Fire Station #84 is projected to be $8.5 million, and the fiber network is for $65 million.

There was discussion about other funding mechanisms such as a RAP tax which most cities have. Mayor Johnson stated that this is the best way to fund our regional parks. The other option is a GO Bond for Parks. Mr. Lundell also talked about an incremental property tax increase.

Councilor Condie stated that he would like to add a RAP tax. Councilor Albrecht stated that the biggest question is how to allocate the RAP tax funds. That was previously a large concern for residents. Councilor Condie stated that he wants to do something this year to show they are committed to parks.

Mr. Walker stated that they have been approached by an organization that's interested in investing $35 million into baseball parks in Lehi. They also want to build a rec center. Mayor Johnson suggested that they privatize soccer and baseball in the community to save money. There was discussion about privatizing soccer and baseball. Mayor Johnson stated that this would save money which could then help develop the parks. He believes that the private entities could still offer registration discounts for financial needs.

6. Rate Studies (Sewer and power)

Mr. Lundell stated that with the increased fees from TSSD, the sewer fund cash balance is decreasing and the sewer rates will need to be adjusted in the near future. Lehi has one of the lowest rates in TSSD. He stated that rates should increase over time just to cover the cost of inflation. He noted that the rates charged to residents need to pay for that utility.

Joel Eves, Power Director, informed the Council of some concerns they have for inequitable rates for customers. He noted that commercial rates are subsidizing residential rates, which is okay, but that rate for commercial may need to be adjusted. He's also concerned that the rates do not always match the costs. He also noted come inequity with solar costumers who may be paying less than they should. Mr. Eves also stated that the Primary Children's Hospital is requesting to be an industrial customer, and the City does not have an established rate for that type of use, so they need to determine what that would be. Also, due to the increase in electric vehicles, they may need to establish a "time of use rate" for electric vehicles, so that electric vehicles aren't charging during peak hours. Mr. Eves recommended that the Council authorize a rate study in next year's budget to help address these issues.

7. Goals

Beau Thomas, Assistant to the City Administrator, led a discussion on what the Council's top priorities are. This included Arts Council building improvements, transportation, parks, public safety, infrastructure, Main Street improvements, library, additional staff, and invest money.

Mr. Thomas inquired if the Council wanted to change its goal. The current goal is to "develop a cutting-edge, family centric community". The Council agreed to retain this goal.

Lunch

8. Jeff Thompson

Jeff Thompson, BYU professor was the guest speaker. He noted that we tend to put limits on our abilities and discussed what it means to have a growth mindset versus a fixed mindset.

Mr. Thompson also discussed ways to improve communication with others.

9. Survey Results (Y2 Analytics)

Kyrene Gibb, with Y2 Analytics, stated that growth and development are still major concerns for residents especially regarding high density housing. Overall city residents report a high quality of life and are happy with the way the city is being run. Many downward projections from previous years have started to turn upward, which include the overall direction and quality of life, as well as approval of city leaders and likelihood of recommending Lehi to others.

She noted that many prefer to receive communications from the city by the newsletter, but many also preferred email. Also, they are seeing a desire from residents for more green space and recreational development.

10. Policy Discussion

Round-Up activities- Mel Hansen, Special Events Coordinator, informed the Council of the upcoming plans for summer events. She said they will most likely have events that include social distancing and mask requirements.

Legislative Update- Shaye Ruitenbeek gave an update on the proposed bills at the State Legislature. The most concerning is the single-family housing modifications that would allow for ADUs anywhere in the city. She also noted a few of the bills that the City is supporting which include use of force reporting requirements and peace officer training qualifications.

Water shortage- Dave Norman stated that they will not have the water that they've had in previous years and they will be looking at how they handle restrictions this year. He said that right now they are brainstorming ideas to help people see how much water they are using and how much water they really need. He said that parts of the city do have PI meters which could help educate those residents on what that could potentially cost them. He said they want to educate the residents early.

ADUs (accessory dwelling units)- Katie Koivisto explained her proposal for allowing ADUs and how to capture that income for city infrastructure. She stated that the city should be collecting more fees because people are avoiding payment of impact fees or they are using their ADU as a short-term rental. She suggested that they need to entice people to pay for their impact fees by creating a monthly payment system, and by informing people that their home value will increase if they are permitted for an ADU. There was also discussion about establishing a short-term rental fee to help pay for its impact. Mayor Johnson stated that the bill being proposed by the State Legislature is concerning because of the impact it could have on Lehi's infrastructure.

Fiber Network- Mr. Walker stated that Magellan is creating a business plan study for the City. He also noted that the City will be creating an RFP for those that want to bid on the design. Mr. Lundell recommended that the city only borrow half of the 65 million right now. He explained the take rate and how that affects the payment of the bond. He suggested that they borrow the remainder at a future date when it's needed. Councilor Condie noted that they haven't received a lot of negative feedback for this bond.

Human Resources Update- David Kitchen, Human Resources Manager, suggested a 1% market adjustment, or cost of living increase, for all employees based on inflation rates. He also noted that they will be conducting inclusivity training for employees.

Administration Update- Mr. Walker informed that Council that Thanksgiving Point would like to have a joint venture with Lehi City for a seasonal ice-skating rink. Other neighboring cities may also participate, but it's up to the Council to decide if they want to contribute and how much.

14. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 5:15 p.m.

Approved:	Attest:
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO Request - Stuart C Irby Co $239050.pdf

LEHI CITY
CITY COUNCIL AGENDA
February 9, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C Irby Co	Lift Handle, Transformer, Inserts	$239,050.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6802

590589

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 01/20/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	HOWARD KUA HI LIFT HANDLE, TRANSFORMER, INSERTS	239,050.00	239,050.00	53-1415

TOTAL 239,050.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	1/14/2021
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
64		HOWARD 50 KVA HI-LIFT HANDLE	$1,725.00	$110,400.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6250-424376-201		
50		HOWARD 37.5 KVA HI-LIFT HANDLE	$1,535.00	$76,750.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6237-424376-201		
20		HOWARD 100 KVA HI-LIFT HANDLE	$2,595.00	$51,900.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 1-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
				$239,050.00

Justification:	Price Determination	
AS PER LEHI CITY DISTRIBUTION	Verbal Quote	
TRANSFORMERS BID NO.2018-11	Informal Bid	
AWARDED TO CODALE DBA IRBY	Written Bid	*
	State Bid	
	Other	

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
01/12/21	S012247828

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	1PH PADS		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace	01/12/21	Yes	BW BEST-WAY

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
64EA		1	*HOIN 50KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED BUSHING WELL & INSERTS WITH 5/8-IN SECONDAR CAT # 6250-424376-201	1725.000EA	110400.00
50EA		2	*HOIN 37.5KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS SECONDARY STUD BAYONET F CAT # 6237-424376-201	1535.000EA	76750.00
20EA		3	*HOIN 100KVAHLH1PPAD 100KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3533024) 12470Y/7200 240/120 NO TAPS LOOP CAT # 6280-424376-200	2595.000EA	51900.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	**239050.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**239050.00**

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Colledge Farms Plat D, a 17-lot single-family development located at 2650 West 1300 North.

Suggested Action:

Attachments:

CC Staff Report Colledge Farms Plat D Final Subdivision 02.09.21.docx

Colledge Farms Plat D final subdivision DRC 01.27.21.docx

Colledge Farms Plat D Final Subdivision - plans.pdf

COLLEDGE FARMS PLAT D FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Symphony Homes		
Meeting Date	February 9, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	2650 West 1300 North		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Number of Lots/Units	17-lots		
Adjacent Zoning and Land Use	*North*	R-1-22 & TH-5	Colledge Farms Plat C & Undeveloped
	South	R-1-22	Colledge Farms Plat B
	East	R-1-22	Colledge Farms Plat B
	West	R-1-22	Colledge Farms Plat C
Date of DRC Review	January 27, 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 annexed as a part of the Holbrook Annexation
September 27, 2016	The City Council approved a zone change to R-1-22 and concept approval for a proposed PRD overlay for the development of this property.
October 10, 2017	The City Council granted preliminary approval for the PRD.

REPORT ANALYSIS

The applicant is requesting final subdivision review and approval of Colledge Farms Plat D. The Colledge Farms subdivision is a Planned Residential Development (PRD), which allows for flexibility in lot sizes due to open space dedication. This is the fourth phase of the PRD and includes 17 additional lots. The lot sizes range from approximately 14,000 square feet to 22,300 square feet. This phase of the subdivision will connect the Colledge Farms Plat B and Plat C phases through multiple road connections to provide connectivity through the subdivision.

The DRC had five comments regarding utility design. Please consider all DRC comments as a part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Colledge Farms Plat D final subdivision including the DRC comments from January 27, 2021. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the approved Colledge Farms preliminary subdivision plat.
2. The proposed subdivision is consistent with the requirements of a PRD within the R-1-22 zone.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Colledge Farms Plat D Final Subdivision
DRC Redline Comments

*Symphony Homes – requests final subdivision review of **Colledge Farms Plat D,** a 17-lot residential development located at 2650 West 1170 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representative of Applicant Present: None
Date of Plans Reviewed: 01/18/21
Time Start: N/A
Time End: N/A

Glade – Power:

1. General: Per over-all Power plan included.

Kerry – Fire: No comments
Greg – Water:

2. Relocate water services to opposite side of lot 78 near fire hydrant to avoid conflict with future driveway
3. Key note 5 references a stop sign but is pointing to a 4" culinary blow off.
4. Change to 2550 West not 2600 West
5. Note 11 needs to be on the plat on lot 78, specifying the location for the driveway must be on the North to avoid conflict with storm drain inlet. On lot 78, add note saying "see Note 11".

Trent – Parks: No comments
Gary – Building/Inspection: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke – Traffic: 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. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

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.

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 SCHEDULED FOR CITY COUNCIL ON FEBRUARY 9TH

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.

COLLEDGE FARMS PLAT 'D'
CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 , TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

LEHI, UTAH

prepared for:

SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054
PHONE: (801) 682-4850

prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY/GRADING PLAN
3	2650 WEST PLAN & PROFILE SHEET
4	1350 NORTH PLAN & PROFILE SHEET 1170 NORTH PLAN & PROFILE SHEET JORDAN VIEW PLAN & PROFILE SHEET
5	STORM WATER POLLUTION PREVENTION PLAN
6	BMPS
7	DETAIL SHEET
8	POWER DETAIL SHEET

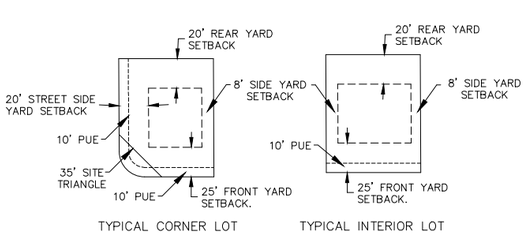
GENERAL NOTES:

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

LAND USE:	
PLAT 'D' AREA=	8.219 ACRES
ZONING=	R-1-22
TOTAL LOTS=	17 LOTS
OVERALL DENSITY=	2.07 LOTS PER ACRE

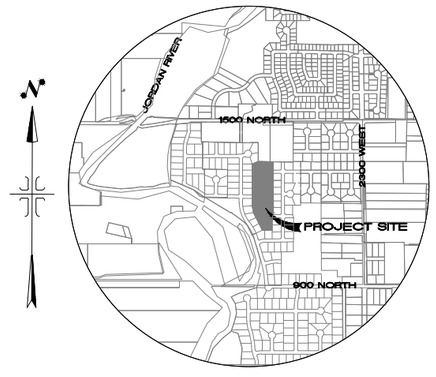
UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	LEHI POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST

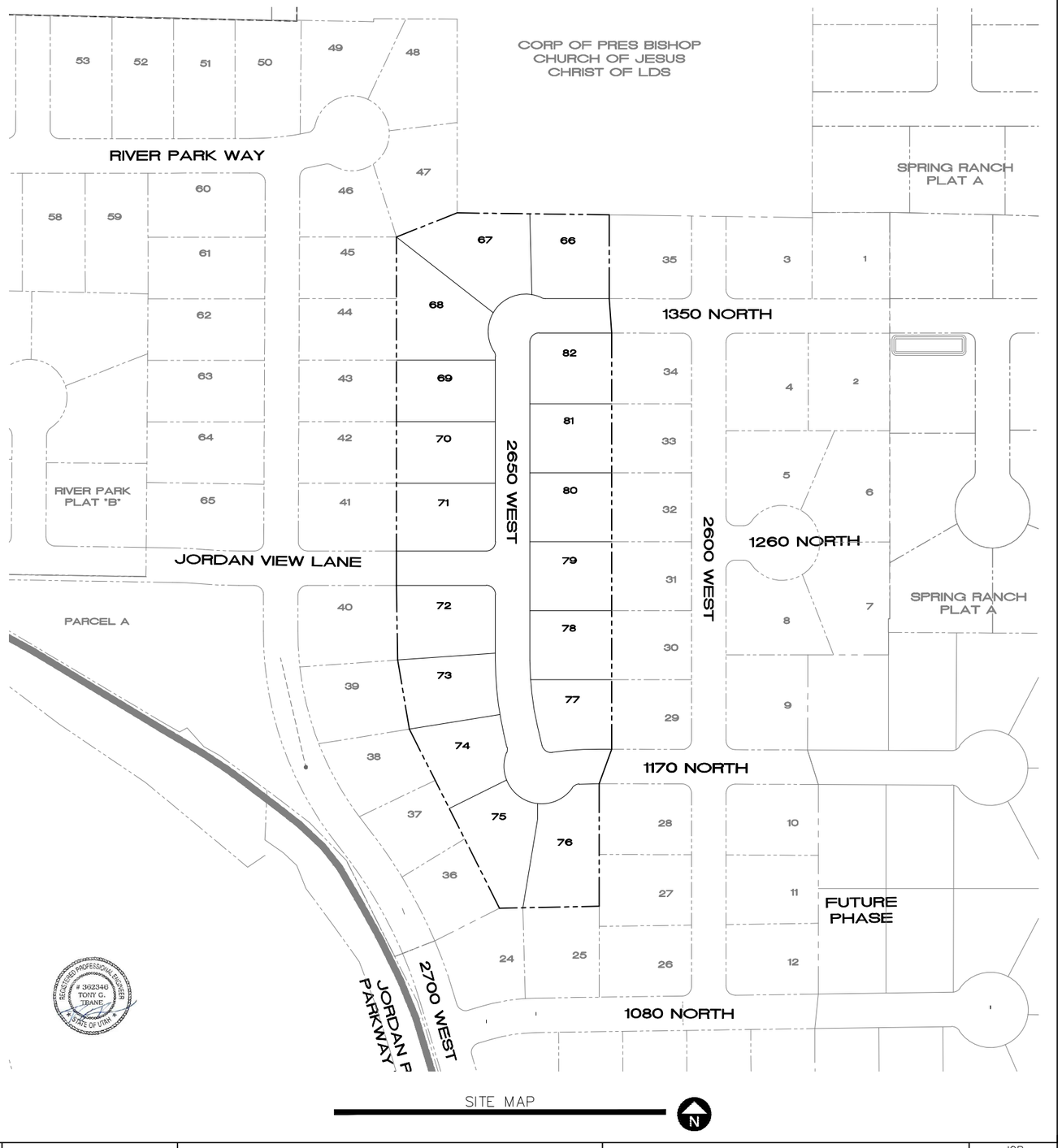


TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL
PROPERTY LINE IS 9' FROM TBC



VICINITY MAP



SITE MAP

REGISTERED PROFESSIONAL ENGINEER # 392346 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	1/15/21
				CDGD FILE:	

J:\Dennis Oxborrow\1500 NORTH\dwg\PLAT D\01 COVER.dwg

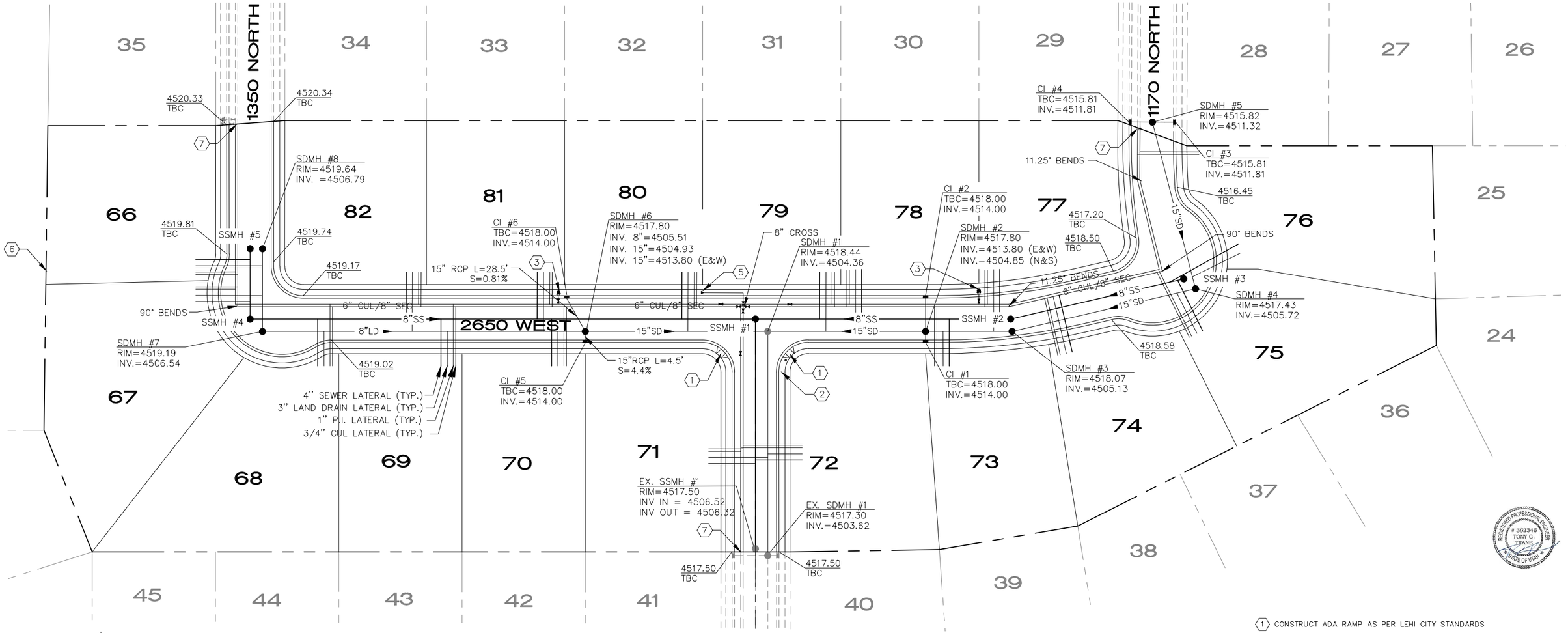
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

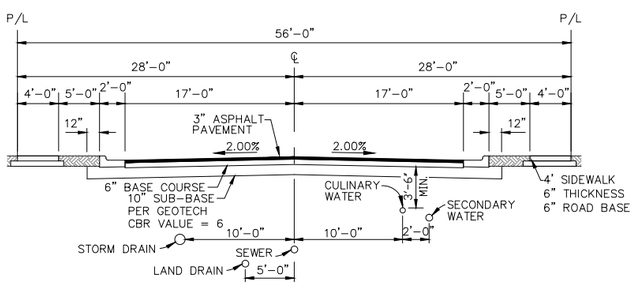
COVER SHEET

JOB COLLFARMS
SHEET NO. 1

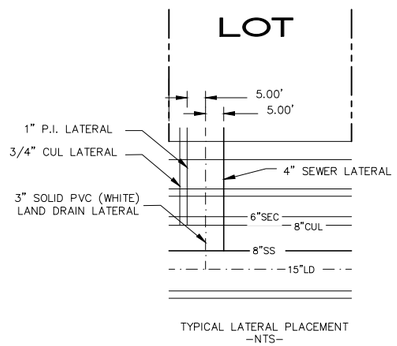


0 60 120 180

(24"x36") SCALE: 1" = 60'
(11"x17") SCALE: 1" = 120'



56' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



TYPICAL LATERAL PLACEMENT
-NTS-

LEGEND

- PROPERTY BOUNDARY LINE
- X — X — EXISTING FENCE LINE
- EOP — EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- SEC — PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- CUL — PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- SD — PROPOSED RCP STORM DRAIN W/ MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- PP — EXISTING LEHI CITY POWER POLE
- (1) TYPICAL KEY NOTE

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY 2016 STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN.
6. CONNECT TO EXISTING CULINARY AND PI LINES WITH CONSTRUCTION VALVES.
7. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT. MECHANICAL BENDS REQUIRED AS PER LEHI CITY INSPECTOR
8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
9. ALL IRRIGATION MAINS NEED A 2" TEMPORARY BLOW-OFF WITH A 2" STOP AND WASTE FOR A DRAIN.
10. 4" TEMPORARY BLOW-OFF ON ALL CULINARY MAINS 6" TO 8"
11. DRIVEWAY FOR LOT 78 TO BE INSTALLED TO AVOID CURB INLET #2.

(1) CONSTRUCT ADA RAMP AS PER LEHI CITY STANDARDS
(2) INSTALL STREET ADDRESS SIGN AS PER LEHI CITY STANDARDS
(3) CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
(4) CONST. 4" BLOW-OFF AS PER LEHI CITY STANDARDS
(5) INSTALL STOP SIGN AS PER LEHI CITY STANDARDS
(6) INSTALL 6' NO-CLIMB FENCE ALONG AGRICULTURAL PROPERTY
(7) CONNECT INTO EXISTING WATERLINE STUBS W/ CONSTRUCTION VALVES

LAND USE:	
PLAT 'D' AREA=	8.219 ACRES
ZONING=	R-1-22
TOTAL LOTS=	17 LOTS
OVERALL DENSITY=	2.07 LOTS PER ACRE

REGISTERED PROFESSIONAL ENGINEER # 3923340 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	1/15/21
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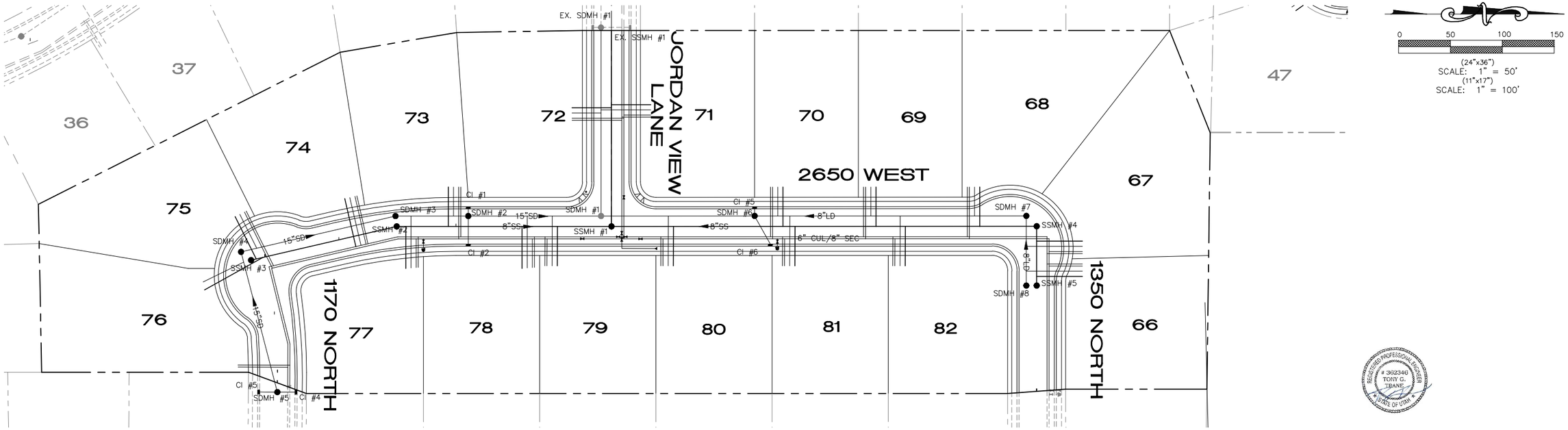
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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

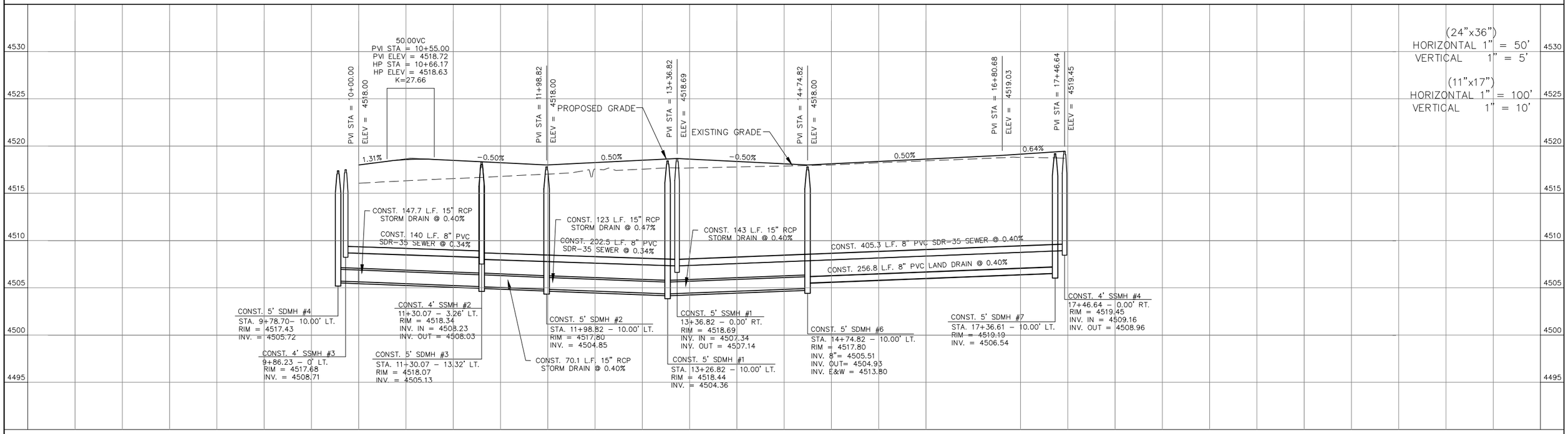
LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

UTILITY AND GRADING

JOB COLLFARMS
SHEET NO. 2





REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\DENNIS DXBORROW\1500 NORTH\dwg\03 PP 2650 W.dwg

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	1/15/21
CDGD FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

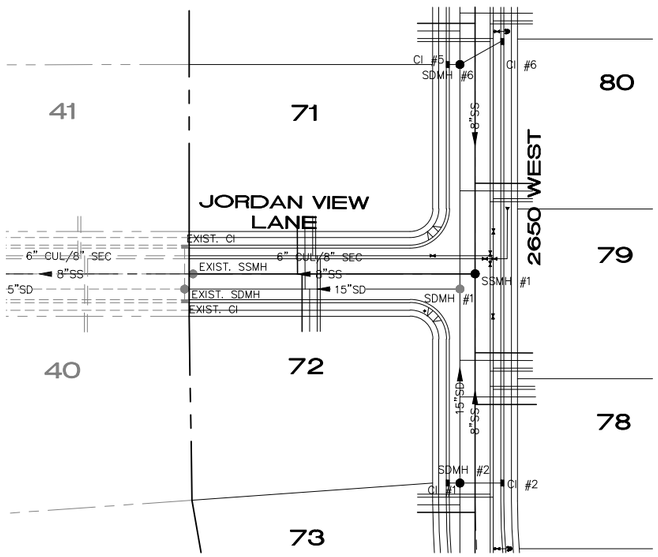
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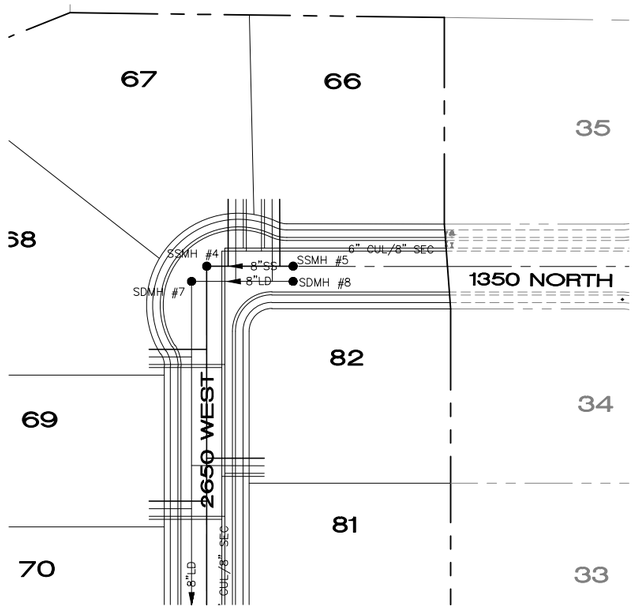
COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

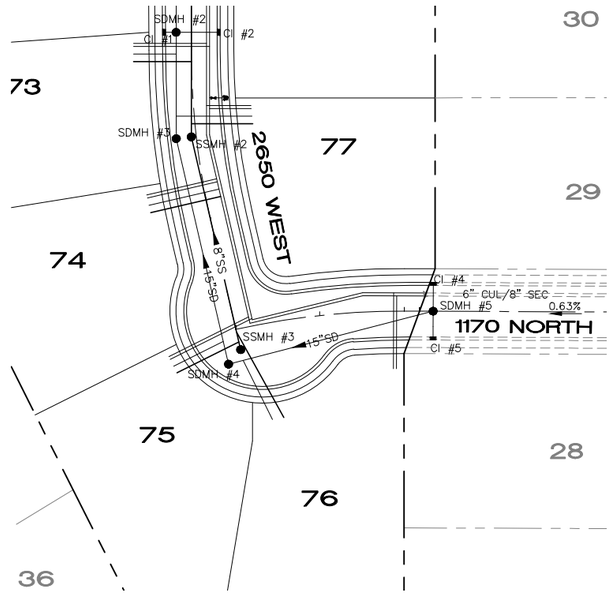
STA. 10+00 - STA.17+46
2650 WEST PLAN & PROFILE

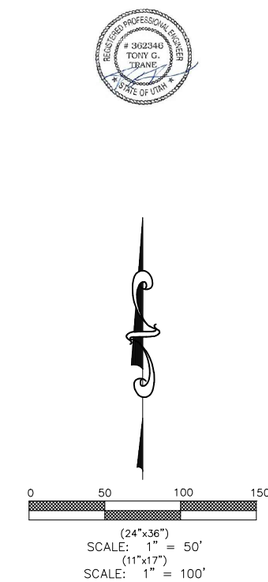
JOB COLLFARMS

SHEET NO. 3

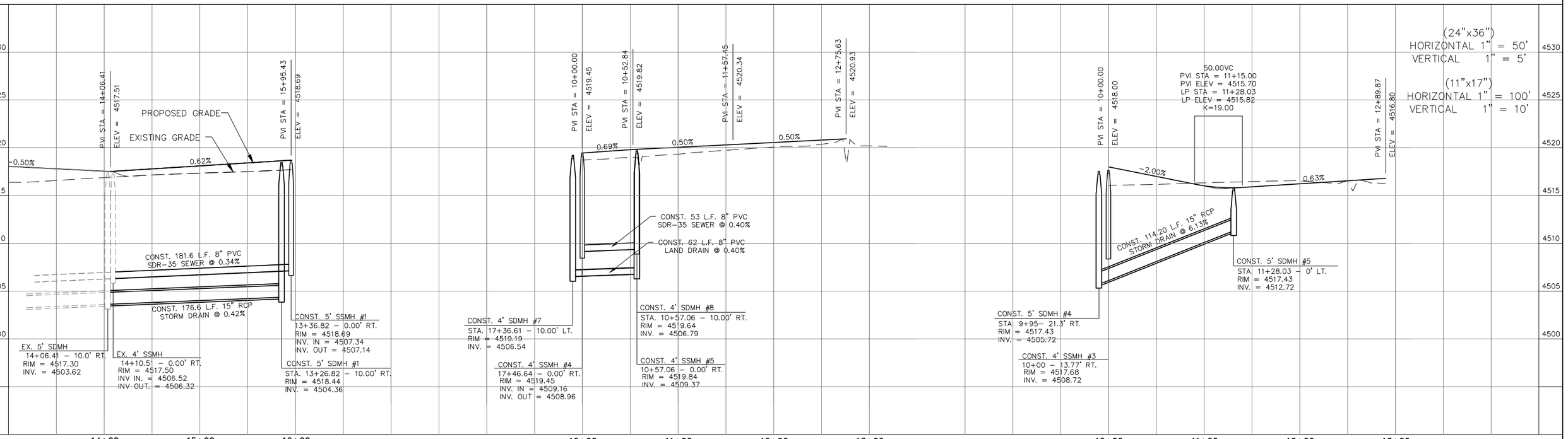








(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'
(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	1/15/21
				CGD FILE:	

J:\DENNIS DXBORROW\1500 NORTH\dwg\PLAT D\04 River Park Jordan view.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

JORDAN VIEW LANE PLAN & PROFILE
1350 NORTH PLAN & PROFILE
1170 NORTH PLAN & PROFILE

JOB COLLFARMS
SHEET NO. 4

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

0 80 160 240

(24"x36")
SCALE: 1" = 80'
(11"x17")
SCALE: 1" = 160'

STORM WATER MANAGEMENT PLAN

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2009 LEHI CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO LEHI CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

1. INSTALL PROTECTION ACCORDING TO LEHI CITY STANDARDS
2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO LEHI CITY STANDARDS
3. TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA



REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	7/25/20
				CDGD FILE:	

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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
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JOB COLLFARMS

SHEET NO. 5

BMP: Contaminated or Erodible Surface Areas — CESA



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Prevent or reduce the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on-site as possible, minimizing soil exposure time, stabilizing exposed soils, and preventing storm water runon and runoff.

Application:
This BMP addresses soils which are not so contaminated as to exceed criteria but the soil is eroding and carrying pollutants off in the storm water.

Installation/ Application Criteria:
Contaminated or erodible surface areas can be controlled by:
Preservation of natural vegetation, re-vegetation, chemical stabilization, removal of contaminated soils or geosynthetics.

Limitations:
Disadvantages of preserving natural vegetation or re-vegetating include:
- Requires substantial planning to preserve and maintain the existing vegetation.
- May not be cost-effective with high land costs.
- Lack of rainfall and/or poor soils may limit the success of re-vegetated areas.
- Disadvantages of chemical stabilization include:
- Creation of impervious surfaces.
- May cause harmful effects on water quality.
- Is usually more expensive than vegetative cover.

Maintenance:
Maintenance should be minimal, except possibly if irrigation of vegetation is necessary.

Targeted Pollutants

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

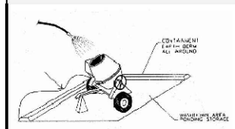
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

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

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

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

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

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

Targeted Pollutants

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

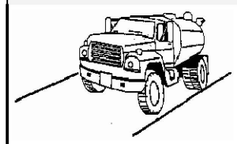
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Dust Controls — DC



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

Application:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Is generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

Maintenance:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

Targeted Pollutants

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

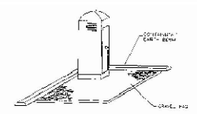
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

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

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

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

Limitations:
No limitations.

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

Targeted Pollutants

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

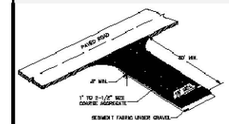
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

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

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

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

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

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

Targeted Pollutants

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

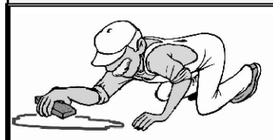
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

Targeted Pollutants

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

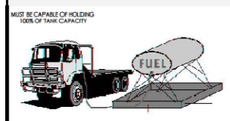
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Targeted Pollutants

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

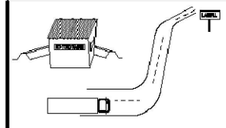
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthern berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. oil toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

Targeted Pollutants

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

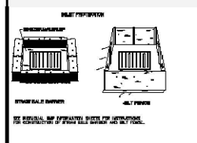
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IP



Objectives

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

LEHI — PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on Individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

Targeted Pollutants

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

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

Implementation Requirements

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

■ High ☒ Medium ☐ Low

Attention Contractors

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

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

CONTRACTOR SIGN DETAIL

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	07/25/20
				CODD FILE:	

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TRANE ENGINEERING, P.C.
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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

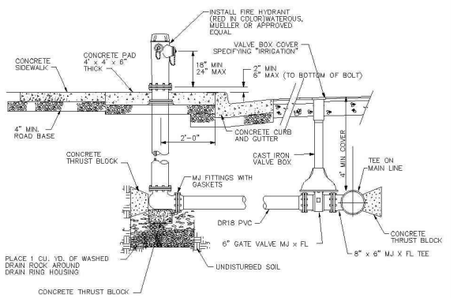
COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

SWPPP

JOB COLLFARMS

SHEET NO. 7

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FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

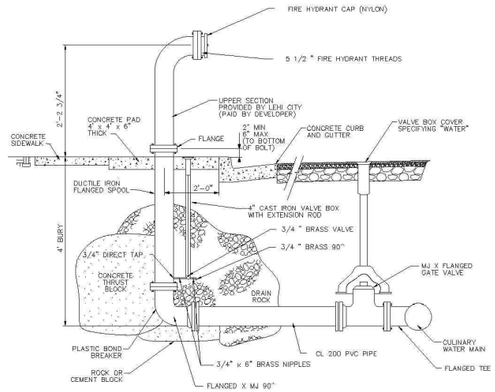
LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

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NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

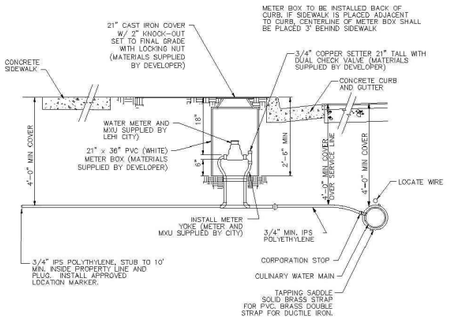
LEHI CITY

STANDARD DETAIL

BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

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GENERAL NOTES:

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

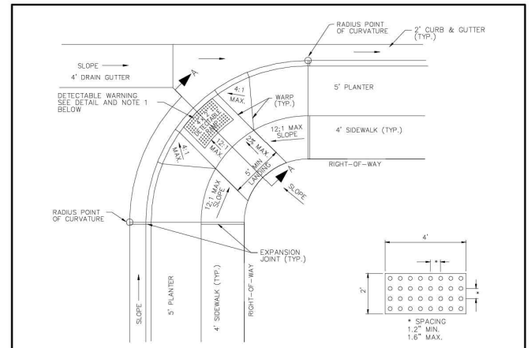
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-6



SECTION A-A

GENERAL NOTES:

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

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

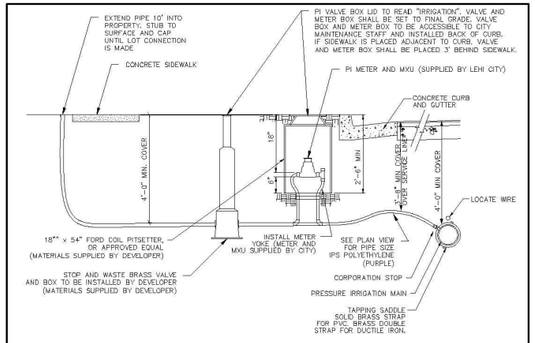
DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-8



GENERAL NOTES:

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

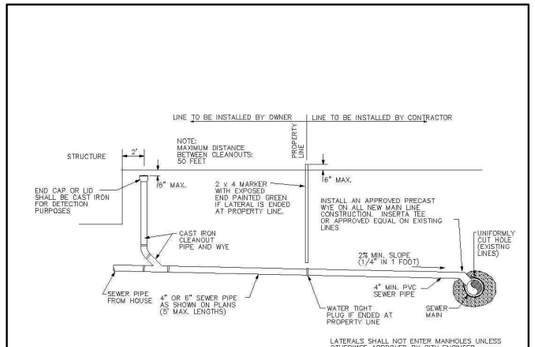
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-6



LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

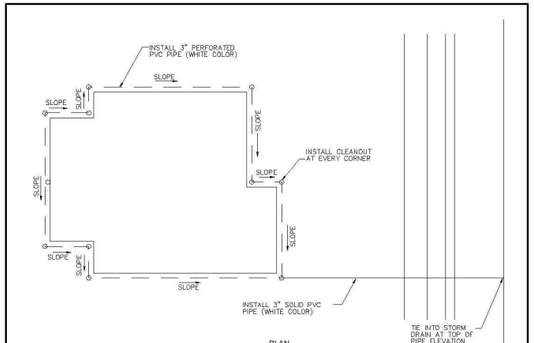
LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-11



NOTE:

1. SUBSURFACE DRAIN FIGURES SHOWN ABOVE ARE FOR REFERENCE ONLY. A SITE-SPECIFIC GEOTECHNICAL REPORT SHALL BE SUBMITTED SHOWING THE DEPTHS,SIZES, AND LOCATIONS OF ALL PROPOSED SUBSURFACE DRAINAGE PIPING.

NOTE: ONLY ALLOWED AS AUTHORIZED OR DIRECTED BY THE STORM WATER SUPERINTENDENT AND BUILDING OFFICIAL

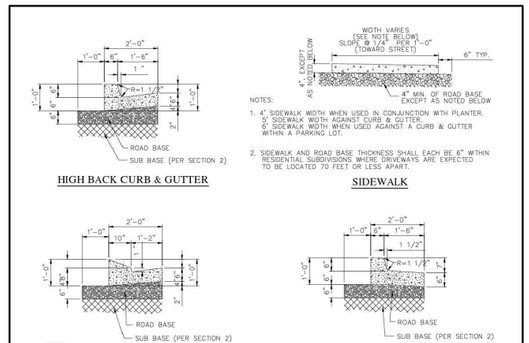
LEHI CITY

STANDARD DETAIL

BUILDING SUBSURFACE DRAINS

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-11

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-5



NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
1				DESIGNED BY:	TGT	
2				DRAWN BY:	TJT	
3				CHECK BY:	TGT	
4				DATE:	7/25/20	
				COGO FILE:		

J:\DXBORROW\dwg\PLAT C\07 DETAILS.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

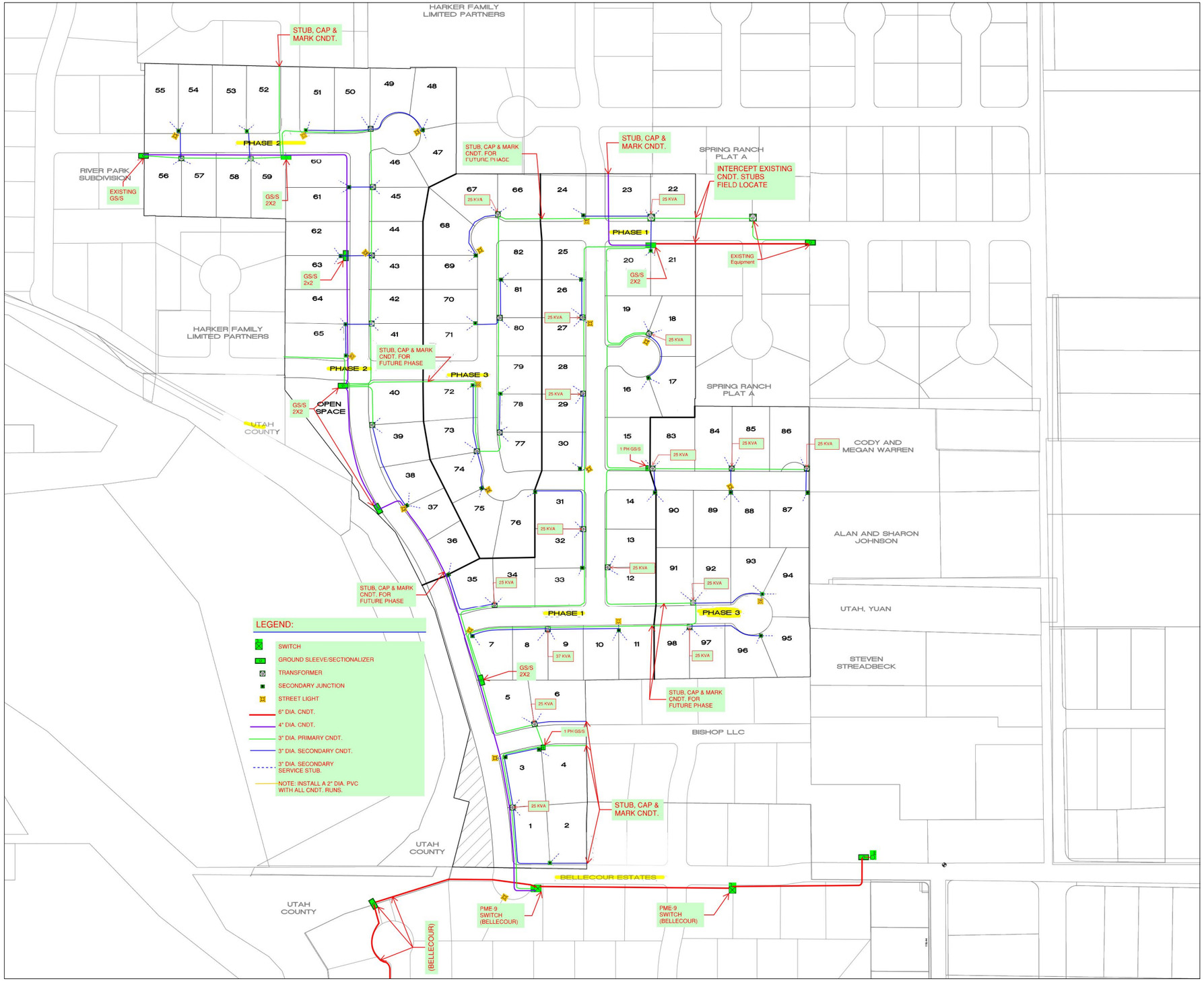
LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

DETAIL SHEET

JOB CFARMS

SHEET NO. 6



REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	7/25/20
				CODD FILE:	

J:\DXBORROW\dwg\PLAT D\07 POWER DETAIL.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'D'
A RESIDENTIAL SUBDIVISION

POWER PLAN SHEET

JOB CFARMS

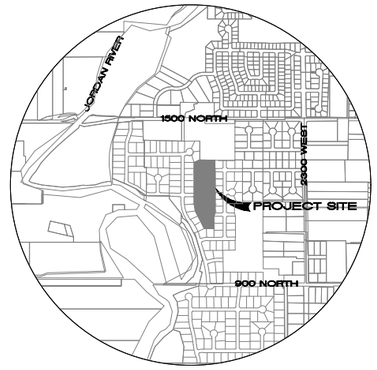
SHEET NO. 7

COLLEDGE FARMS PLAT "D"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

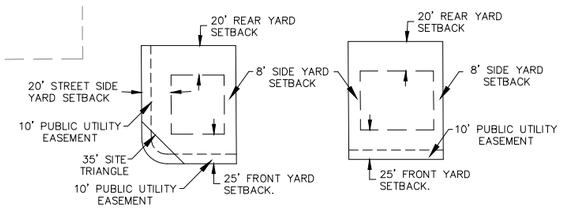


Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	72.65	500.00	8°19'29"	72.58	S86°04'17"W
C2	63.82	43.00	85°02'14"	58.12	S55°34'20"E
C3	113.83	500.00	13°02'38"	113.58	S06°31'54"E
C4	67.58	43.00	90°02'51"	60.84	S45°00'51"W
C5	32.55	472.00	3°57'03"	32.54	S88°15'30"W
C6	13.31	15.00	50°50'46"	12.88	S60°51'36"W
C7	176.51	61.00	165°47'20"	121.06	S61°40'08"E
C8	8.97	15.00	34°16'45"	8.84	N04°05'10"E
C9	120.20	528.00	13°02'38"	119.94	S06°31'54"E
C10	76.72	528.00	8°19'29"	76.65	S86°04'17"W
C11	22.26	15.00	85°02'14"	20.27	S55°34'20"E
C12	107.45	472.00	13°02'38"	107.22	S06°31'54"E
C13	23.56	15.00	90°00'00"	21.21	N45°00'35"W
C14	23.56	15.00	90°00'00"	21.21	N44°59'25"E
C15	8.41	15.00	32°07'38"	8.30	N16°04'24"W
C16	155.64	60.68	146°57'58"	116.35	S41°20'46"W
C17	6.49	15.00	24°47'29"	6.44	S77°34'00"E
C18	23.57	15.00	90°02'51"	21.22	S45°00'51"W
C19	61.16	61.00	57°26'56"	58.63	N64°09'40"E
C20	70.10	61.00	65°50'38"	66.31	S54°11'32"E
C21	45.24	61.00	42°29'46"	44.21	S00°01'20"E
C22	31.83	528.00	3°27'13"	31.82	S11°19'36"E
C23	88.38	528.00	9°35'24"	88.27	S04°48'17"E
C24	76.05	472.00	9°13'55"	75.97	S08°26'15"E
C25	31.40	472.00	3°48'43"	31.40	S01°54'56"E
C26	66.39	60.68	62°41'20"	63.13	S00°47'33"E
C27	73.12	60.68	69°03'00"	68.78	S65°04'37"W
C28	16.13	60.68	15°13'38"	16.08	N72°47'04"W



VICINITY MAP

LAND USE:	
PLAT 'D' AREA=	8.219 ACRES
ZONING=	R-1-22
TOTAL LOTS=	17 LOTS
OVERALL DENSITY=	2.07 LOTS PER ACRE



SETBACK AND EASEMENT DETAIL
PROPERTY LINE IS 9' FROM TBC

NOTE:
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. A 6' NO CLIMB AGRICULTURAL FENCE TO BE INSTALLED AS PER LEHI CITY STANDARDS ALONG THE ADJACENT AGRICULTURAL PROPERTY.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. ONE (1) COLOR ELECTRONIC COPY OF AS BUILT WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
7. STORM DRAIN IS TO BE DETAINED IN THE AREA DEDICATED TO LEHI CITY WEST OF THE COUNTY TRAIL.
8. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
9.PROPERTY LINE TO BE EXTENDED AND MARKED ON THE CURB WITH NAILS. 5/8 REBAR AND CAP STAMPED TRANE ENGINEERING SET AT REAR LOT CORNERS.
10. THE DENSITY CALCULATION WAS BASED ON THE ORIGINAL BASE DENSITY OF 94 LOTS, PLUS 2 LOTS FOR THE PROPERTY DEDICATION ACROSS THE TRAIL (1 LOT PER 5 ACRES) AND 2 LOTS FOR THE CONSTRUCTION OF THE SINGLE LOADED ROADWAY ALONG THE RIVER. THE TOTAL DENSITY IS 98 UNITS.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, 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 AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. _____ DATE _____

BOUNDARY DESCRIPTION

Commencing at the Northwest Corner of Colledge Farms Plat "B" which is South 89°54'25" East 1505.95 feet along the section line and South 606.26 feet from the North Quarter Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along Colledge Farms Plat "B" the following six courses 1) South 00°00'10" East 136.17 feet; 2) South 04°13'51" East 56.16 feet; 3) South 00°00'10" East 675.71 feet; 4) South 20°05'44" West 59.54 feet; 5) South 00°00'10" East 199.23 feet; 6) South 88°53'42" West 161.77 feet; thence along Colledge Farms Plat "C" the following six courses 1) North 26°43'47" West 325.55 feet; 2) North 09°38'05" West 113.87 feet; 3) North 00°54'38" West 121.22 feet; 4) North 00°00'11" East 56.00 feet; 5) North 00°00'19" East 510.00 feet; 6) North 68°21'06" East 105.95 feet; thence South 89°15'51" East 246.91 feet along a fence line to the point of beginning.

Parcel contains: 8.219 acres

OWNER'S DEDICATION

Know all by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as COLLEDGE FARMS PLAT "C" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20___

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ _____
NOTARY PUBLIC SIGNATURE

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____ ATTEST: _____
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20_____, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PLAT " D "

COLLEDGE FARMS

PRD

A RESIDENTIAL SUBDIVISION

LEHI UTAH COUNTY, UTAH

SCALE: 1"= 80 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Colledge Farms Plat E, a 16-lot single-family development located at 2650 West 1170 North.

Suggested Action:

Attachments:

CC Staff Report Colledge Farms Plat E Final Subdivision 02.09.21.docx

Colledge Farms Plat E Final Subdivision DRC 01.27.21.docx

Colledge Farms Plat E Final Subdivision - plans.pdf

COLLEDGE FARMS PLAT E FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Symphony Homes		
Meeting Date	February 9, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	2650 West 1170 North		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Number of Lots/Units	16-lots		
Adjacent Zoning and Land Use	*North*	R-1-22	Spring Ranch Subdivision
	South	TH-5	Undeveloped
	East	TH-5 & A-1	Single Family
	West	R-1-22	Colledge Farms Plat B
Date of DRC Review	January 27, 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 annexed as a part of the Holbrook Annexation
September 27, 2016	The City Council approved a zone change to R-1-22 and concept approval for a proposed PRD overlay for the development of this property.
October 10, 2017	The City Council granted preliminary approval for the PRD

REPORT ANALYSIS

The applicant is requesting final subdivision review and approval of Colledge Farms Plat E. The Colledge Farms subdivision is a Planned Residential Development (PRD), which allows for flexibility in lots sizes due to open space dedication. This is the fifth phase of the PRD and includes 16 additional lots. The lot sizes range from approximately 16,400 square feet to 22,600 square feet. This phase includes one cul-de-sac and an extension of 1170 North which will stub to the east for future connection to 2300 West.

The DRC had five comments regarding utility design. Please consider all DRC comments as a part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends APPROVAL of the proposed Colledge Farms Plat E final subdivision including the DRC comments from January 27, 2021. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the approved Colledge Farms preliminary subdivision plat.
2. The proposed subdivision is consistent with the requirements of a PRD within the R-1-22 zone.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Colledge Farms Plat E Final Subdivision
DRC Redline Comments

*Symphony Homes – requests final subdivision review of **Colledge Farms Plat E**, a 16-lot residential development located at 2650 West 1170 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representative of Applicant Present: None
Date of Plans Reviewed: 01/18/21
Time Start: N/A
Time End: N/A

Glade – Power:
1. General: Per over-all Power plan included.

Kerry – Fire: No comments

Greg – Water:
2. Change to 2550 West not 2600 West
3. Add street names on plat

Trent – Parks: No comments

Gary – Building/Inspection: No comments

JD – Streets: No comments

Ross – Engineering:
4. Shift 1170 north slightly to the south to match up with the adjacent property like to not create a remainder parcel when the road extends to the east.

Luke – Traffic: No comments

Kim – Planning:
5. Addresses need to be included as provided by the Planning Division.

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. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).

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.

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

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEUDLED FOR CITY COUNCIL ON FEBRUARY 9TH

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.

COLLEDGE FARMS PLAT 'E'
CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 , TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

LEHI, UTAH

prepared for:

SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054
PHONE: (801) 682-4850

prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY/GRADING PLAN
3	1170 NORTH PLAN & PROFILE SHEET 1080 NORTH PLAN & PROFILE SHEET
4	STORM WATER POLLUTION PREVENTION PLAN
5	BMPS
6	DETAIL SHEET
7	POWER DETAIL SHEET

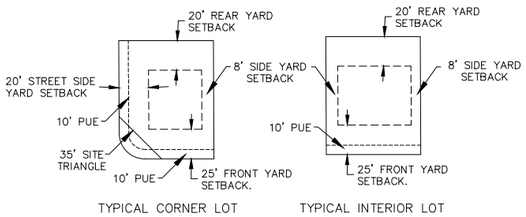
GENERAL NOTES:

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

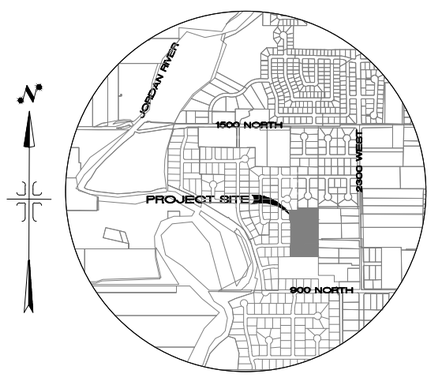
LAND USE:	
PLAT 'E' AREA=	8.31 ACRES
ZONING=	R-1-22
TOTAL LOTS=	16 LOTS
OVERALL DENSITY=	1.93 LOTS PER ACRE

UTILITIES AND SERVICES

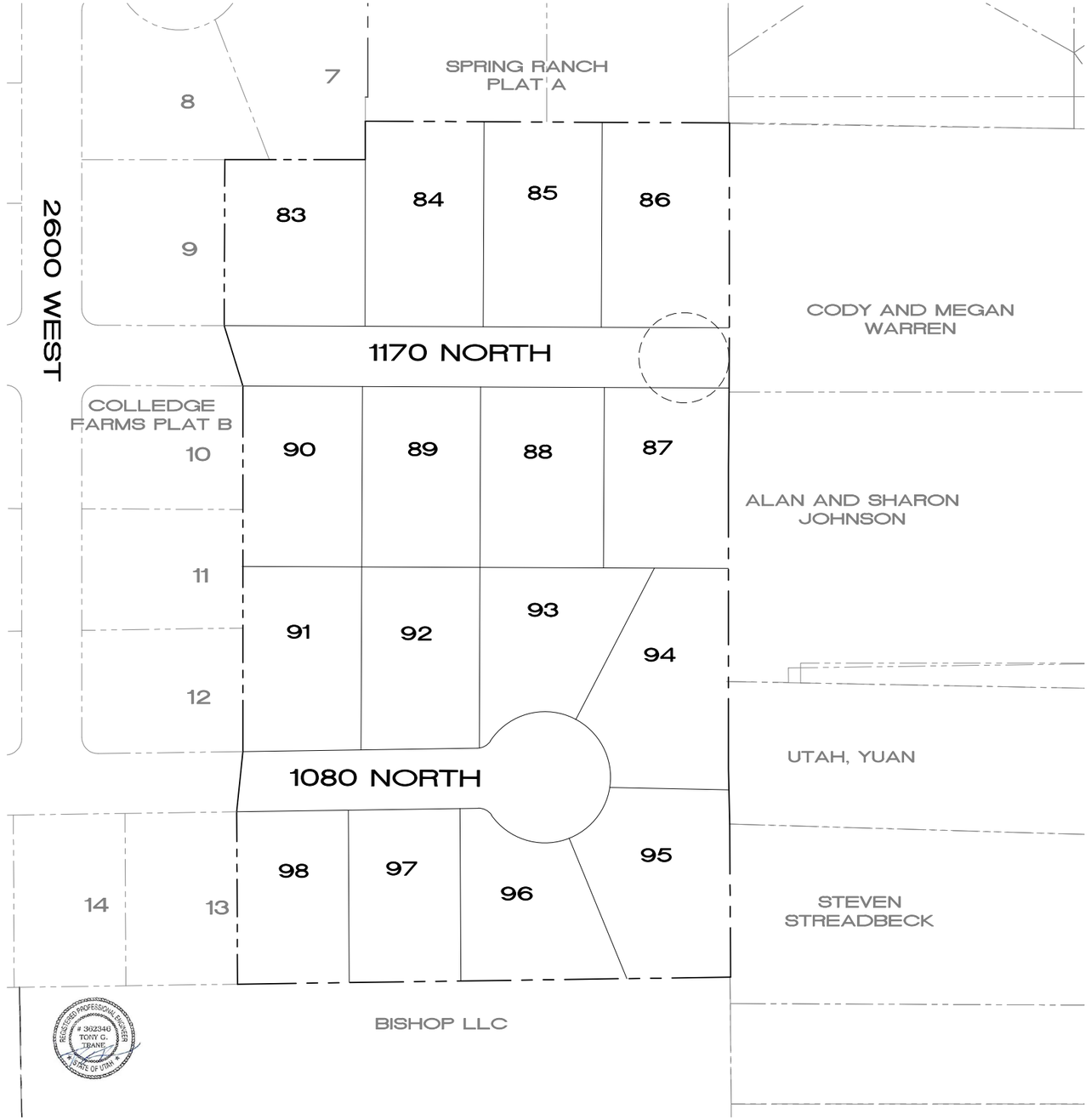
NATURAL GAS	QUESTAR GAS
ELECTRIC	LEHI POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST



SETBACK AND EASEMENT DETAIL
PROPERTY LINE IS 9' FROM TBC



VICINITY MAP



SITE MAP

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	1/15/21
				CDGD FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

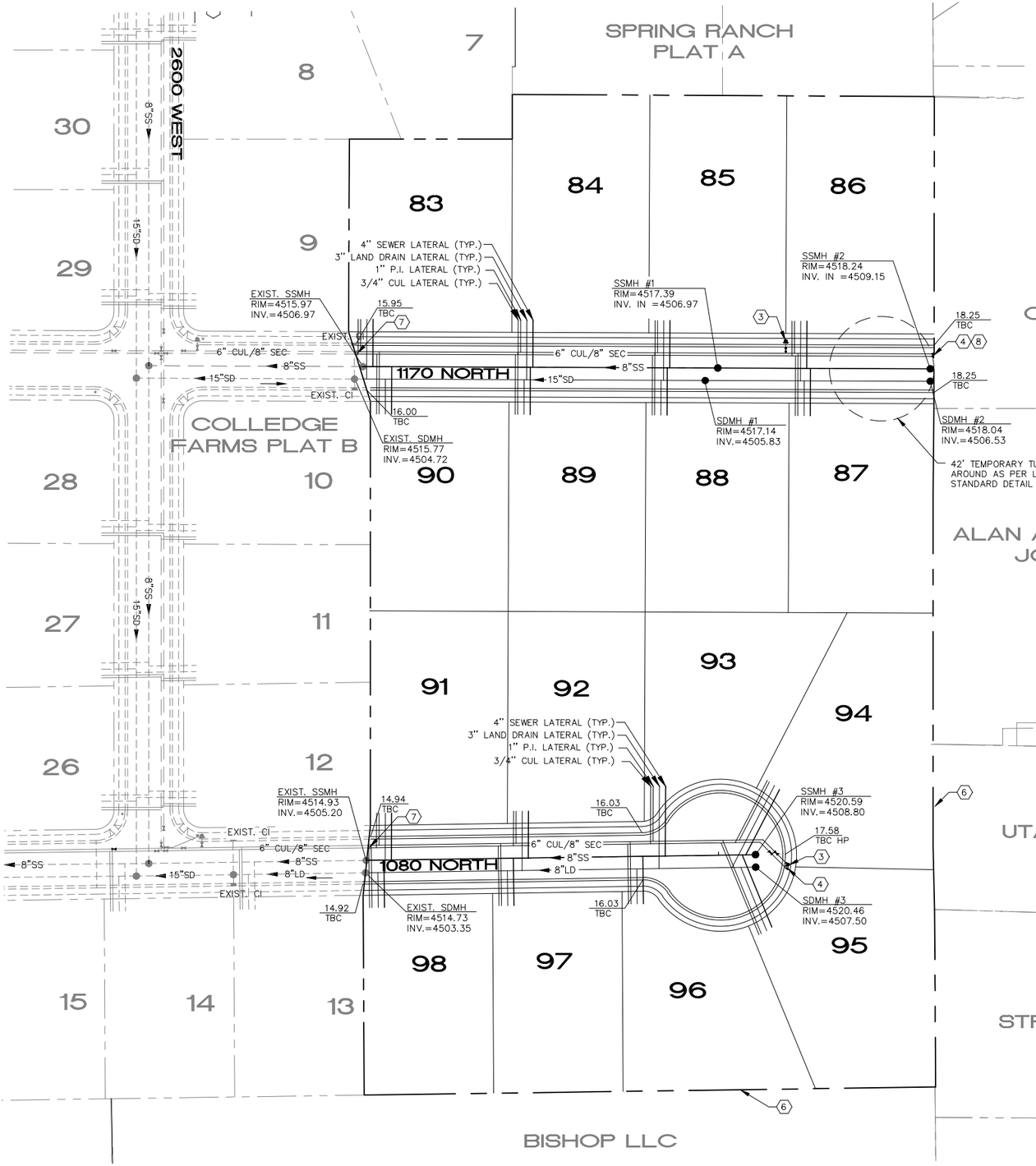
LEHI, UTAH

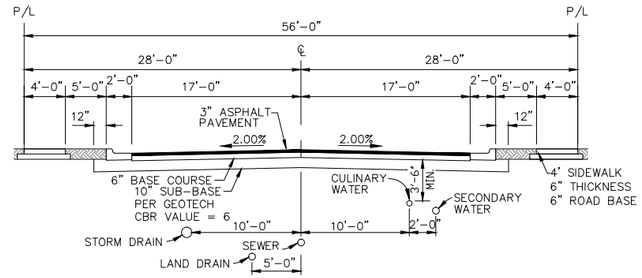
COLLEDGE FARMS
PLAT 'E'
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB COLLFARMS

SHEET NO. 1





56' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-

LEGEND

- PROPERTY BOUNDARY LINE
- X X EXISTING FENCE LINE
- EOP EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- SEC PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- CUL PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- SD PROPOSED RCP STORM DRAIN W/ MH
- 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- PP EXISTING LEHI CITY POWER POLE
- (1) TYPICAL KEY NOTE

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY 2016 STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN.
6. CONNECT TO EXISTING CULINARY AND PI LINES WITH CONSTRUCTION VALVES.
7. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT. MECHANICAL BENDS REQUIRED AS PER LEHI CITY INSPECTOR
8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
9. ALL IRRIGATION MAINS NEED A 2" TEMPORARY BLOW-OFF WITH A 2" STOP AND WASTE FOR A DRAIN.
10. 4" TEMPORARY BLOW-OFF ON ALL CULINARY MAINS 6" TO 8". 6" TEMPORARY BLOW-OFF ON ALL CULINARY MAINS LARGER THAN 8".

KEY NOTES:

(1) CONSTRUCT ADA RAMP AS PER LEHI CITY STANDARDS
(2) INSTALL STREET ADDRESS SIGN AS PER LEHI CITY STANDARDS
(3) CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
(4) CONST. 4" BLOW-OFF AS PER LEHI CITY STANDARDS
(5) INSTALL STOP SIGN AS PER LEHI CITY STANDARDS
(6) INSTALL 6' NO-CLIMB FENCE ALONG AGRICULTURAL PROPERTY
(7) CONNECT INTO EXISTING WATERLINE STUBS W/ CONSTRUCTION VALVES
(8) END PI MAIN WITH A FIRE HYDRANT AND PROVIDE PROTECTION FOR FIRE HYDRANT AND BLOW-OFF

LAND USE:	
PLAT 'E' AREA=	8.31 ACRES
ZONING=	R-1-22
TOTAL LOTS=	16 LOTS
OVERALL DENSITY=	1.93 LOTS PER ACRE

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	8/25/2020
				COGO FILE:	

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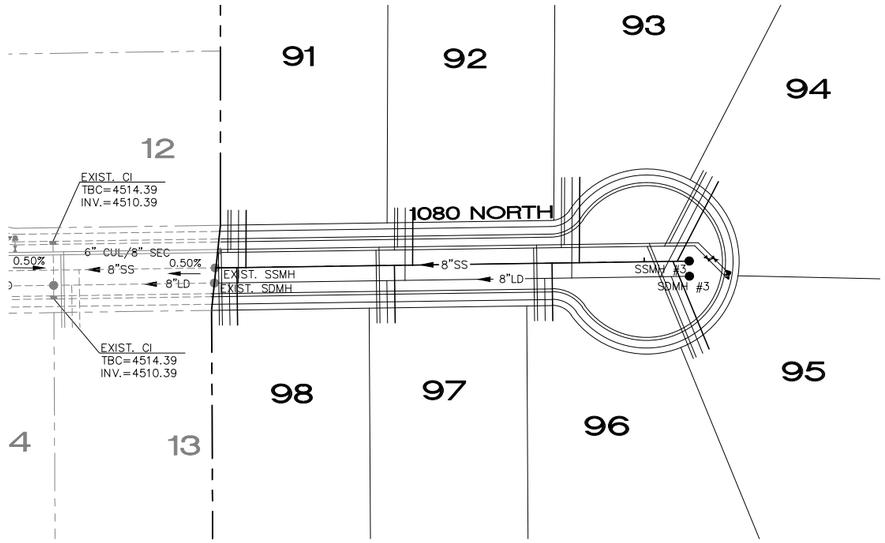
LEHI, UTAH

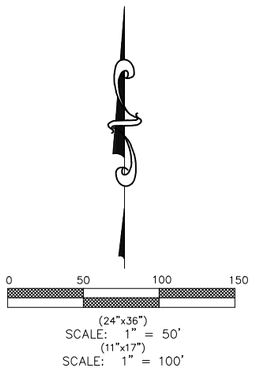
COLLEDGE FARMS
PLAT 'E'
A RESIDENTIAL SUBDIVISION

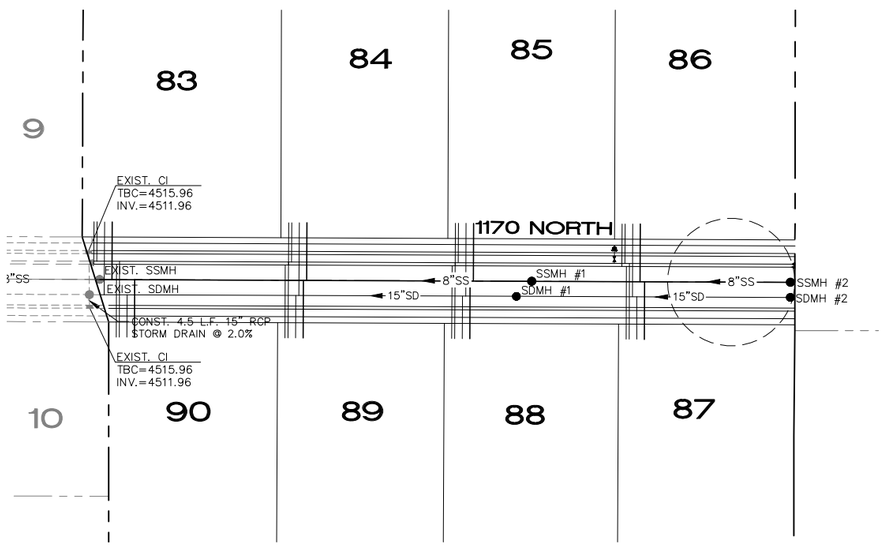
UTILITY AND GRADING

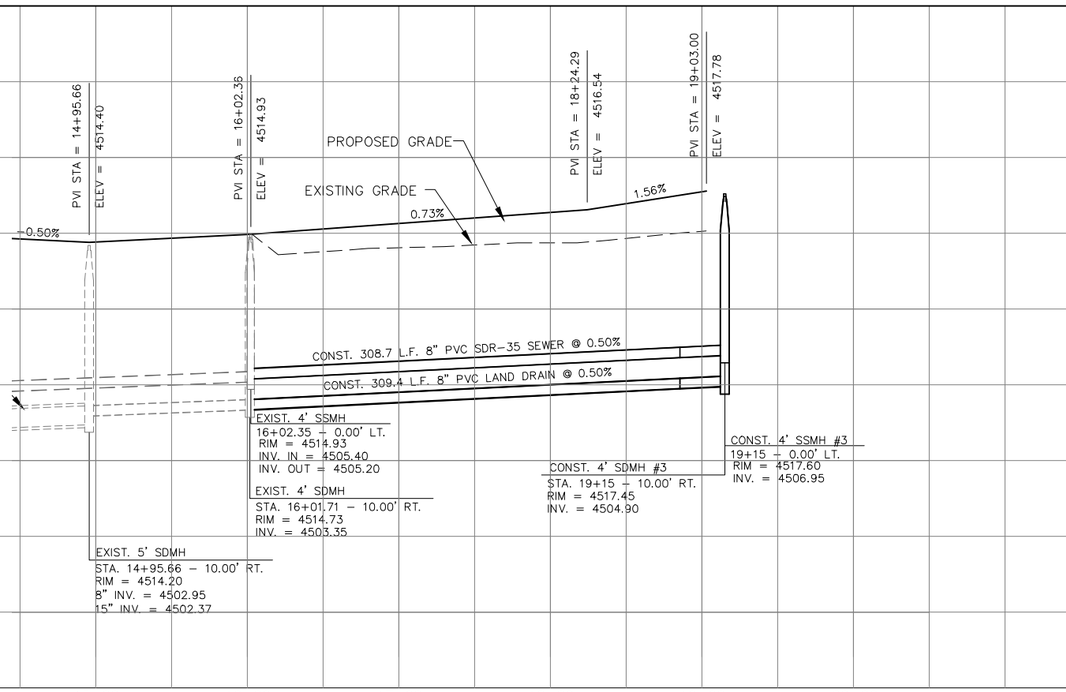
JOB CHBRO LEHI

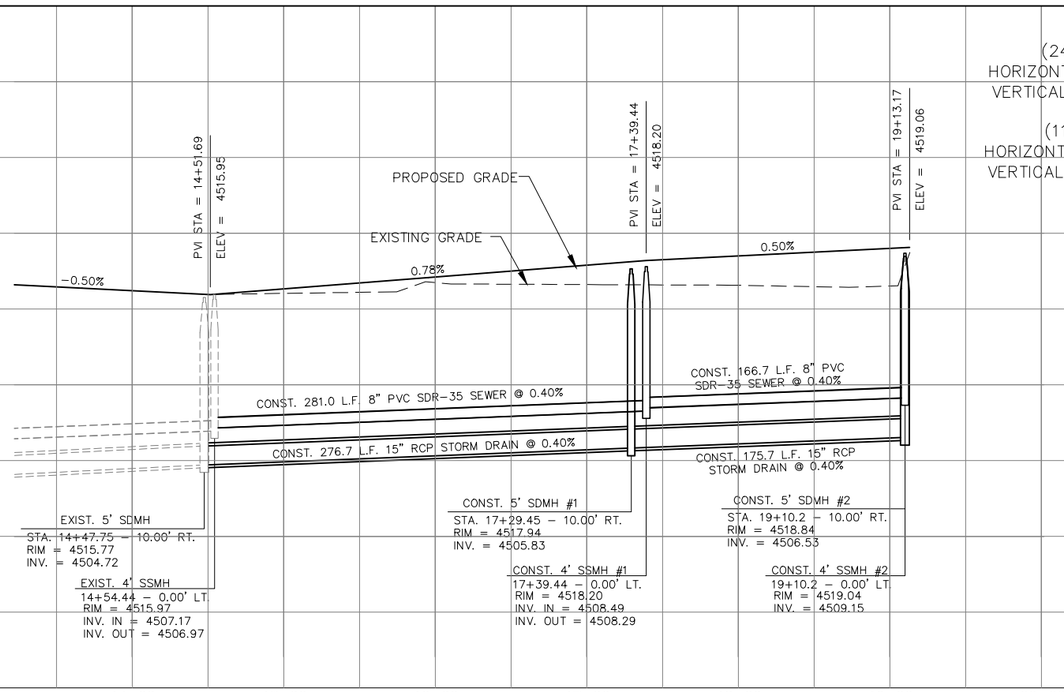
SHEET NO. 2











(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'
(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	8/25/20
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LEHI, UTAH

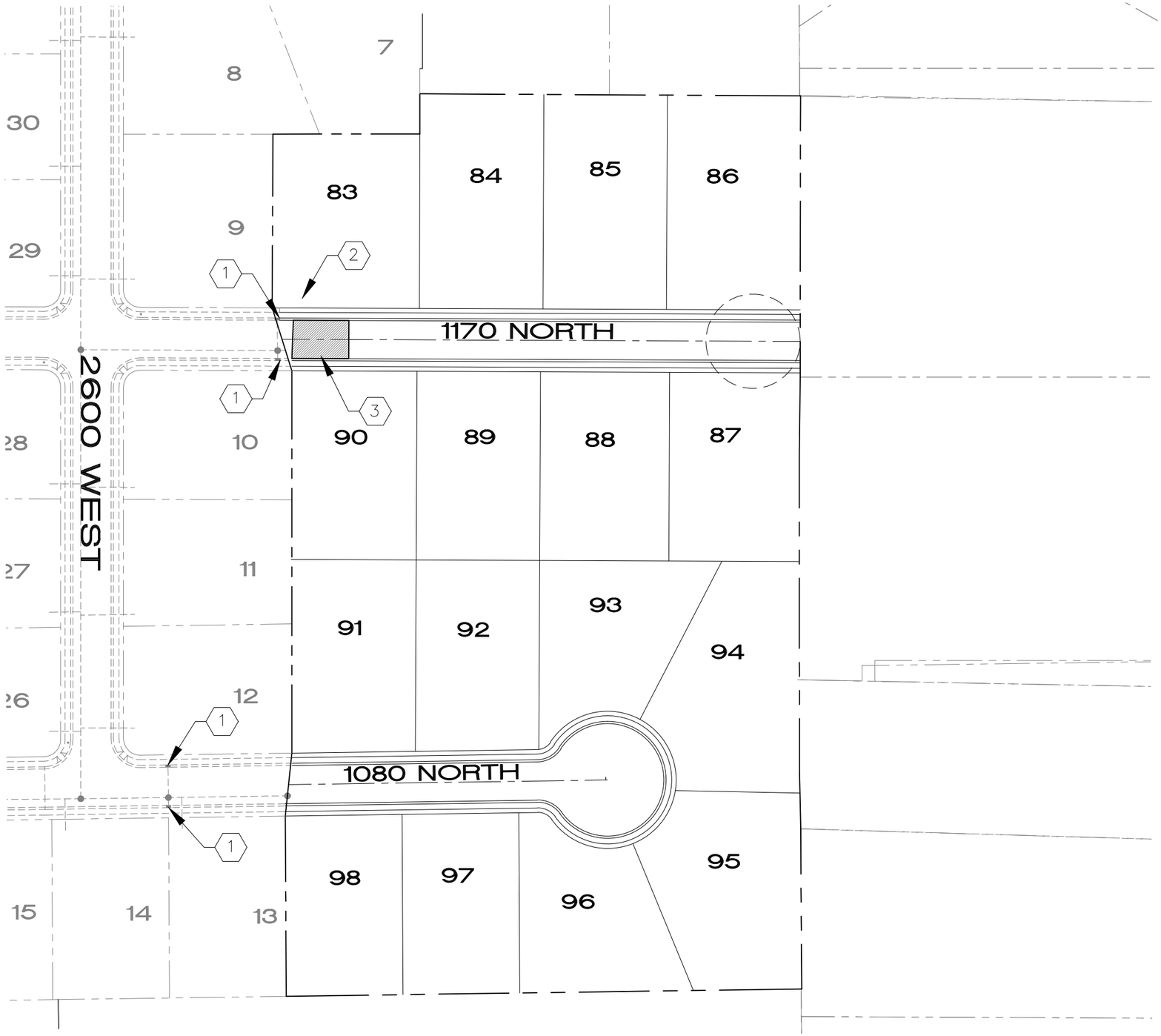
COLLEDGE FARMS
PLAT 'E'
A RESIDENTIAL SUBDIVISION

STA. 10+00 – STA.16+01
1080 NORTH PLAN & PROFILE

STA. 11+14 – STA.14+52
1170 NORTH PLAN & PROFILE

JOB COLLFARMS

SHEET NO. 3



0 60 120 180

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

STORM WATER MANAGEMENT PLAN

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2009 LEHI CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO LEHI CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

1. INSTALL PROTECTION ACCORDING TO LEHI CITY STANDARDS
2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO LEHI CITY STANDARDS
3. TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	8/25/20
				COGO FILE:	

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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'E'
A RESIDENTIAL SUBDIVISION

SWPPP

JOB COLLFARMS

SHEET NO. 4

BMP: Contaminated or Erodible Surface Areas — CESA



Objectives

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

Description:
Prevent or reduce the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on-site as possible, minimizing soil exposure time, stabilizing exposed soils, and preventing storm water runon and runoff.

Application:
This BMP addresses soils which are not so contaminated as to exceed criteria but the soil is eroding and carrying pollutants off in the storm water.

Installation/ Application Criteria:
Contaminated or erodible surface areas can be controlled by:
Preservation of natural vegetation, re-vegetation, chemical stabilization, removal of contaminated soils or geosynthetics.

Limitations:
Disadvantages of preserving natural vegetation or re-vegetating include:
- Requires substantial planning to preserve and maintain the existing vegetation.
- May not be cost-effective with high land costs.
- Lack of rainfall and/or poor soils may limit the success of re-vegetated areas.
- Disadvantages of chemical stabilization include:
- Creation of impervious surfaces.
- May cause harmful effects on water quality.
- Is usually more expensive than vegetative cover.

Maintenance:
Maintenance should be minimal, except possibly if irrigation of vegetation is necessary.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

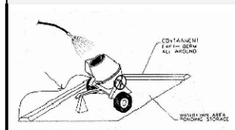
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

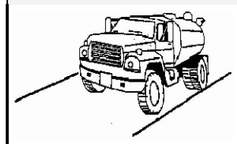
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Dust Controls — DC



Objectives

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

Description:
Control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

Application:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Is generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

Maintenance:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

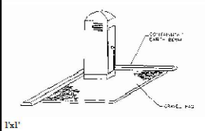
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

Objectives

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

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

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

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

Limitations:
No limitations.

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

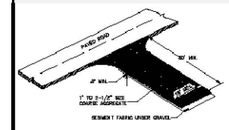
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

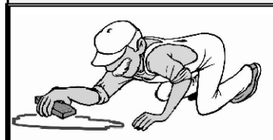
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



Objectives

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

Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

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PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

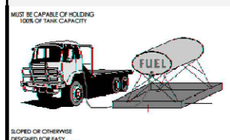
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



Objectives

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

Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

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PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

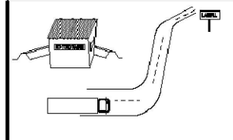
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



Objectives

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

Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthern berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

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ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

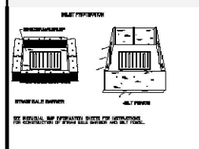
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IP



Objectives

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

Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on Individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

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PIONEERING UTAH'S FUTURE
ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

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

Implementation Requirements

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

■ High ☒ Medium ☐ Low

Attention Contractors

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

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

CONTRACTOR SIGN DETAIL

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	08/25/20
				CDGD FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

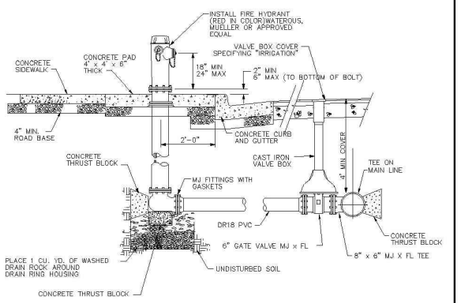
LEHI, UTAH

COLLEDGE FARMS
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SWPPP

JOB COLLFARMS
SHEET NO. 5

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FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

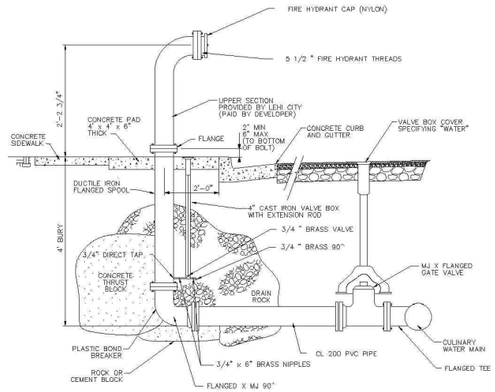
LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

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NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

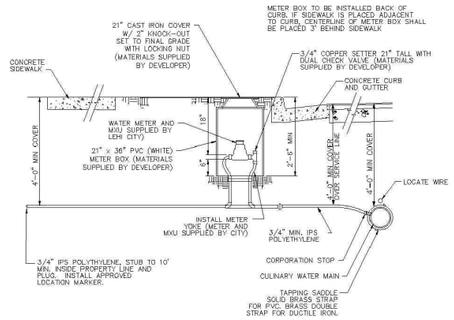
LEHI CITY

STANDARD DETAIL

BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

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GENERAL NOTES:

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

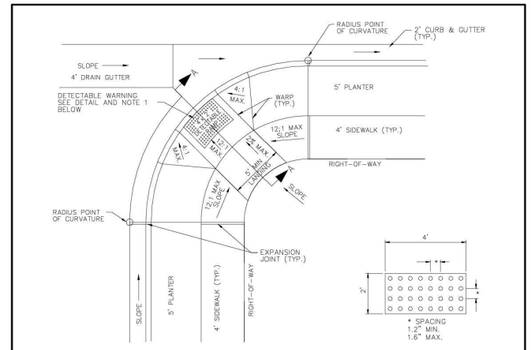
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

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DETECTABLE RAMP DETAIL

0.5" OR 50% OF BOTTOM

0.9" MIN 1.4" MAX

DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

SECTION A-A

GENERAL NOTES:

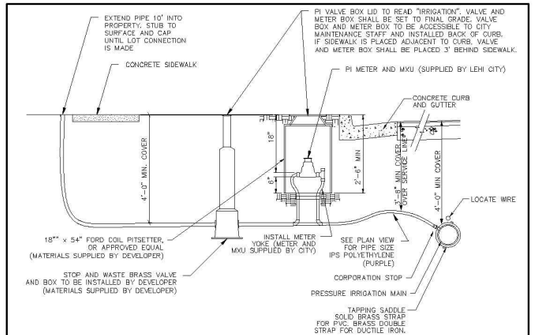
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

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GENERAL NOTES:

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

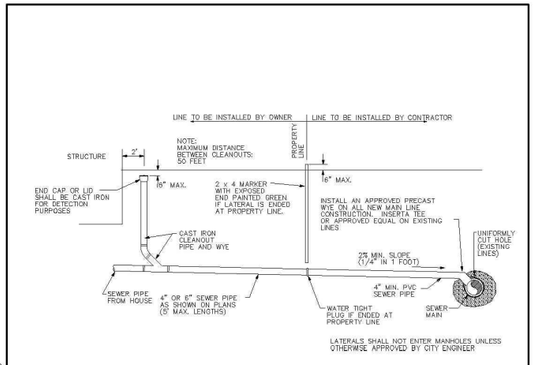
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8

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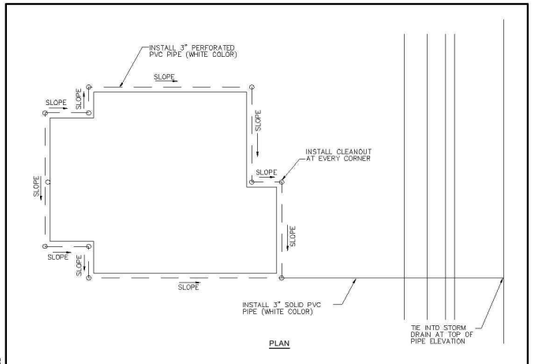
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STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6

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NOTE:

1. SUBSURFACE DRAIN FIGURES SHOWN ABOVE ARE FOR REFERENCE ONLY. A SITE-SPECIFIC GEOTECHNICAL REPORT SHALL BE SUBMITTED SHOWING THE DEPTHS,SIZES, AND LOCATIONS OF ALL PROPOSED SUBSURFACE DRAINAGE PIPING.

NOTE: ONLY ALLOWED AS AUTHORIZED OR DIRECTED BY THE STORM WATER SUPERINTENDENT AND BUILDING OFFICIAL

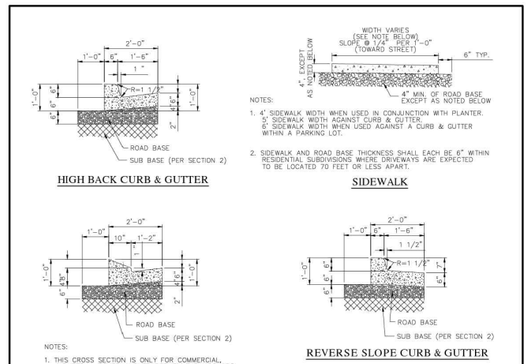
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STANDARD DETAIL

BUILDING SUBSURFACE DRAINS

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-11

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NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

NOTES:

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

GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	8/25/20
				COGO FILE:	

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TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

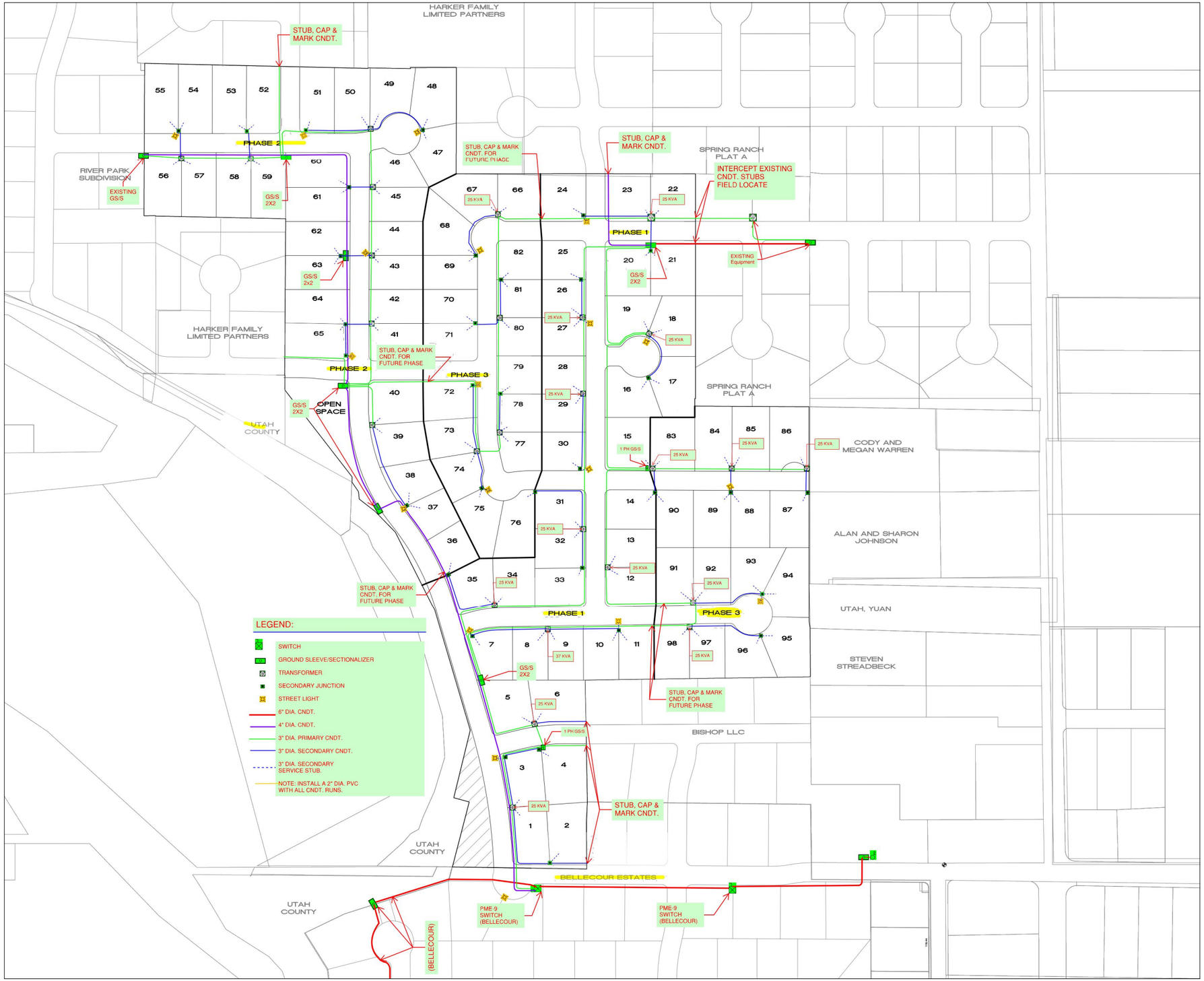
LEHI, UTAH

COLLEDGE FARMS
PLAT 'E'
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DETAIL SHEET

JOB CFARMS

SHEET NO. 8



REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1				DESIGNED BY: TGT
2				DRAWN BY: TT
3				CHECK BY: TGT
4				DATE: 8/25/20
				CODD FILE:

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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

COLLEDGE FARMS
PLAT 'E'
A RESIDENTIAL SUBDIVISION

POWER PLAN SHEET

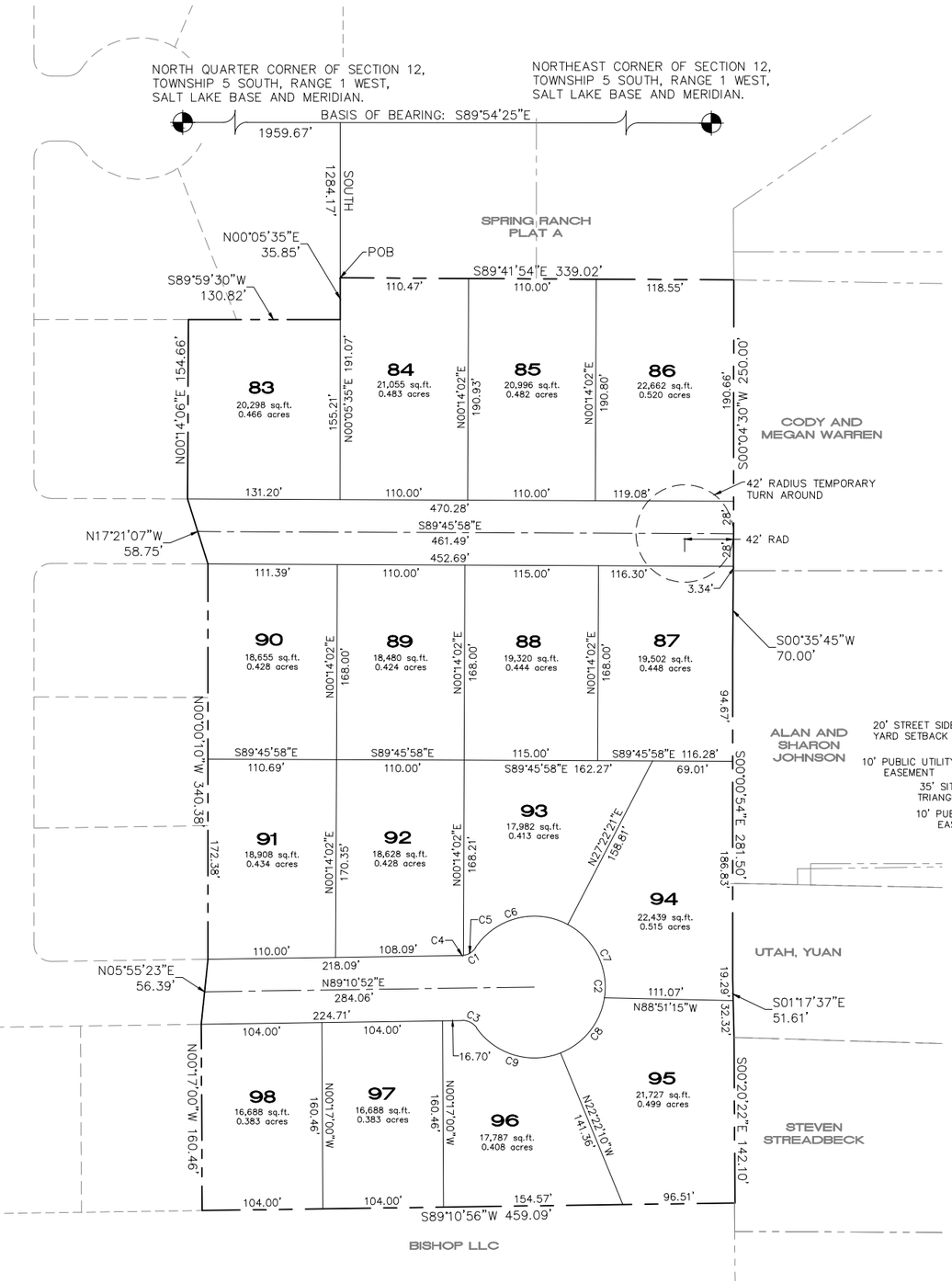
JOB CFARMS

SHEET NO. 7

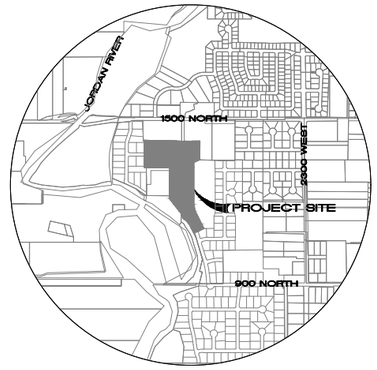
COLLEDGE FARMS PLAT "E"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



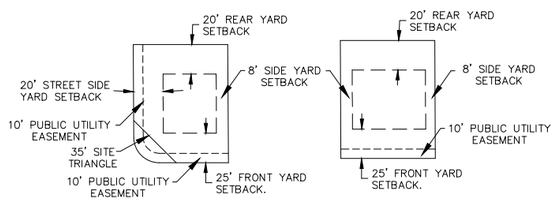


Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	14.54	15.00	55°32'34"	13.98	N61°24'35"E
C2	309.90	61.00	291°05'09"	69.03	N00°49'08"W
C3	14.54	15.00	55°32'34"	13.98	N63°02'51"W
C4	1.94	15.00	7°24'18"	1.94	N85°28'43"E
C5	12.60	15.00	48°08'16"	12.24	N57°42'26"E
C6	90.01	61.00	84°32'39"	82.06	S75°54'37"W
C7	75.23	61.00	70°39'38"	70.55	N26°29'15"W
C8	63.26	61.00	59°25'02"	60.46	N38°33'06"E
C9	81.41	61.00	76°27'50"	75.50	S73°30'29"E



VICINITY MAP

LAND USE:	
PLAT 'E' AREA=	8.31 ACRES
ZONING=	R-1-22
TOTAL LOTS=	16 LOTS
OVERALL DENSITY=	1.93 LOTS PER ACRE



SETBACK AND EASEMENT DETAIL

NOTE:
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. A 6' NO CLIMB AGRICULTURAL FENCE TO BE INSTALLED AS PER LEHI CITY STANDARDS ALONG THE ADJACENT AGRICULTURAL PROPERTY.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. ONE (1) COLOR ELECTRONIC COPY OF AS BUILT WILL BE SUBMITTED IN A FORM ACCEPTABLE TO LEHI CITY (AS PER SECTION 3 OF THE 2016 DESIGN STANDARDS) UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
7. STORM DRAIN IS TO BE DETAINED IN THE AREA DEDICATED TO LEHI CITY WEST OF THE COUNTY TRAIL.
8. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
9.PROPERTY LINE TO BE EXTENDED AND MARKED ON THE CURB WITH NAILS. 5/8 REBAR AND CAP STAMPED TRANE ENGINEERING SET AT REAR LOT CORNERS.
10. THE DENSITY CALCULATION WAS BASED ON THE ORIGINAL BASE DENSITY OF 94 LOTS, PLUS 2 LOTS FOR THE PROPERTY DEDICATION ACROSS THE TRAIL (1 LOT PER 5 ACRES) AND 2 LOTS FOR THE CONSTRUCTION OF THE SINGLE LOADED ROADWAY ALONG THE RIVER. THE TOTAL DENSITY IS 98 UNITS.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, 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 AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

_____ _____
(SURVEYOR), P.L.S. DATE

BOUNDARY DESCRIPTION

Beginning at the Southwest corner of Spring Ranch Plat "A" which is South 89°54'25" East 1959.67 feet along the section line and South 1284.17 feet from the North Quarter Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian: thence South 89°41'54" East 339.02 along the South line of Spring Ranch Plat "A" ; thence South 00°04'30" West 250.00 feet along a metal rail fence line; thence South 00°35'45" West 70.00 feet along a fence line; thence South 00°00'54" East 281.50 feet along a fence line; thence South 01°17'37" East 51.61 feet along a fence line; thence South 00°20'22" East 142.10 feet along a Boundary Line Agreement Entry No. 39638:1986; thence South 89°10'56" West 459.09 feet along a Boundary Line Agreement Entry No. 37926:1998; thence North 00°17'00" West 160.46 feet; thence North 05°55'23" East 56.39 feet; thence North 00°00'10" West 340.38 feet; thence North 17°21'07" West 58.75 feet; thence North 00°14'06" East 154.66 feet; thence North 89°59'30" East 130.82 feet; thence North 00°05'35" East 35.85 feet to the point of beginning.

Parcel Contains: 8.31 acres

OWNER'S DEDICATION

Know all by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as COLLEDGE FARMS PLAT "E" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20___

_____ _____
_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ _____
NOTARY PUBLIC SIGNATURE
COMMISSION # _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____ ATTEST: _____
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20_____, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

PLAT "E"

COLLEDGE FARMS

PRD

A RESIDENTIAL SUBDIVISION

LEHI UTAH COUNTY, UTAH
SCALE: 1"= 80 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for Holbrook Farms Plat I, a five-lot commercial subdivision located at 3600 West and Waterbury Drive.

Suggested Action:

Attachments:

CC Staff Report Holbrook Farms Plat I Preliminary Subdivision 02.09.21.docx

Holbrook Farms Plat I Preliminary and Final Subdivision DRC 01.20.21.docx

Holbrook Farms Plat I Preliminary Subdivision - narrative.pdf

Holbrook Farms Plat I Prelim Subdivision - plans.pdf

Holbrook Farms Plat I Prelim Subdivision - traffic report.pdf

Holbrook Farms Plat I Prelim Subdivision - general plan map.pdf

Holbrook Farms Plat I Prelim Subdivision - zoning map.pdf

Holbrook Farms Plat I Prelim Subdivision - aerial map.pdf

IMG_6330.JPG

IMG_6331.JPG

IMG_6329.JPG

HOLBROOK FARMS PLAT I PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Boyer Company		
Meeting Date	February 9, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	3600 West and Waterbury Drive		
Existing General Plan Designation	Commercial (C)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	R-3	North Pointe Village
	South	C	2100 North
	East	PC and C	Undeveloped
	West	PC	Utah Military Academy
Date of DRC Review	January 20, 2021		
Date of Planning Commission Review	January 28, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

PROPERTY HISTORY

September 26, 2008 This property was included in the Holbrook Annexation.

November 10, 2016 The Holbrook Farms Area Plan was approved by the City Council.

REPORT ANALYSIS

The applicant requests review and approval of the Holbrook Farms Plat I preliminary subdivision. The proposed subdivision is a commercial development located at 3600 West and Waterbury Way. The proposed development has 5-lots to create commercial pads. The subdivision is in Commercial Village 13 in the Holbrook Farms Area Plan. Commercial Village 13 is designated as commercial office, which is consistent with the proposed subdivision. The

proposed plan shows an additional road connection from Waterbury drive to 2100 North. This connection increases the connectivity in the area. The plan shows an east/west road through the project to provide access to all the lots. The proposed plan will also provide a trail connection along 3600 West as required by the area plan. In addition, bicycle off-ramps will be provided for people to get from the trail to bike lanes so users can safely travel through the roundabout. The trail and bicycle off-ramps will mimic the design on the east side of 3600 West.

The DRC had nine comments including the following:

1. Show bike off ramp at this location (similar to east side of 3600 W) to access the 3600 W bike lane.
2. Note the angle and width of the bike ramps.
3. Recommend "No-Parking" signs once the shoulder area ends and changes to a thru/right turn lane.

Please include all DRC comments as a part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends a **POSITIVE** recommendation to the City Council for Holbrook Farms Plat I preliminary subdivision including the DRC comments from January 20, 2021. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the requirements of the Holbrook Farms area plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 28, 2021. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat I, a 5-lot commercial subdivision located at 3600 West and Waterbury Drive.
Brittney presented information on the agenda item.

The applicant, Spenser Moffit, was present.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Commissioner Ellis asked about traffic increase on 1100 North. Ross Dinsdale stated it is well within what the road can handle, but it will increase. There is potential for lower traffic flow based on the types of businesses that develop.

Motion: Commissioner Everett moved to recommend a positive recommendation of **Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat I, a 5-lot commercial subdivision located at 3600 West and Waterbury Drive,** including all DRC comments from the January 20, 2021 meeting, and findings stated in the reports. Commissioner Ellis seconded.

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

Holbrook Farms Plat I Preliminary and Final Subdivision
DRC Redline Comments

*Boyer Company – requests preliminary and final subdivision review of **Holbrook Farms Plat I**, a 5-lot commercial subdivision located at 3600 West and Waterbury Drive.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Eric Winters
Date of Plans Reviewed: 1/12/20
Time Start: n/a
Time End: n/a

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

1. Label this 18" pipe private, to be owned and maintained by ?? the HOA ? Scott Holbrook ? Is this pipe still necessary ?
2. Remove pipe and flared end section ?
3. I would recommend installing 6" sewer laterals to each lot with the construction of the sewer main.

Trent – Parks:

4. Provide sidewalk on Parcel A. Recommend it being a trail.

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

5. Need to finalize access details onto 3600 West.

Kim – Planning:

6. Show bike offramp at this location (similar to east side of 3600 W) to access the 3600 W bike lane.
7. Note the angle and width of the bike ramps.
8. Recommend "No-Parking" signs once the shoulder area ends and changes to a thru/right turn lane.
9. I don't think this curb and gutter exists as shown. I believe the curb along 2100 N still just runs east to west. Verify and include curb cut to existing 2100 N curb and show new curb radii and trail ADA ramps as proposed. Note the trail ramps as 10' wide.

PRIOR TO PRECONSTRUCTION MEETING:

1. Must provide access approval from UDOT for Road A access to 2100 N.
2. Provide an engineer's cost estimate for the cost of all improvements.
3. 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).
4. 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.
5. Reimbursement Agreement for deceleration lane required.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
11. 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).
12. 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.

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.

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

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
8. 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 IS SCHEDULED FOR PLANNING COMMISSION ON JANUARY 28TH

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.

Memorandum

To: Lehi City

CC: The Boyer Company

From: Focus Engineering and Surveying

Date: 11/17/2020

Re: Holbrook Farms Plat I Narrative

The proposed development is approximately 11.13 acres located in the Holbrook Farms area plan. We are proposing the subdivision of 5 commercial lots located in Commercial Village 13 from the area plan.

The proposed subdivision includes a public right-of-way that will connect 2100 North to Waterbury Drive on the west side of the project and a private commercial access east/west through the middle of the project to provide future cross access to the commercial lots. We are also providing utilities to each commercial lot for future development of these lots.

HOLBROOK FARMS PLAT "I"

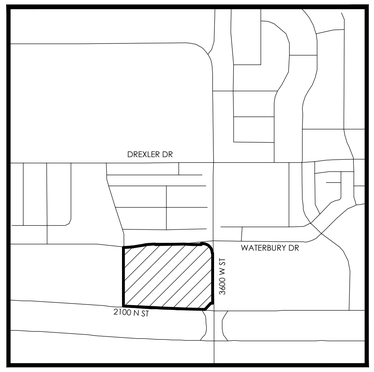
A COMMERCIAL SUBDIVISION

PREPARED FOR:

THE BOYER COMPANY

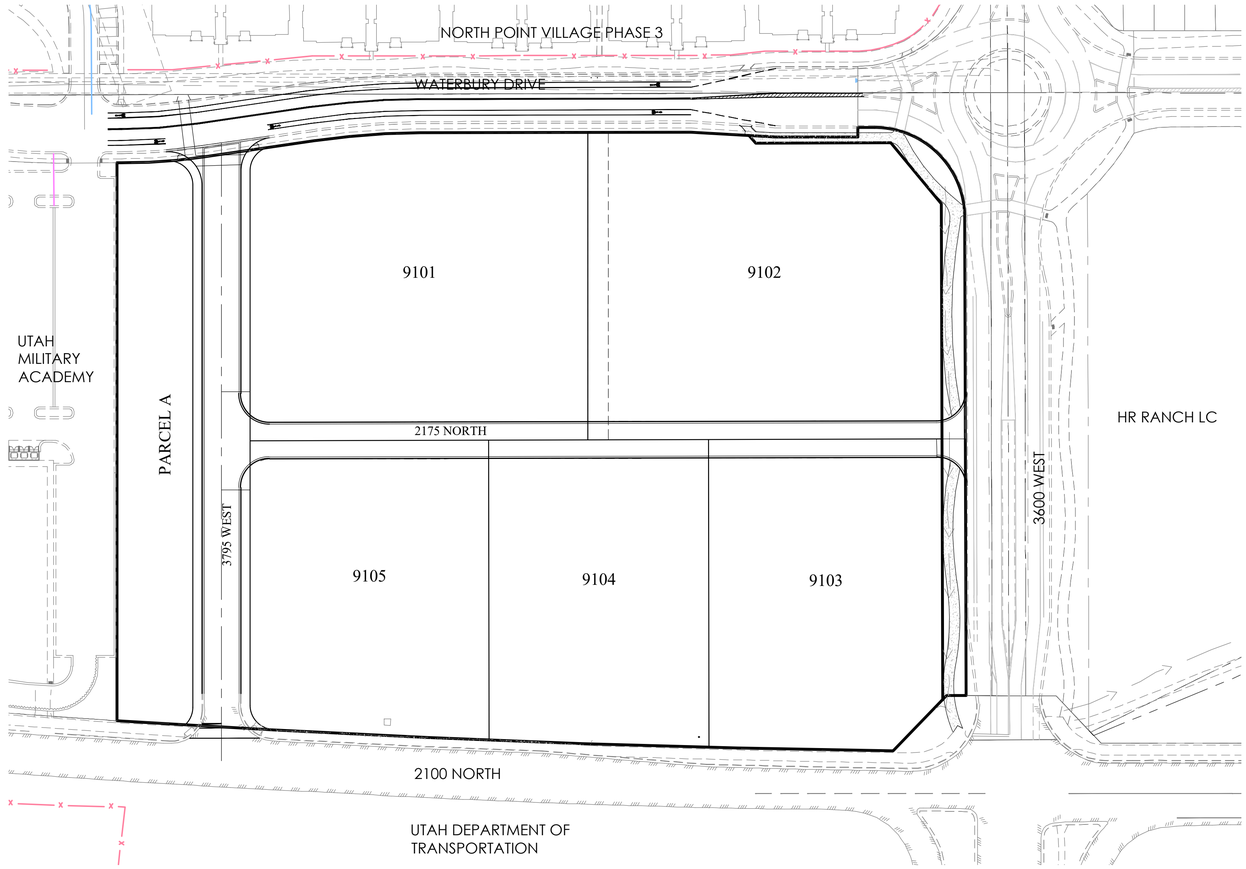
LOCATED IN:

LEHI, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PLAT
C3	SITE PLAN
C4	GRADING & DRAINAGE PLAN
C4.1	OVERALL DRAINAGE PLAN
C5	SEWER & WATER PLAN
C6	EROSION CONTROL PLAN
C7	POWER PLAN
PP01	3795 WEST
PP02	2175 NORTH
PP03	2175 NORTH
D1	EROSION CONTROL DETAILS
D2	LEHI STANDARDS
D2.1	LEHI STANDARDS
D3	POWER DETAILS
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS

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 STANDARD PLANS AND SPECIFICATIONS.

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
THE BOYER COMPANY
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 70 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
5/17/21

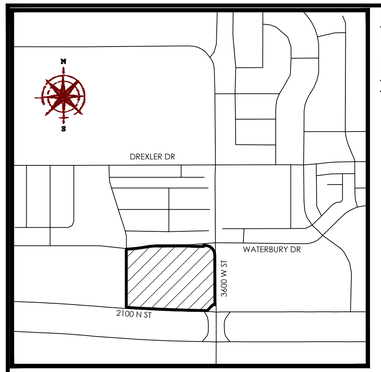
HOLBROOK FARMS PLAT "I"
LEHI, UT
COVER

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
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6	----	----

COVER

Scale:	1"=70'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	C1		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\C1 - COVER.dwg



VICINITY MAP
N.T.S

NOTES:
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGE
4. #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
5. HOLBROOK FARMS PLAT "I" IS LOCATED IN LAND USE AREA #13 (COMMERICAL OFFICE) OF THE HOLBROOK FARMS AREA PLAN.
6. EASEMENT TO BE USED AS INGRESS/EGRESS, SEWER, WATER, AND STORM DRAIN EASEMENT.
7. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AS AN OPEN SPACE PARCEL AND WILL BE MAINTAINED BY LEHI CITY.
8. TRAIL AND BIKE RAMP IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME OF SITE PLAN IMPROVEMENTS FOR INDIVIDUAL LOTS. INCLUDING ALL REQUIRED RIGHT OF WAY DEDICATIONS.

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE 13
TOTAL AREA:	11.13 ACRES
LOTS:	5
OPEN SPACE:	0.93 ACRES
DENSITY:	0.45 LOT/ACRE
ROADWAY AREA:	0.73 ACRES
ROADWAY LENGTH:	560.59 FEET
DEVELOPMENT TYPE:	COMMERCIAL

LAND USE TABULATION:

PARCEL 13 COMMERCIAL OFFICE

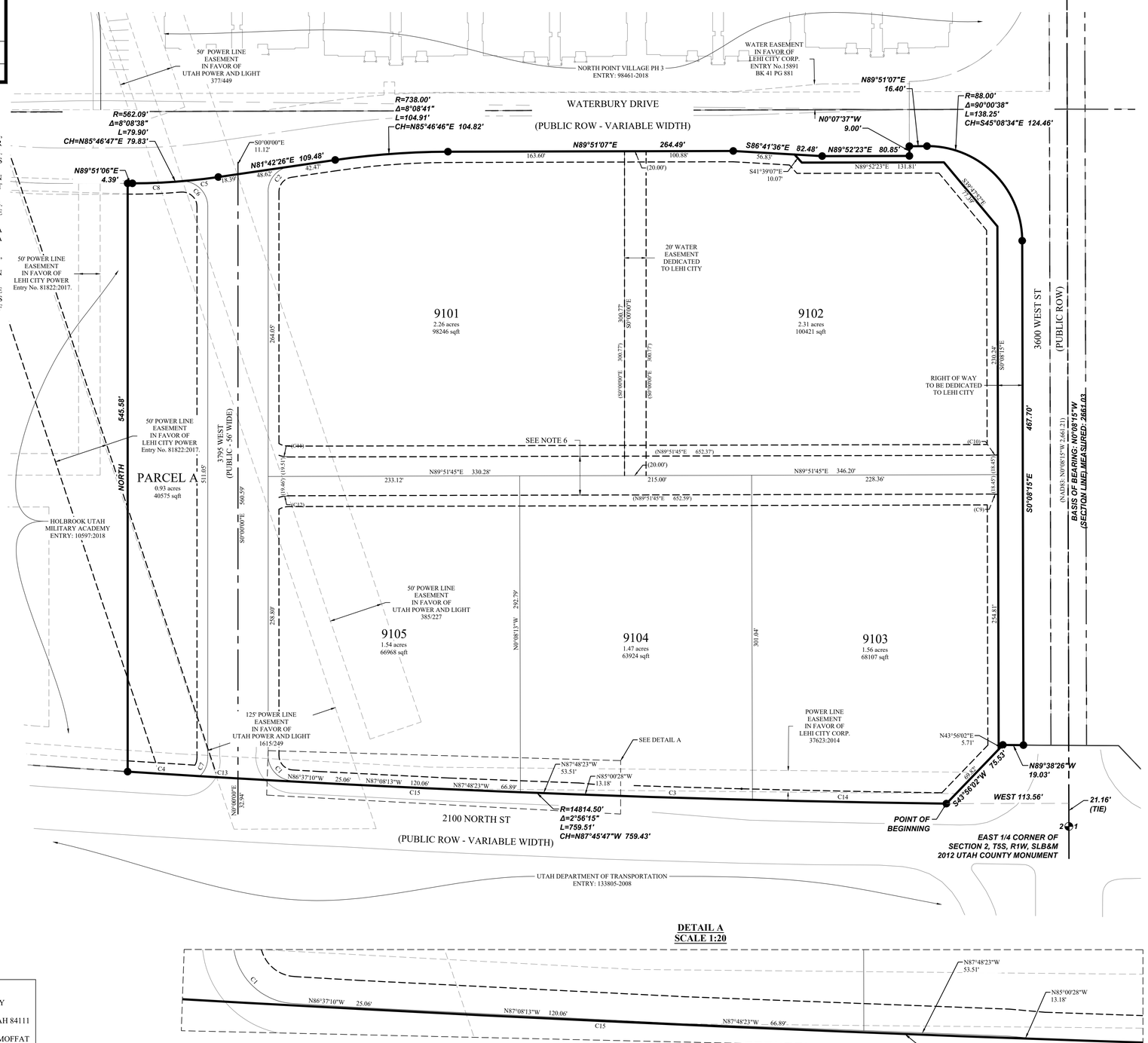
ERU'S ALLOWED	71
PREVIOUSLY CLAIMED	0
ERU'S USED WITH HOLBROOK COMMERCIAL VILLAGE 13	5
ERU'S REMAINING	66

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23.50	86°20'07"	35.41	N43°18'27"W	32.15
C2	23.50	81°42'26"	33.51	N40°51'13"E	30.74
C3	14814.50	0°34'27"	148.49	N88°14'57"W	148.49
C4	14814.50	0°15'31"	66.89	S86°25'25"E	66.89
C5	562.11	3°36'48"	35.45	N83°30'52"E	35.44
C6	23.50	94°40'44"	38.83	N47°20'22"W	34.56
C7	23.50	46°53'25"	19.23	S23°26'43"W	18.70
C8	562.09	4°31'56"	44.46	S87°35'08"W	44.45
C13	14814.50	0°08'14"	35.50	S86°37'18"E	35.50
C14	14814.50	0°41'44"	179.85	S88°53'02"E	179.85
C15	14814.50	1°16'18"	328.78	S87°19'34"E	328.77

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C9)	28.00	10°17'12"	5.03	N84°59'39"W	5.02
(C10)	28.00	10°17'12"	5.03	N84°43'09"E	5.02
(C11)	28.00	18°53'13"	9.23	S80°41'39"E	9.19
(C12)	28.00	18°36'43"	9.10	S80°33'24"W	9.06

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

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



DETAIL A
SCALE 1:20

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

OWNER/DEVELOPER
THE BOYER COMPANY
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

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 the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a Right-of-Way Monument on the Northerly line of State Road 85 per the Right-of-Way Plan Sheet RW-11 for UDOT Project No. MP-R399(41) 39.00 feet perpendicularly distant from engineer station 64+34, located N00°08'15"W along the Section line 21.16 feet and West 113.56 feet from the East 1/4 Corner of Section 2, T5S. R1W, SLB&M; thence Westerly along said right-of-way and along the arc of a 14,814.50 feet radius non-tangent curve to the right (radius bears: N00°46'06"E) 759.51 feet through a central angle of 02°56'15" Chord: N87°45'47"W 759.43 feet to the Southeast Corner of HOLBROOK UTAH MILITARY ACADEMY SUBDIVISION, according to the Official Plat thereof recorded February 1, 2018 as Entry No. 10597:2018 in the Office of the Utah County Recorder; thence along said plat the following nine (9) courses: 1) North 545.58 feet; 2) N89°51'06"E 4.39 feet; 3) along the arc of a curve to the left with a radius of 562.09 feet a distance of 79.90 feet through a central angle of 08°08'38" Chord: N85°46'47"E 79.83 feet; 4) N81°42'26"E 109.48 feet; 5) along the arc of a curve to the right with a radius of 738.00 feet a distance of 104.91 feet through a central angle of 08°08'41" Chord: N85°46'46"E 104.82 feet; 6) N89°51'07"E 264.49 feet; 7) S86°41'36"E 82.48 feet; 8) N89°52'23"E 80.85 feet; 9) N00°07'37"W 9.00 feet; thence N89°51'07"E 16.40 feet; thence along the arc of a curve to the right with a radius of 88.00 feet a distance of 138.25 feet through a central angle of 90°00'38" Chord: S45°08'34"E 124.46 feet to the Westerly line of 3600 West Street; thence S00°08'15"E along said street 467.70 feet to the said northerly right-of-way line of State Road 85; thence along said right-of-way the following two (2) courses: 1) N89°38'26"W 19.03 feet; 2) S43°56'02"W 75.53 feet to the point of beginning.

Contains: 11.13 acres+/-

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

CORPORATE 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 IS THE_____OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__.

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

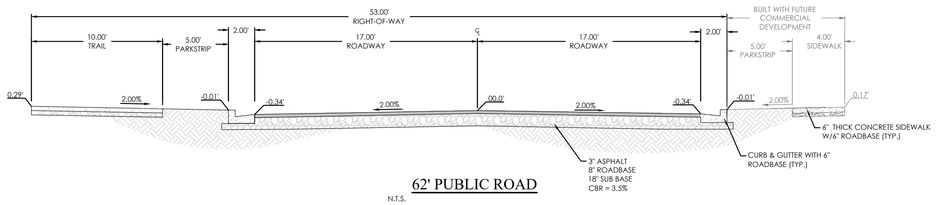
CHAIR, PLANNING COMMISSION

VILLAGE 13

HOLBROOK FARMS PLAT I

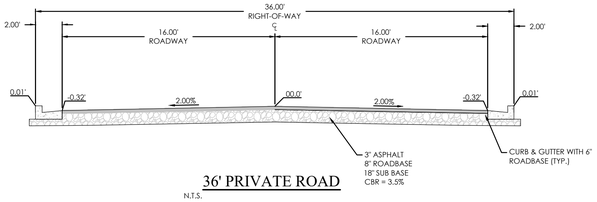
A COMMERCIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

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



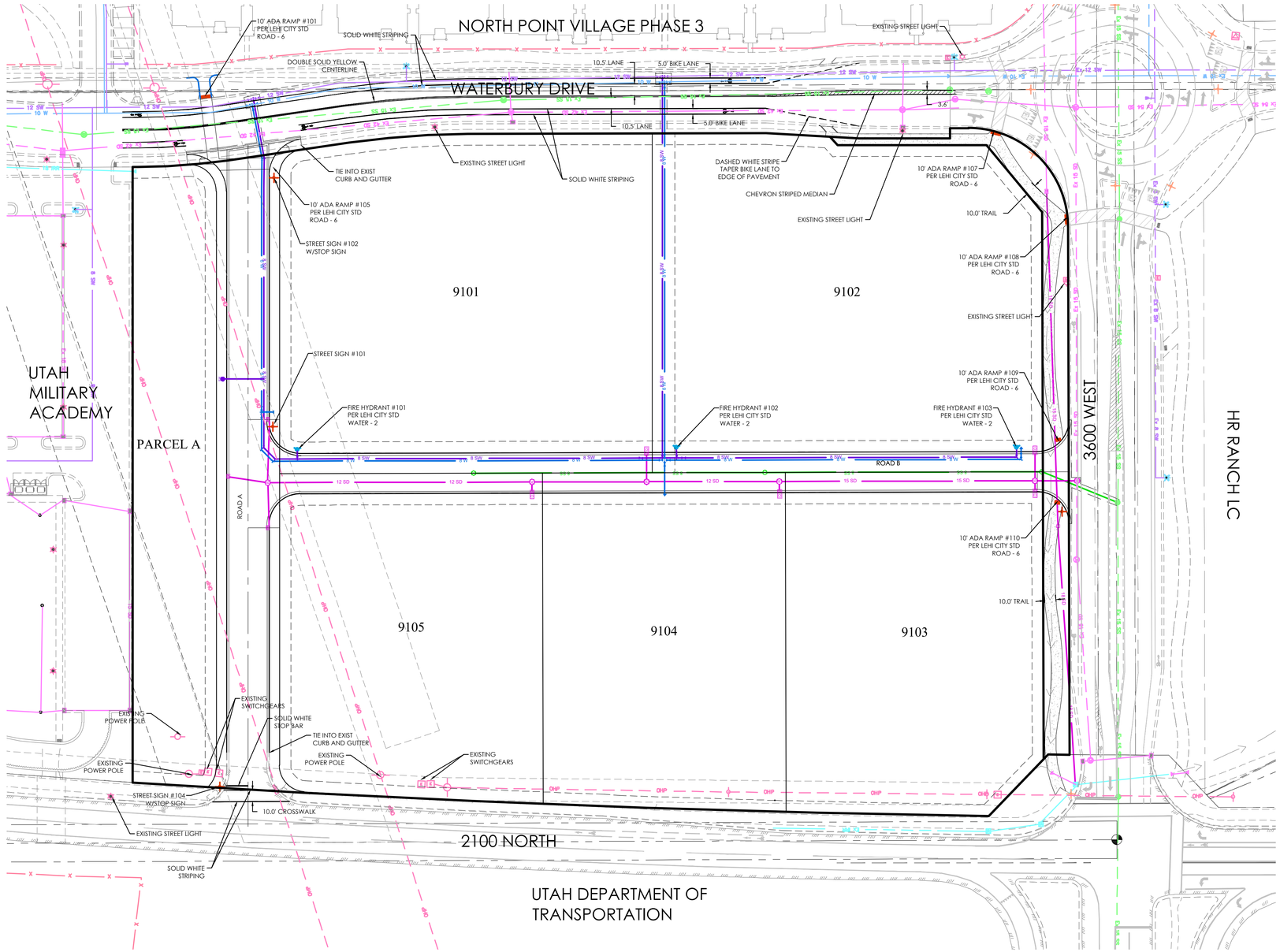
62' PUBLIC ROAD

N.T.S.



36' PRIVATE ROAD

N.T.S.



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
3/12/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=50'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	C3		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\C3 - SITE PLAN.dwg

NORTH POINT VILLAGE PHASE 3

WATERBURY DRIVE

9101

9102

9103

9104

9105

ROAD A

ROAD B

3600 WEST

HR RANCH LC

2100 NORTH

UTAH DEPARTMENT OF TRANSPORTATION

SD INLET #108
TBC=4545.83
INV, OUT=4538.78 (S)
PER LEHI CITY STD
SEWER / DRAIN - 8

SD INLET #107
TBC=4545.55
INV, OUT=4541.00 (E)
PER LEHI CITY STD
SEWER / DRAIN - 8

SDMH #101 5' Ø
RIM=4545.17
INV, IN=4538.50 (W)
INV, OUT=4538.50 (E)
INV, IN=4538.50 (S)
INV, IN=4538.50 (N)
PER LEHI CITY STD
SEWER / DRAIN - 2

SD INLET #109
TBC=4545.82
INV, OUT=4540.80 (N)
PER LEHI CITY STD
SEWER / DRAIN - 8

SDMH #102 5' Ø
RIM=4540.54
INV, IN=4533.62 (W)
INV, OUT=4533.62 (E)
INV, IN=4533.62 (S)
PER LEHI CITY STD
SEWER / DRAIN - 2

SD COMBO BOX #110
TBC=4540.71
INV, OUT=4533.67 (N)
REVERSE COMBO BOX
PER LEHI CITY STD
SEWER / DRAIN - 9

SD COMBO BOX #111
TBC=4539.30
INV, OUT=4532.37 (S)
REVERSE COMBO BOX
PER LEHI CITY STD
SEWER / DRAIN - 9

SDMH #103 5' Ø
RIM=4539.13
INV, IN=4532.24 (W)
INV, OUT=4532.24 (E)
INV, IN=4532.24 (N)
PER LEHI CITY STD
SEWER / DRAIN - 2

SD COMBO BOX #116
TBC=4538.22
INV, OUT=4531.74 (N)
REVERSE COMBO BOX
PER LEHI CITY STD
SEWER / DRAIN - 9

SDMH #104 5' Ø
RIM=4538.05
INV, IN=4530.85 (W)
INV, OUT=4530.60 (E)
INV, IN=4530.65 (S)
PER LEHI CITY STD
SEWER / DRAIN - 2

SDMH #105 5' Ø
RIM=4535.99
INV, IN=4529.92 (W)
INV, OUT=4529.92 (E)
INV, IN=4530.21 (N)
INV, IN=4530.21 (S)
PER LEHI CITY STD
SEWER / DRAIN - 2

SD COMBO BOX #112
RIM=4536.16
INV, OUT=4530.63 (S)
REVERSE COMBO BOX
PER LEHI CITY STD
SEWER / DRAIN - 9

SD COMBO BOX #113
TBC=4536.16
INV, OUT=4530.55 (N)
REVERSE COMBO BOX
PER LEHI CITY STD
SEWER / DRAIN - 9

EXIST, SDMH #102
RIM=4543.43
INV, IN=4526.83 (S)

3X3 JUNCTION BOX #114
RIM=4539.56
INV, OUT=4535.28 (S)
PER GENEVA PIPE STD.

3X3 JUNCTION BOX #115
RIM=4535.49
INV, IN=4531.40 (N)
INV, OUT=4531.40 (S)
PER GENEVA PIPE STD.

EXIST SD BOX
RIM=4534.52
INV, IN=4529.42 (N)

EXIST, SDMH #101
RIM=4534.94
INV, OUT=4530.43 (N)

12" ADS
L=56.06'
S=0.50%

12" ADS
L=39.94'
S=5.76%

12" ADS
L=234.28'
S=2.08%

12" ADS
L=101.46'
S=1.36%

12" ADS
L=26.00'
S=0.50%

12" ADS
L=117.72'
S=1.18%

12" ADS
L=10.00'
S=8.86%

12" ADS
L=25.99'
S=1.60%

12" ADS
L=10.01'
S=3.37%

15" ADS
L=226.46'
S=0.30%

15" ADS
L=37.37'
S=0.30%

18" ADS
L=297.35'
S=1.30%

8" ADS
L=229.46'
S=0.89%

15" RCP
L=333.73'
S=0.89%

15" RCP
L=69.93'
S=0.89%

12" ADS
L=36.95'
S=6.77%

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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 EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL STROM DRAIN WITHIN THE CITY ROW - ROAD A - WILL BE OWNED & MAINTAINED BY LEHI CITY. ALL OTHER STORM DRAIN IS PRIVATE & TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
01/12/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

GRADING & DRAINAGE PLAN

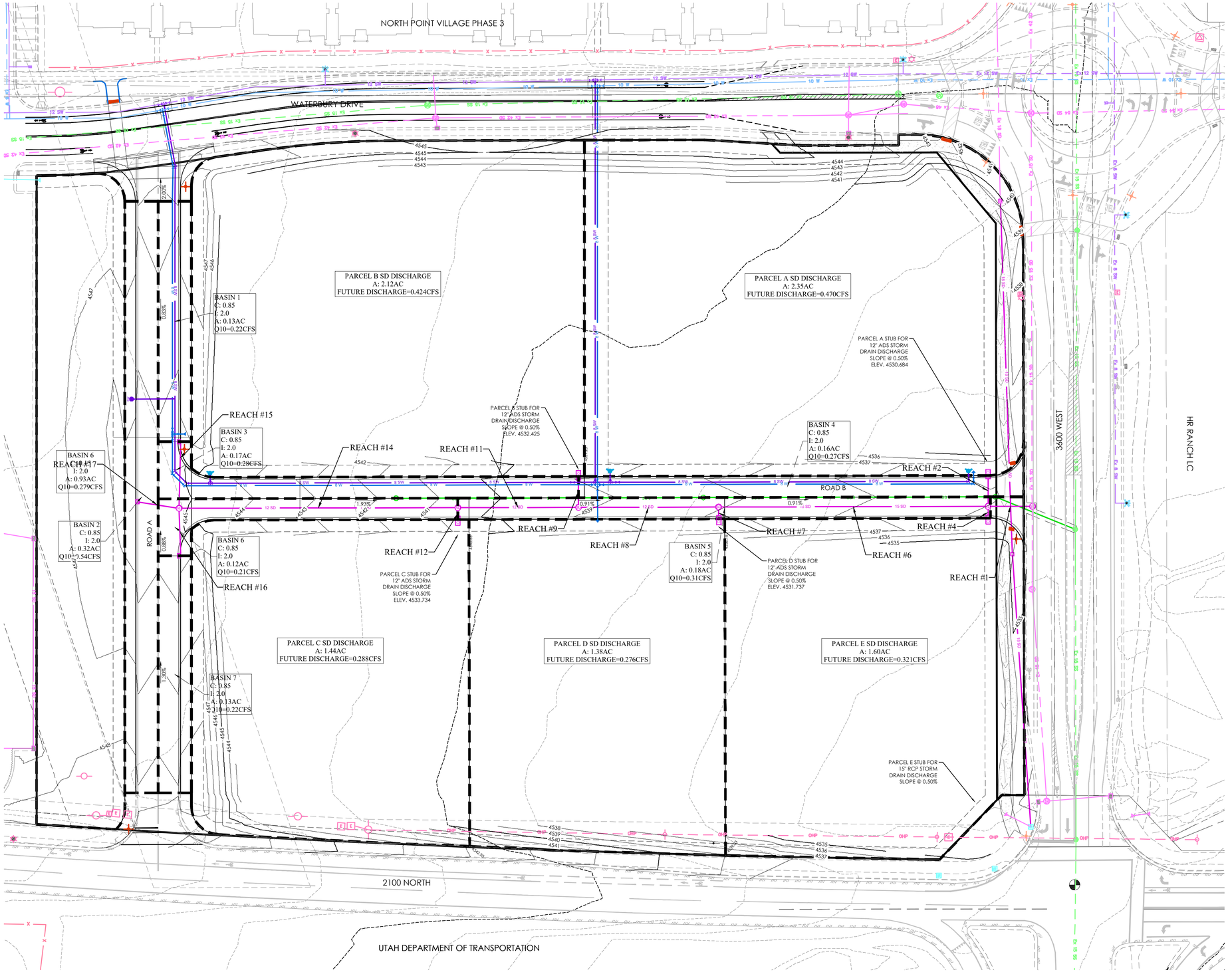
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: RSH
Date: 01/12/2021	Job #: 20-0198
Sheet: C4	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. PARCELS A,B,C,D,E WILL BE REQ'D TO DETAIN STORM DRAIN ON SITE WHEN THEY ARE DEVELOPED AND WILL BE ALLOWED A DISCHARGE RATE OF 0.2 CFS PER ACRE.
2. STORM DRAIN DESIGN FOR EACH PARCEL WILL BE REQUIRED TO BE DONE BY EACH PARCEL OWNER UPON FINAL COMMERCIAL SITE PLAN DESIGN TO ACCOUNT FOR THE AFOREMENTIONED DETENTION AND DETENTION RATE.
3. ALL PIPES IN THIS PHASE HAVE BEEN SIZED FOR THE FUTURE DISCHARGE RATES FROM EACH INDIVIDUAL PARCEL.
4. STORM DRAIN FLOWS WILL BE CONVEYED THROUGH THE STORM DRAIN PIPES INTO THE OVERALL STORM DRAIN DETENTION POND ADJACENT TO 2100 NORTH AND THE JORDAN RIVER.
5. ALL STROM DRAIN WITHIN THE CITY ROW - ROAD A - WILL BE OWNED & MAINTAINED BY LEHI CITY. ALL OTHER STORM DRAIN IS PRIVATE & TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.

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	15	37	0.30%	0.85	2.0	15	3.5	4.108
REACH #2	12	26	1.60%	0.85	2.0	15	4.5	0.740
REACH #4	12	10	3.37%	0.85	2.0	15	6.6	0.631
REACH #6	15	226	0.30%	0.85	2.0	15	3.5	2.737
REACH #7	12	10	8.86%	0.85	2.0	15	10.6	0.276
REACH #8	12	118	1.18%	0.85	2.0	15	3.9	2.461
REACH #9	12	26	0.50%	0.85	2.0	15	2.5	0.704
REACH #11	12	101	1.36%	0.85	2.0	15	4.2	1.757
REACH #12	12	10	0.50%	0.85	2.0	15	2.5	0.498
REACH #14	12	234	2.08%	0.85	2.0	15	5.2	1.259
REACH #15	12	56	0.50%	0.85	2.0	15	2.5	0.220
REACH #16	12	40	5.76%	0.85	2.0	15	8.6	0.220
REACH #17	12	37	6.77%	0.85	2.0	15	9.3	0.819

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
3/17/21

HOLBROOK FARMS PLAT "I"
LEHI, UT

OVERALL DRAINAGE PLAN

REVISION BLOCK

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

OVERALL DRAINAGE PLAN

Scale: 1"=40' | Drawn: RSH
Date: 01/12/2021 | Job #: 20-0198
Sheet: C4.1

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\C4.1 - OVERALL DRAINAGE PLAN.dwg

NORTH POINT VILLAGE PHASE 3

WATERBURY DRIVE

EXIST. FIRE HYDRANT

TIE INTO EXIST. 12" SECONDARY LINE

EXIST. 12" SECONDARY LINE

EXIST. 10" CULINARY LINE

EXIST 12" SEWER

TIE INTO EXIST. 10" WATER LINE

CUL. WATTER FITTING
(1) 10" TEE
(1) 10"X 8" REDUCER
(2) 10" GATE VALVES
(1) 8" GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

8" PVC C900
L=48.38'±

SEC. WATTER FITTING
(1) 12" TEE
(1) 12"X 8" REDUCER
(2) 12" GATE VALVES
(1) 8" GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

SEC. WATTER FITTING
(1) 8" 11.25° BEND
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

CUL. WATTER FITTING
(1) 8" 11.25° BEND
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

8" PVC C900
L=26.34'±

SEC. WATTER FITTING
(1) 12" TEE
(1) 12"X 8" REDUCER
(2) 12" GATE VALVES
(1) 8" GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

CUL. WATTER FITTING
(1) 10" TEE
(1) 10'X 8" REDUCER
(2) 10" GATE VALVES
(1) 8" GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

8" PVC C900
L=338.22'±

8" PVC C900
L=335.25'±

EXIST. FIRE HYDRANT

EXIST 12" SEWER

8" PVC C900
L=222.50'±

1.5" POLYPIPE
L=37.0' ±

1.5" SECONDARY WATER METER
PER LEHI CITY STD WATER - 6
REFER TO LANDSCAPE PLANS
FOR CONTINUATION

CUL. WATTER FITTING
(1) 8" TEE
(2) 8" GATE VALVES
(1) 4" GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

4" BLOW OFF #101
PER LEHI CITY STD
WATER - 3

FIRE HYDRANT #101
PER LEHI CITY STD
WATER - 2

SEC. WATTER FITTING
(1) 8" TEE
(3) 8" GATE VALVES
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

CUL. WATTER FITTING
(1) 8" CROSS
(4) 8" GATE VALVES
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

FIRE HYDRANT #102
PER LEHI CITY STD
WATER - 2

FIRE HYDRANT #103
PER LEHI CITY STD
WATER - 2

4" BLOW OFF #103
PER LEHI CITY STD
WATER - 3

8" PVC C900
L=411.29'±

8" PVC C900
L=319.47'±

8" PVC C900
L=343.27'±

8" PVC C900
L=317.96'±

8" PVC C900
L=320.08'±

8" PVC C900
L=8.72'±

SEC. WATTER FITTING
(1) 8" 90° BEND
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

CUL. WATTER FITTING
(1) 8" 90° BEND
W/THRUST BLOCKS
PER LEHI CITY STD
WATER - 5

3600 WEST

HR RANCH LC

UTAH
MILITARY
ACADEMY

PARCEL A

ROAD A

ROAD B

9101

9102

9105

9104

9103

SSMH # 103.5.0' Ø
RIM=4541.70
INV. OUT=4531.00 (E)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=258.10'
S=0.50%

8" PVC C900
L=31.80'±

SSMH # 102.5.0' Ø
RIM=4538.33
INV. OUT=4529.72 (E)
INV. IN=4529.71 (W)
PER LEHI CITY STD
SEWER / DRAIN - 2

4" BLOW OFF #102
PER LEHI CITY STD
WATER - 3

8" SDR-35 SEWER
L=245.48'
S=1.84%

SSMH # 101.5.0' Ø
RIM=4536.05
INV. OUT=4525.00 (E)
INV. IN=4525.20 (W)
PER LEHI CITY STD
SEWER / DRAIN - 2

8" SDR-35 SEWER
L=72.64'
S=3.28%

TIE INTO EXIST
12" SEWER

EXIST. SSMH #101
RIM=4535.16
INV. IN=4522.62 (W)
INV. OUT=4521.66 (N)
INV. OUT=4521.46 (S)
SSMH

EXIST. FIRE HYDRANT

TIE INTO EXIST
CURB AND GUTTER

2100 NORTH

UTAH DEPARTMENT OF TRANSPORTATION

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

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

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
01/12/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

SEWER & WATER PLAN

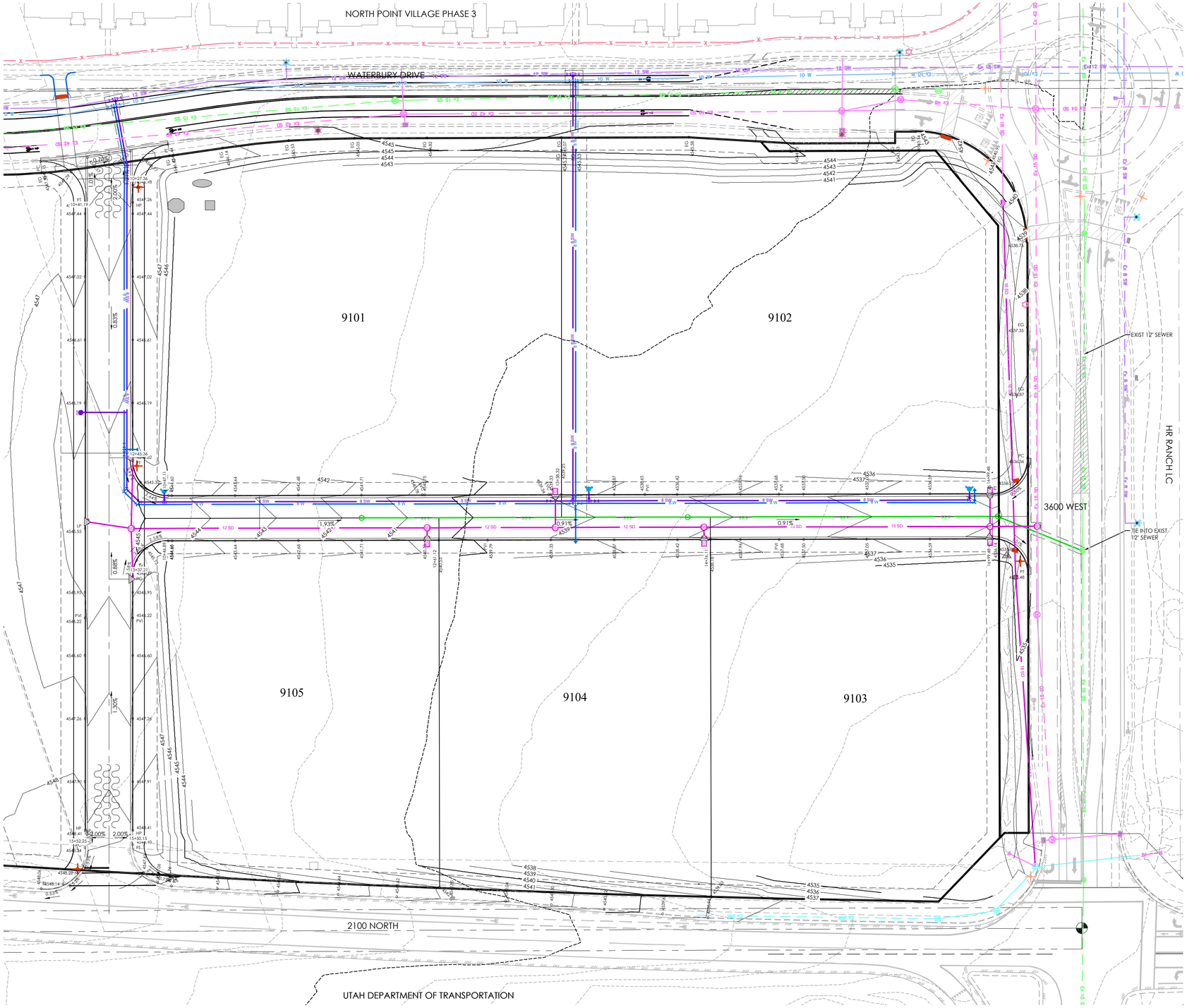
REVISION BLOCK

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SEWER & WATER PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	C5		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\C5 - SEWER & WATER PLAN.dwg



EROSION CONTROL LEGEND

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 40 ft.

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STATE OF UTAH
01/12/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

EROSION CONTROL PLAN

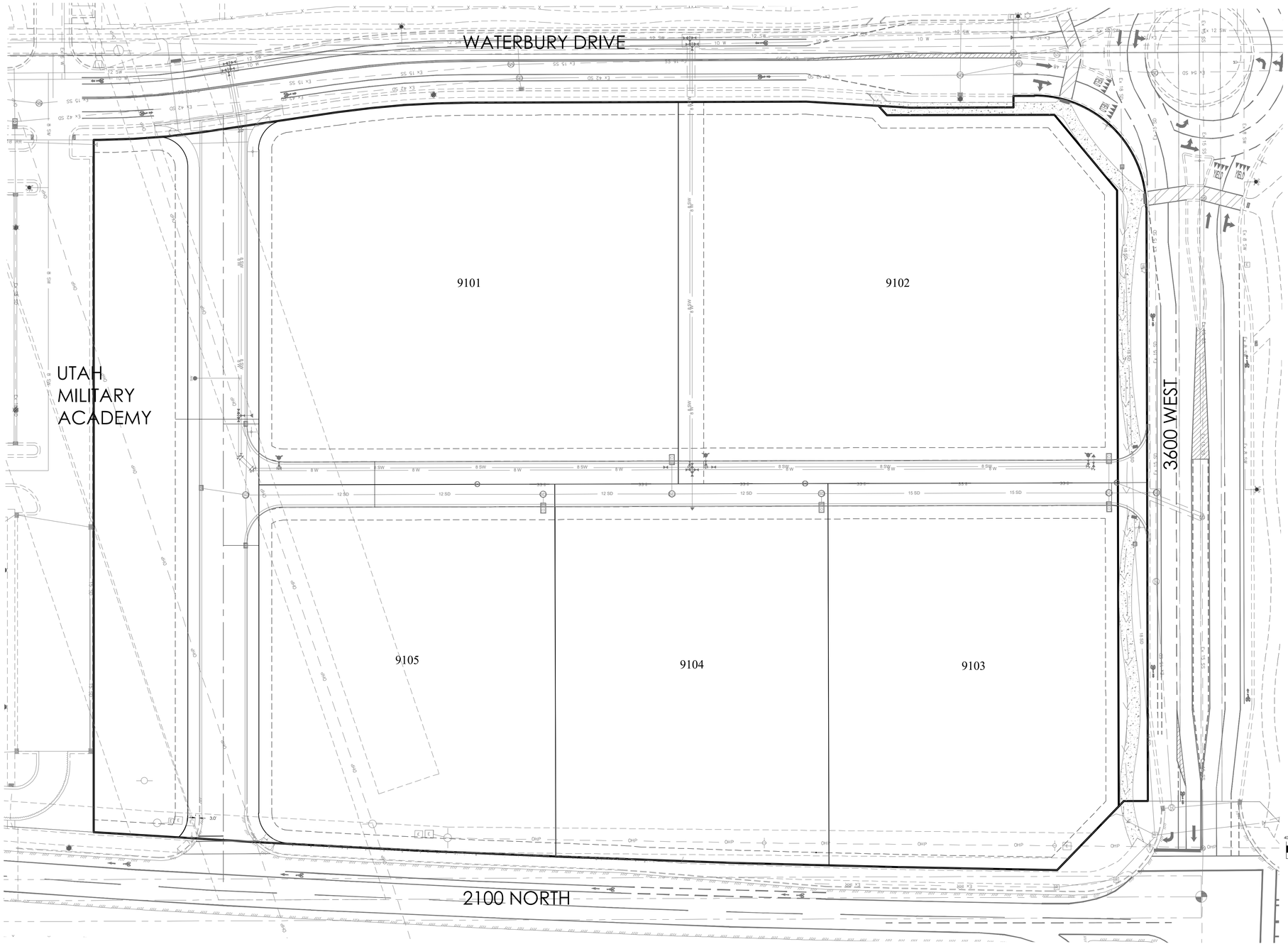
REVISION BLOCK

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EROSION CONTROL PLAN

Scale: 1"=40' | Drawn: RSH
Date: 01/12/2021 | Job #: 20-0198
Sheet: C6

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheet\1.C6 - EROSION CONTROL PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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3/1/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

POWER PLAN

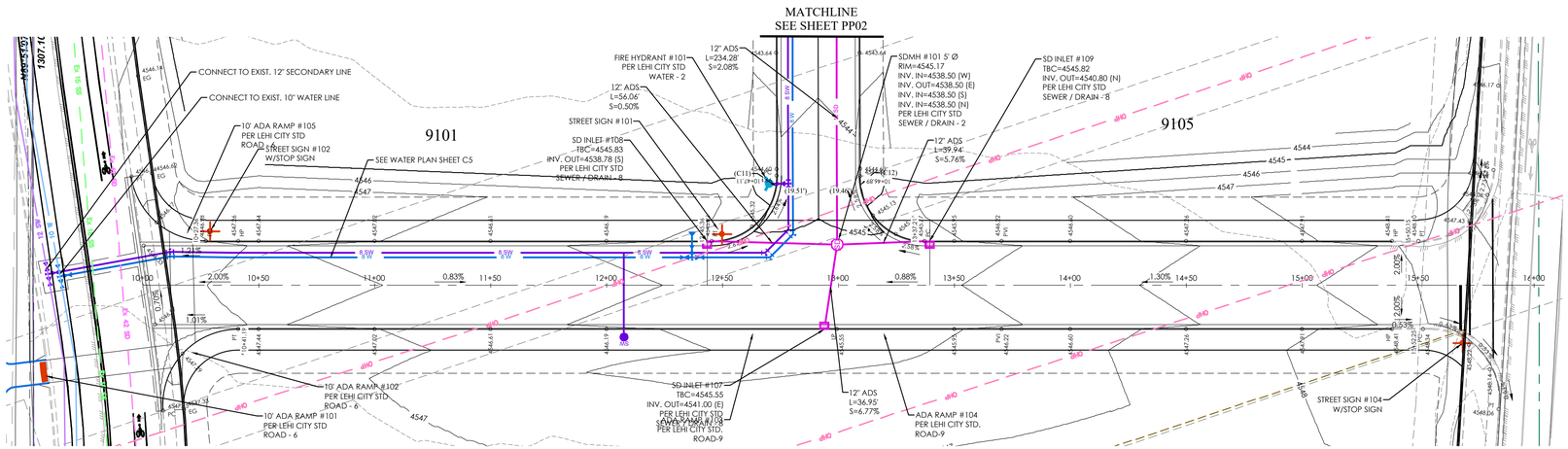
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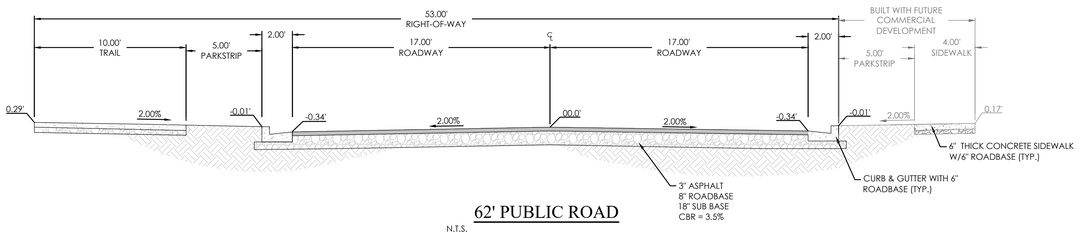
POWER PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	C7		

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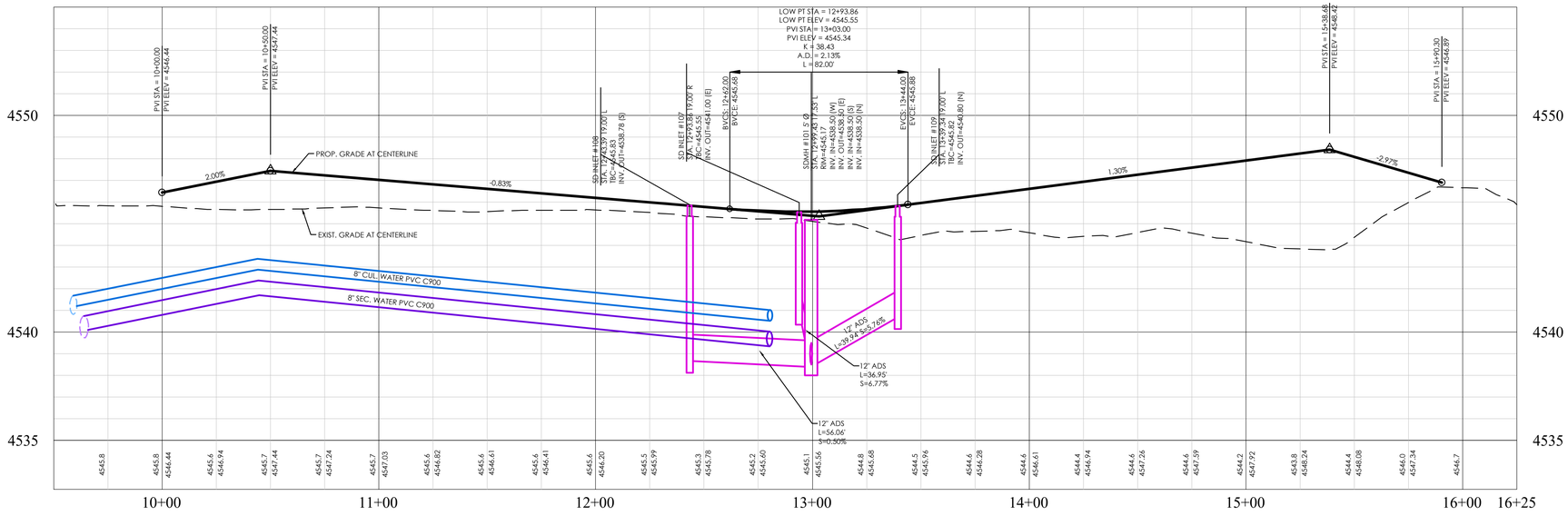


3795 WEST PLAN



62' PUBLIC ROAD

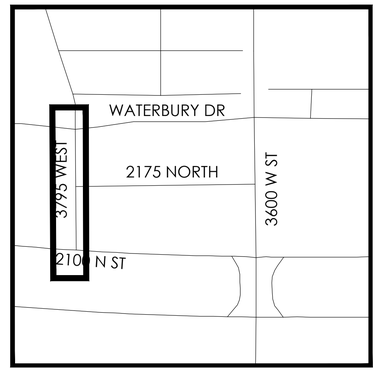
N.T.S.



3795 WEST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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3795 WEST

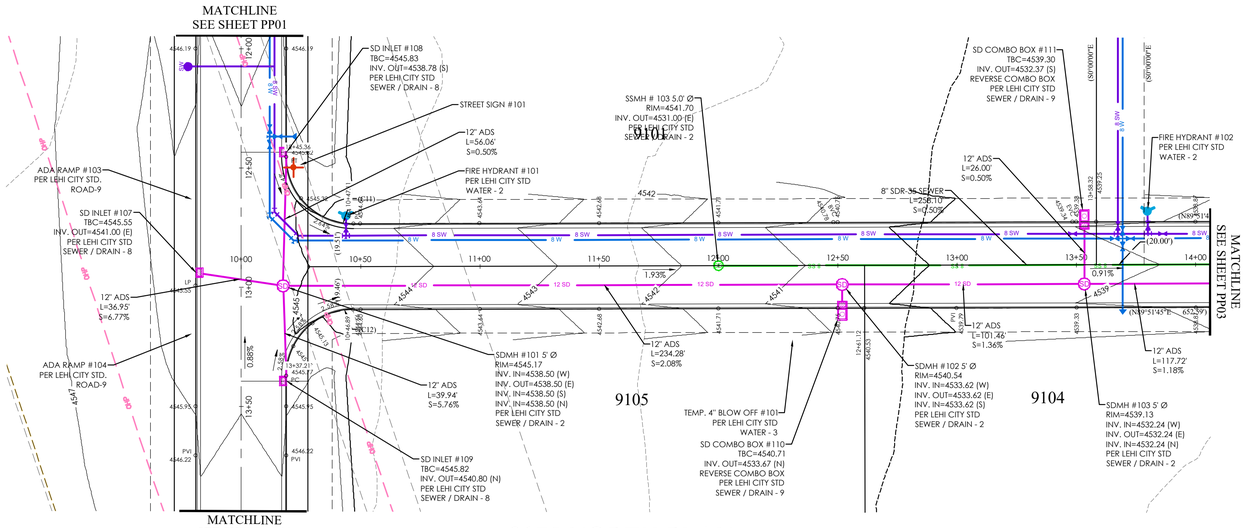
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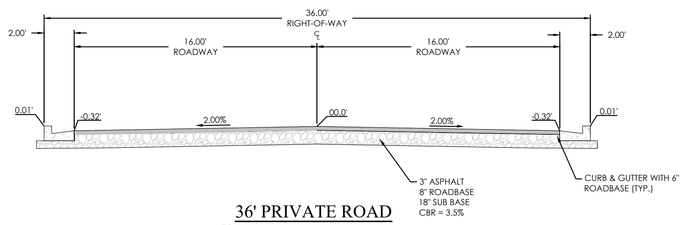
3795 WEST

Scale:	1"=30'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	PP01		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\PP01 - ROAD A.dwg

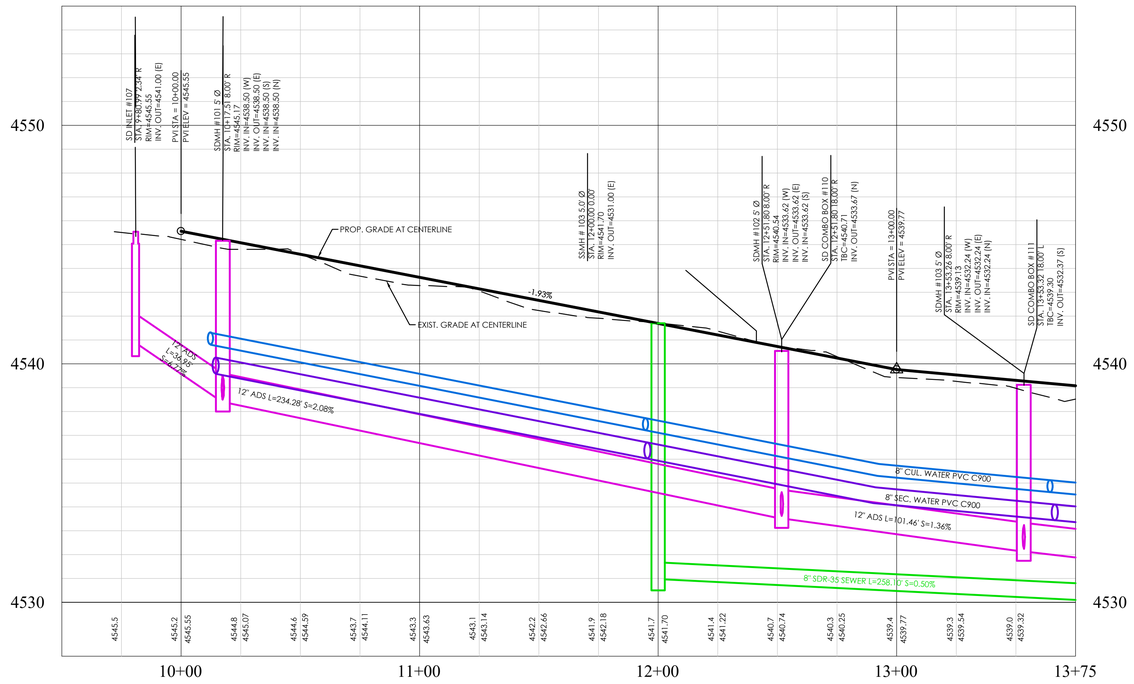


2175 NORTH PLAN



36' PRIVATE ROAD

N.T.S.



2175 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- FIRE HYDRANT
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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THOMAS M. ROMNEY
1/12/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"

LEHI, UT

2175 NORTH

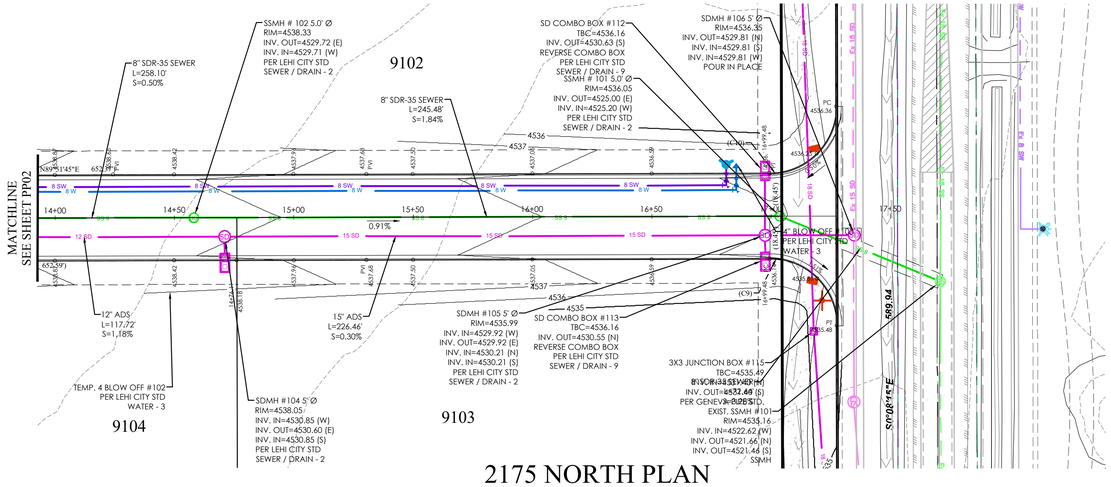
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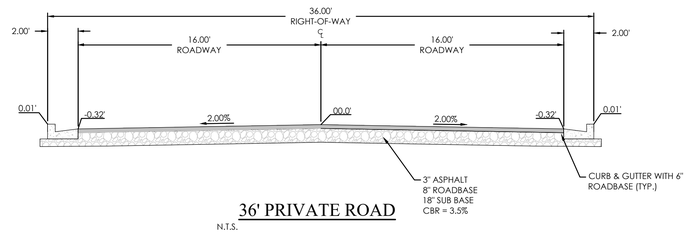
2175 NORTH

Scale:	1"=30'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	PP02		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\PP02 - ROAD B.dwg

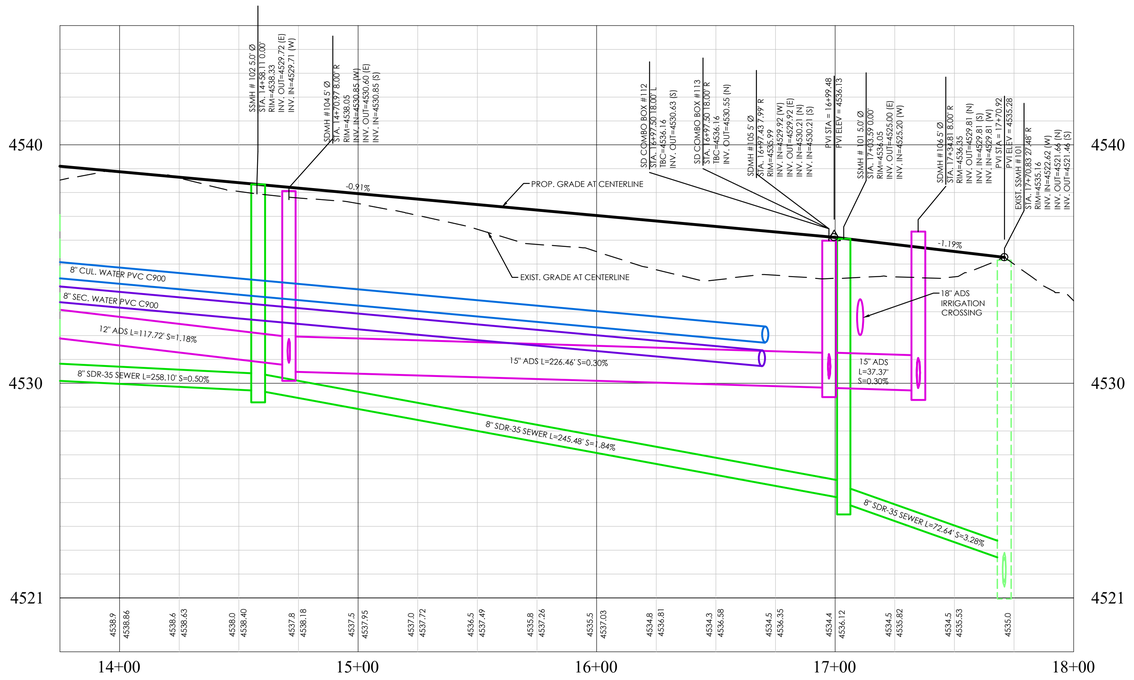


2175 NORTH PLAN



36' PRIVATE ROAD

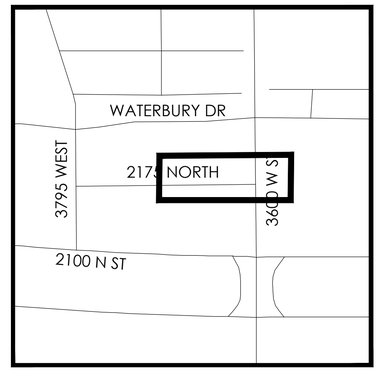
N.T.S.



2175 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP

N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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HOLBROOK FARMS PLAT "I"

LEHI, UT

2175 NORTH

REVISION BLOCK

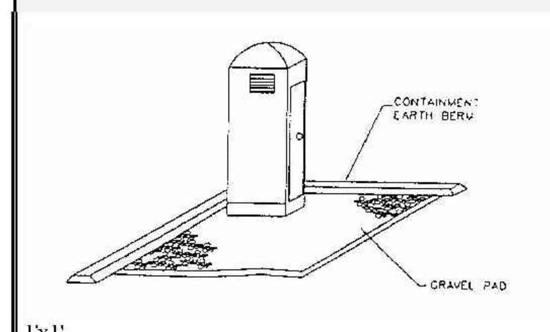
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2175 NORTH

Scale:	1"=30'	Drawn:	RSH
Date:	01/12/2021	Job #:	20-0198
Sheet:	PP03		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\PP03 - ROAD B.dwg

BMP: Portable Toilets — PT



1'x1'

Objectives

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

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

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

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

Limitations:
No limitations.

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

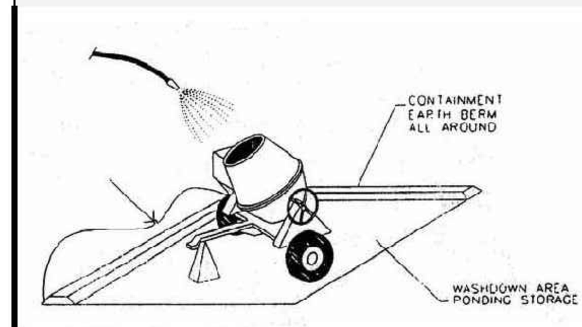
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

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

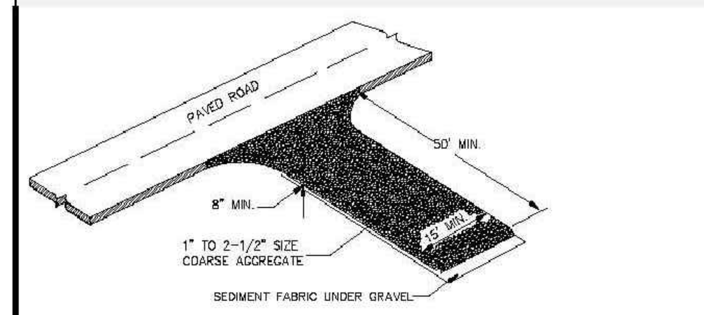
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☐ Capital Costs
☐ O&M Costs
☒ Maintenance
☒ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

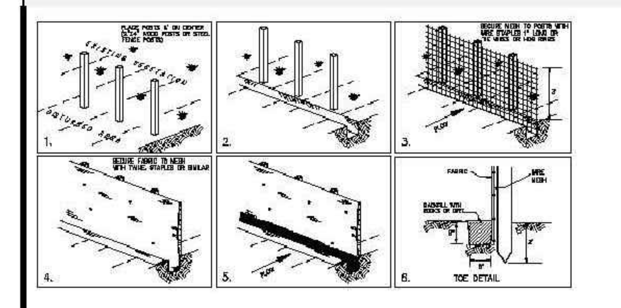
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

■ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

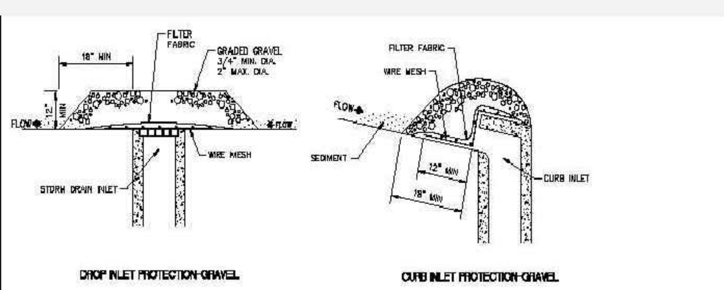
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

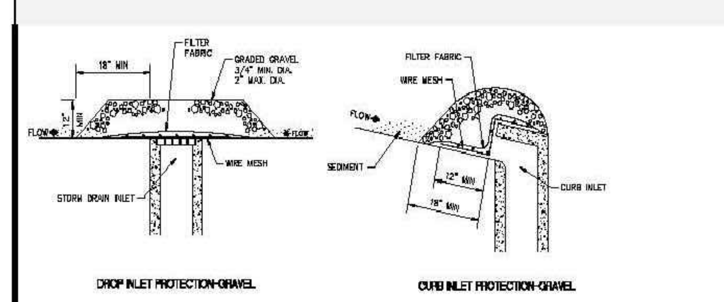
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

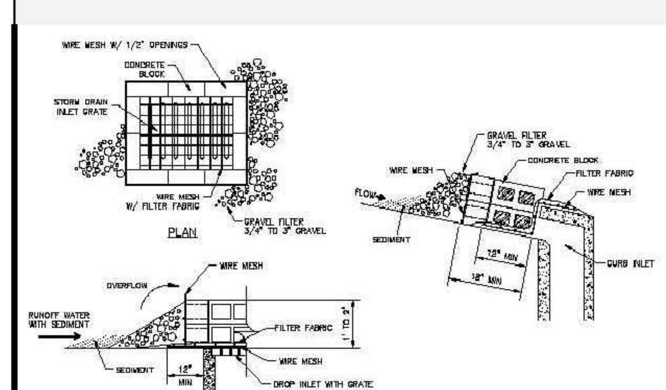
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Concrete Block — IP



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements

☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ High ☒ Medium ☐ Low

Attention Contractors

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

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

LEHI CITY EROSION CONTROL SIGN

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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 1/12/21 STATE OF UTAH

HOLBROOK FARMS PLAT "I"
LEHI, UT
EROSION CONTROL DETAILS

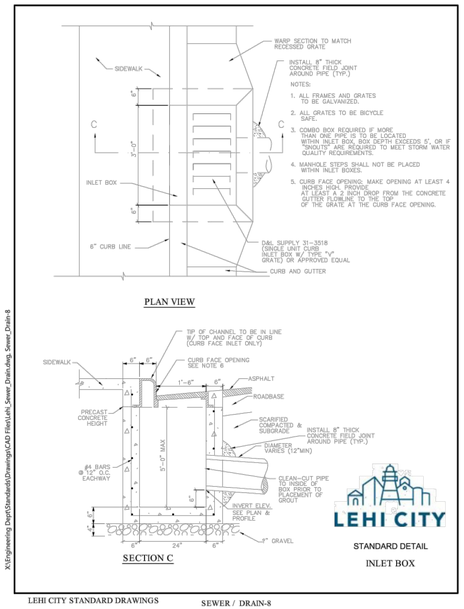
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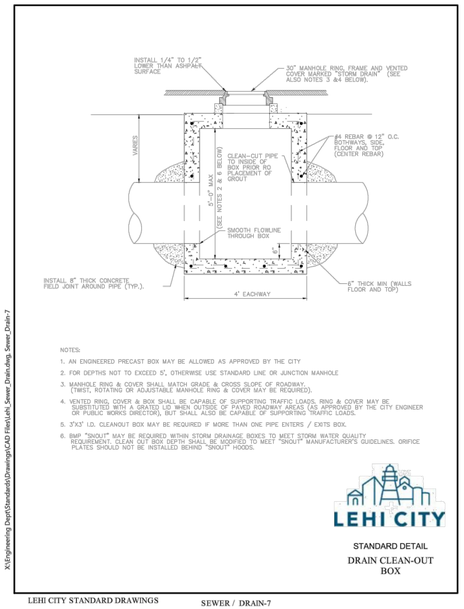
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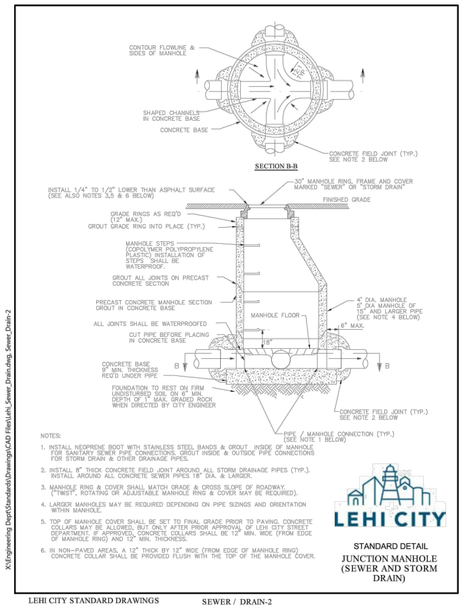
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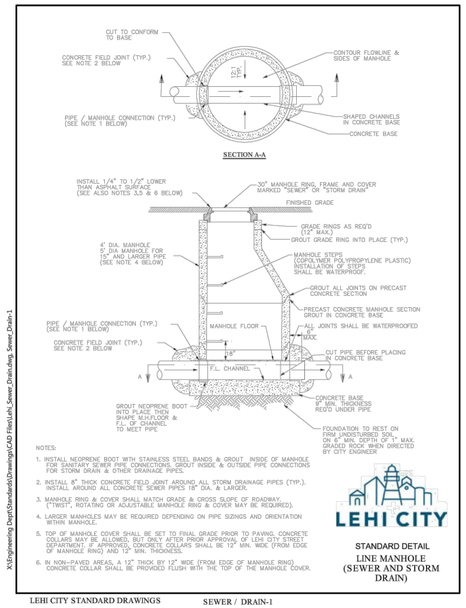
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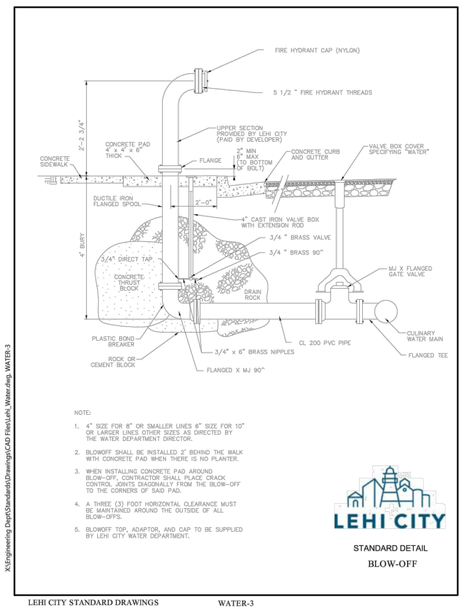
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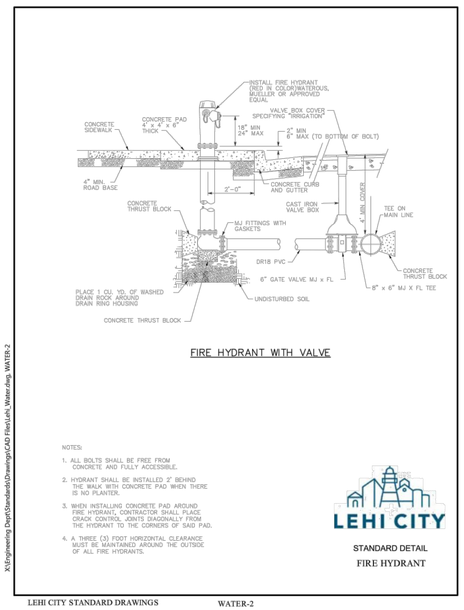












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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
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12/17/21
STATE OF UTAH

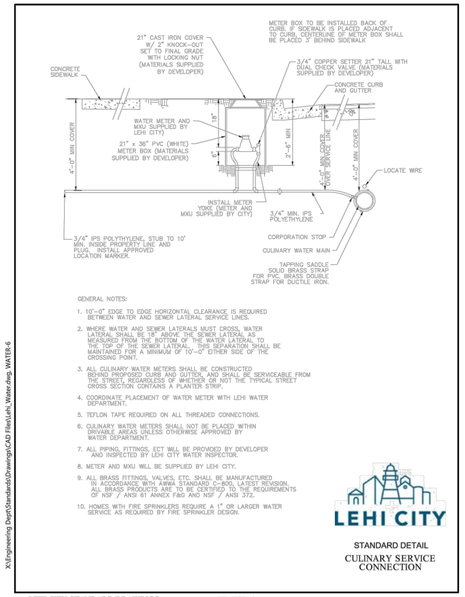
HOLBROOK FARMS PLAT "I"
LEHI, UT
LEHI STANDARDS

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LEHI STANDARDS

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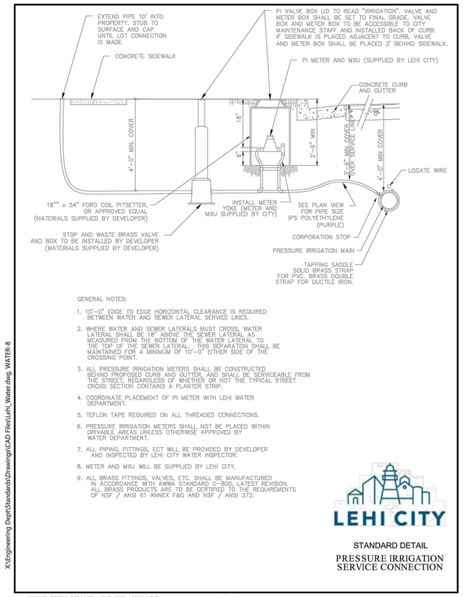
GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL
CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6



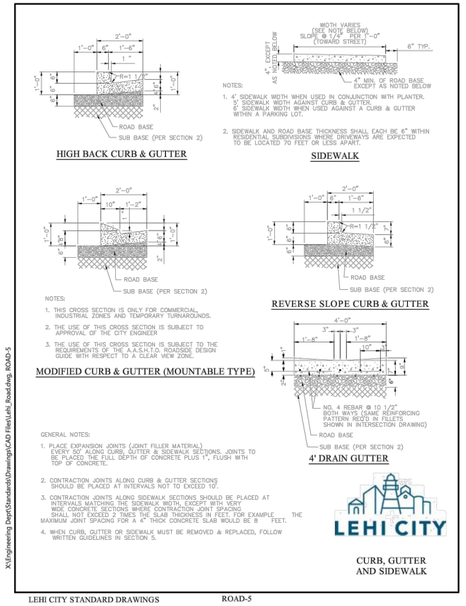
GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8



NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
2. 5' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.

NOTES:

1. 4' SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

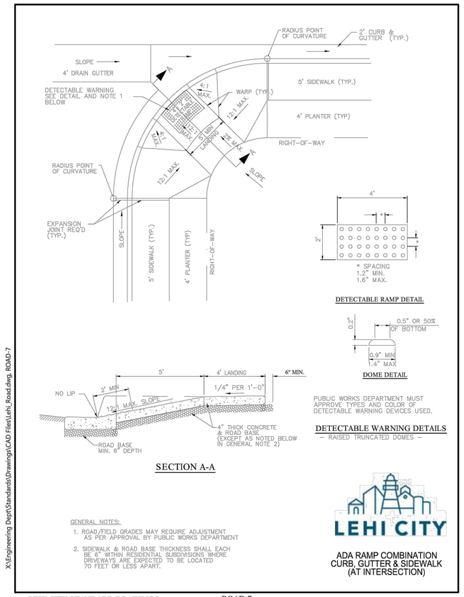
GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



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

GENERAL NOTES:

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

LEHI CITY

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

LEHI CITY STANDARD DRAWINGS ROAD-7

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
2/1/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

LEHI STANDARDS

REVISION BLOCK

#	DATE	DESCRIPTION
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LEHI STANDARDS

Scale: NA | Drawn: RSH
Date: 01/12/2021 | Job #: 20-0198
Sheet: D2.1

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\D21 LEHI STANDARDS.dwg

TEMPORARY CONSTRUCTION POWER:

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

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

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

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

PERMANENT POWER:

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

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

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

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

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

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

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

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

WARNING: DO NOT ALTER DRAWING WITHOUT PROFESSIONAL ENGINEER'S APPROVAL

LEHI CITY POWER DEPARTMENT

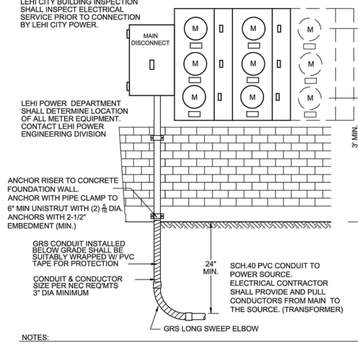
REQUIREMENTS & STANDARDS
ELECTRICAL SERVICE INFORMATION
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 1.1 | REV. 17.00 | BY: GWK | DATE: 3/10/17

ALL NON-CURRENT CARRYING METALLIC PARTS TO BE BONDED TO NEUTRAL AND EFFECTIVELY GROUNDED -SEE DRAWING 2.1 FOR TYPICAL GROUNDING AND BONDING DETAILS.

LEHI CITY BUILDING INSPECTION SHALL INSPECT ELECTRICAL SERVICE PRIOR TO CONNECTION BY LEHI CITY POWER.

LABEL EACH METER WITH UNIT # ENGRAVED METAL OR PLASTIC



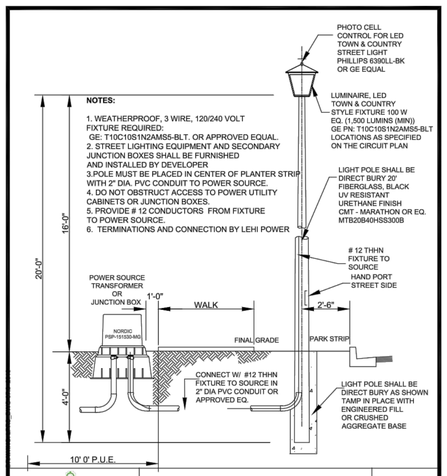
NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
MULTI-METER INSTALLATION UNDERGROUND SERVICE
200 AMP & GREATER, SELF CONTAINED METERING

DWG: 3.3 | REV. 17.00 | BY: GWK | DATE: 3/28/16



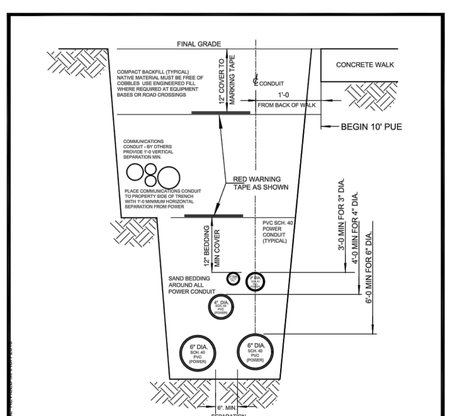
NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)
DIRECT BURY FIBERGLASS POLE

DWG: 7.3 | REV. 17.00 | BY: GWK | DATE: 3/16/17



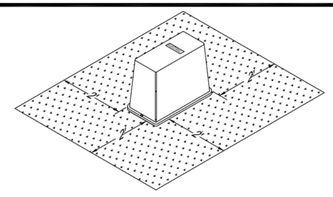
NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
POWER TRENCH & JOINT USE TRENCH DETAIL
RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: 5.4 | REV. 17.00 | BY: GWK | DATE: 01/5/17



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

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

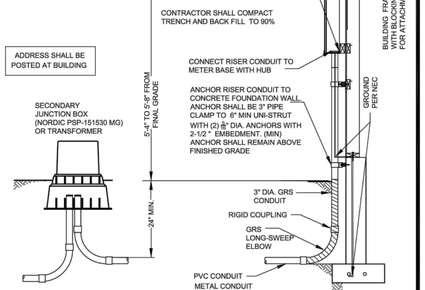
NOTE FOR NEW SERVICES

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 4.3 | REV. 16.00 | BY: GWK | DATE: 6/6/16



LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
UNDERGROUND SERVICE 100-200 AMP (1 OR 3 PHASE)
RESIDENTIAL & CONSTRUCTION POWER SERVICE

DWG: 3.1.1 | REV. 17.00 | BY: GWK | DATE: 3/10/17

TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

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

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

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

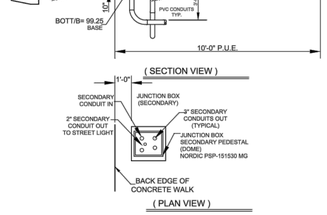
DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

DRAWING LAST UPDATED: 12/02/25, 2017

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
ELECTRICAL TRENCH & CONDUIT NOTES
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 5.3 | REV. 17.00 | BY: GWK | DATE: 01/5/17



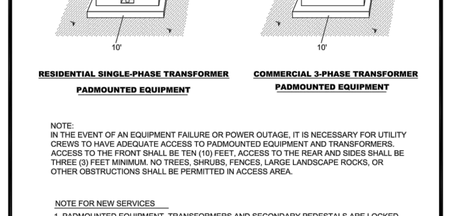
NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)
(LOCATIONS IN THE P.U.E.)

DWG: 5.1.2 | REV. 17.00 | BY: GWK | DATE: 3/10/17



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

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

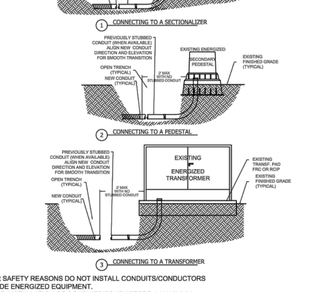
NOTE FOR NEW SERVICES

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 4.2 | REV. 16.00 | BY: GWK | DATE: 6/6/16



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT
RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 4.1 | REV. 17.00 | BY: GWK | DATE: 3/10/17

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028860-2202
THOMAS M. ROMNEY
12/17/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"
LEHI, UT
POWER DETAILS

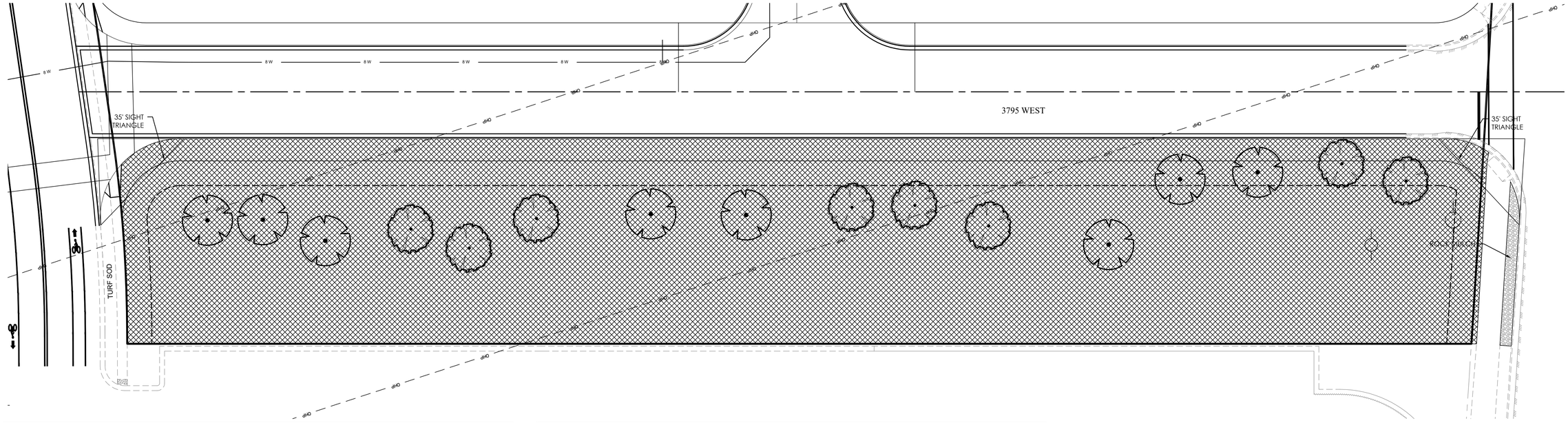
REVISION BLOCK

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POWER DETAILS

Scale: NONE | Drawn: RSH
Date: 01/12/2021 | Job #: 20-0198
Sheet: D3

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\D3 POWER DETAILS.dwg



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N S

NATIVE GRASS SEED MIX

NAME	SCIENTIFIC NAME	PLS %
FAIRWAY CRESTED WHEATGRASS	AGROPYRON CHRISTANTUM 'FAIRWAY'	40%
CRITANA THICKSPIKE WHEATGRASS	AGROPYRON DASYSTACHYM 'CRITANA'	40%
ROSANA WESTERN WHEATGRASS	PASCOPYRUM SMITHII 'ROSANA'	20%
	TOTAL	100%

APPLY 6 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 20 POUNDS PER ACRE. APPLY SEED MIX BY HDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

PLANT CARE:
MOW REGULARLY SO THAT NOT MORE THAN 1/3 OF THE LEAF IS REMOVED EACH TIME. MOST GRASSES, ESPECIALLY BLUEGRASS AND FESCUES SHOULD BE MOWED AT A HEIGHT OF 2.5 TO 3 INCHES TO PROVIDE FOR HEALTHY ROOT GROWTH AND TO HELP COMPETE WITH WEEDS. PROVIDE ADEQUATE WATER, BUT AVOID OVERWATERING. FERTILIZE 2 TO 3 TIMES PER YEAR, ONCE IN EARLY SPRING, ONCE IN LATE SPRING AND ONCE IN FALL. AERATE ONCE A YEAR, ESPECIALLY IN COMPACTED SOILS. DETHATCHING IS NOT NECESSARY.

TREE LEGEND

Malus 'Spring Snow' (8 total)
Spring Snow Flowering Crab 2" cal.

Malus 'Prairiefire' (8 total)
Prairiefire Flowering Crab 2" cal.

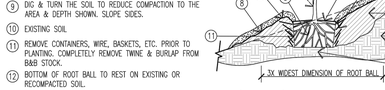
LANDSCAPE LEGEND

NATIVE BLEND GRASS MIX (SEE GRASS SEED MIX)

1"- 2" CRUSHED ROCK MULCH 3" DEEP

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.



1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE, CENTERED AROUND 2/3 OF THE ROOT BALL ON THE DOWNHILL SIDE.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

3X WIDEST DIMENSION OF ROOT BALL

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

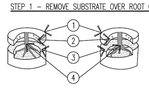
L2 TREE ON SLOPE 5% (20:1) - UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING - SLOPE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

NOTES:
1. ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO THE RECOMMENDED CORRECTIONS.
2. FIRST STEP 1, THEN STEP 2. ROOTS & SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER CORRECTION HAS BEEN COMPLETED.
3. TREES SHALL MEET ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.
4. SMALL ROOTS (1/4" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS "DEFECTS" & CAN BE ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL).

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



TREES PLANTED TOO DEEPLY IN ROOT BALLS. REMOVE EXCESS SUBSTRATE & ROOTS TO MEET ROOT INSPECTION DETAIL.

1. REMOVE EXCESS SUBSTRATE/SOIL.
2. REMOVE EXCESS ROOTS.
3. NEW ROOT BALL SURFACE.
4. ROOT COLLAR.

STEP 2 - REMOVE DEFECTS.
STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE ROOTS GROWING OVER OR WRAPPING AROUND STRUCTURAL ROOTS AS SHOWN.

CUT STRUCTURAL ROOT JUST BEFORE IT MAKES ABRUPT TURN. PRUNING CUT SHOULD BE MADE TANGENT (PARALLEL) TO THE TRUNK.

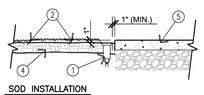
N2 ROOT CORRECTION-CONTAINER
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

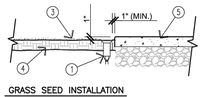
PARKS DEPARTMENT
ROOT CORRECTION - CONTAINER
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

INSTALL SOD OR SEED BED 1" BELOW TOP OF ADJACENT CONCRETE SITE ELEMENTS, AS SHOWN.

1. POP UP SPRAY HEAD
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MOWSTRIP, CURB OR SIDEWALK



SOD INSTALLATION



GRASS SEED INSTALLATION

NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (ONCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISH GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & 1/4 INCHES BELOW THE SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING THE NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAMS.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & INSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    a. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    b. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    c. 46-0-0 (50% SLOW RELEASE) SULPHUR COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

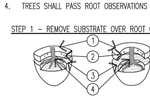
P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SOD/SEED INSTALLATION
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

NOTES:
1. ALL TREES SHOWN ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
2. FIRST STEP 1, THEN STEP 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL & ROOTS OVER THE ROOT COLLAR.
3. ROOTS & SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
4. TREES SHALL PASS ROOT OBSERVATIONS DETAIL FOLLOWING CORRECTION.

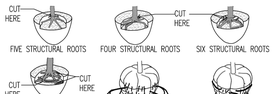
STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



TREES PLANTED TOO DEEPLY IN ROOT BALLS. REMOVE EXCESS SUBSTRATE & ROOTS TO MEET ROOT INSPECTION DETAIL.

1. REMOVE EXCESS SOIL.
2. REMOVE EXCESS ROOTS.
3. NEW ROOT BALL SURFACE.
4. ROOT COLLAR.

STEP 2 - REMOVE DEFECTS.
STRUCTURAL ROOTS SHOWN IN GRAY. REMOVE ROOTS GROWING OVER OR WRAPPING AROUND STRUCTURAL ROOTS AS SHOWN.



N3 ROOT CORRECTION-B&B
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
ROOT CORRECTION - B&B
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9026850-2202
THOMAS M. ROMNEY
STATE OF UTAH
3/17/21

HOLBROOK FARMS PLAT "I"
LEHI, UT
LANDSCAPE PLAN

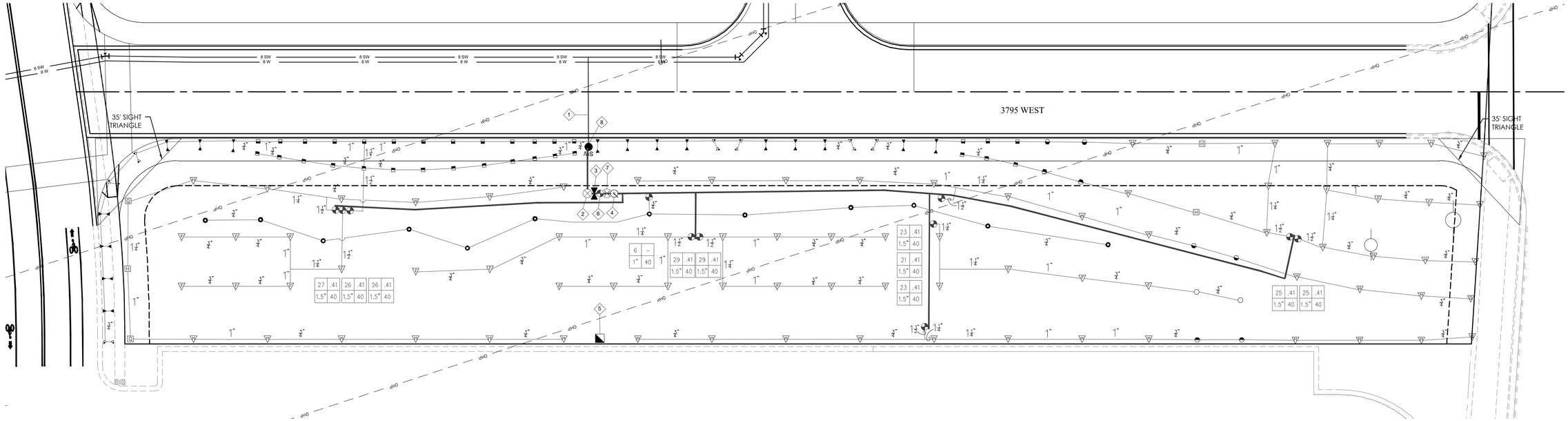
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LANDSCAPE PLAN

Scale: 1"=20'
Drawn: AW
Date: 01/12/2021
Job #: 20-0198
Sheet: L1

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

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\L1 - LANDSCAPE PLAN.dwg



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N S

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

IRRIGATION LEGEND

F H Q	
H Q	HUNTER PROS-4 & 12 SPRAY HEAD W/MP3500 ROTATOR NOZZLE (31'-35')
	HUNTER PROS-4 & 12 SPRAY HEAD W/MP3000 ROTATOR NOZZLE (22'-30')
	HUNTER PROS-4 & 12 SPRAY HEAD W/MP2000 ROTATOR NOZZLE (13'-21')
	HUNTER PROS-4 SPRAY HEAD W/MP1000 ROTATOR NOZZLE (8'-15')
	HUNTER PROS-4 SPRAY HEAD W/MPLCS515, MPRCS515, MPSS530 NOZZLES
	1 1/2" PVC SCHEDULE 40 MAIN LINE UNLES NOTED OTHERWISE
	PVC SCHEDULE 40 LATERAL LINE (SIZE AS NOTED)
	PVC SCHEDULE 40 SLEEVES UNDER PAVEMENT
	AMIAD 130 MICRON FILTER (SEE KEYED NOTES)
	HUNTER ICV FILTER SENTRY ELECTRIC REMOTE CONTROL VALVE
	MUELLER MARK II ORISEAL S&W VALVE MODEL H-10288
	RAINBIRD 44 LRC 1" QUICK COUPLING VALVE
	WEATHERTRAK CONTROLLER IN ENCLOSURE
	RAINBIRD 1402 BUBBLER-2 PER TREE
	FLOWMEC FLOW SENSOR

GPM per Valve 26 .41 Precip. Rate/Hour
Valve Size 1.5" 40 Operating Pressure (PSI)

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF ROADWAY WHERE MAIN LINE CROSSES UNDER.
6. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAINLINE.
7. USE 12" POP-UP HEADS IN THE NATIVE GRASS AREAS AND 4" POP-UP HEADS IN THE TURF GRASS AREAS.

IRRIGATION KEYED NOTES

1. 1 1/2" SECONDARY IRRIGATION WATER SERVICE.
2. 1 1/2" MUELLER STOP & WASTE VALVE FOR IRRIGATION SHUT-OFF.
3. 1 1/2" AMIAD SUPER DISC 130 MICRON FILTER.
4. INSTALL QUICK COUPLER VALVE AS PER DETAIL FOR WINTER BLOW-OUT.
5. CONTROLLER TO BE WEATHERTRAK. CONTRACTOR SHALL PROVIDE ALL MATERIALS, POWER SOURCE AND LABOR TO INSTALL THE CONTROLLER.
6. 1 1/2" HUNTER ICV FILTER SENTRY MASTER VALVE.
7. FLOWMEC FLOW SENSOR.
8. 1 1/2" WATER METER.

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2/17/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"
LEHI, UT
IRRIGATION PLAN

REVISION BLOCK

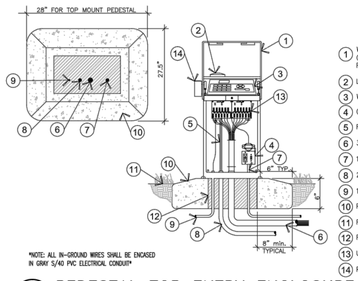
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6	----	----

IRRIGATION PLAN

Scale:	1"=20'	Drawn:	AW
Date:	01/12/2021	Job #:	20-0198
Sheet:	L2		

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\L2 - IRRIGATION PLAN.dwg

NOTES:
1. ALL IRRIGATION CONTROLLERS SHALL BE EQUIPPED WITH A RAIN SENSOR, EVAPOTRANSPIRATION (ET) SENSOR, MASTER VALVE & FLOW SENSOR AS APPROVED BY THE LEHI CITY PARKS DEPARTMENT.
2. CONTROLLERS SHALL BE MOUNTED ON A STABLE WALL, POWER RACK OR FORMED & CONSTRUCTED CONCRETE BASE PEDESTAL MOUNTED OVER 6" OF COMPACTED GRAVEL. BOX SHALL BE VANDAL RESISTANT & WEATHER PROOF AND SHALL NOT BE MOUNTED TO METER BASE.
3. CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR 110 VOLT ELEC. SERVICE. THIS SHALL BE INSPECTED & APPROVED BY CITY PARKS DEPARTMENT.
4. ALL 110 VOLT WIRES TO BE IN SUFFICIENTLY SIZED CONDUIT & BURIED MIN. 24" DEEP.
5. ALL LOCAL, STATE, & NATIONAL CODES SHALL TAKE PRECEDENCE IN THE FURNISHING & CONNECTING A 110 VOLT ELECTRICAL SERVICE TO THE CONTROLLER.
6. CONTRACTOR SHALL BE PREPARED TO INSTALL PEDESTAL CONTROLLER ON A POURED CONCRETE OR A HIT QUICKPAD BASE. OWNER SHALL NOTIFY CONTRACTOR WHICH BASE SHALL BE USED PRIOR TO COMMENCEMENT OF THE PROJECT. CONTRACTOR SHALL VERIFY NUMBER & SIZE OF CONDUITS REQUIRED FOR INSTALLATION. PROVIDE A MIN. OF 2" OF CONCRETE FROM MOUNTING BOLT TO INTERIOR BASE OPENING.



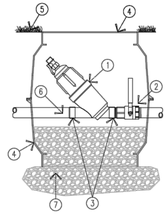
NOTE: ALL IN-GROUND WIRES SHALL BE ENCASED IN GRAY 5/40 PVC ELECTRICAL CONDUIT

1. WEATHERTRAK CONTROLLER, MODELS: WTPRO3-C-12/24/48-SPT CONVENTIONAL OR WTPRO3-C-2W48-SPT, 2-WIRE OR CONVENTIONAL, WITHIN STAINLESS STEEL PEDESTAL MOUNTED ENCLOSURE ASSEMBLY W/KEY-LOCK. SEE LEGEND FOR SIZE & ANY OTHER REQUIRED ACCESSORIES.
2. LOW PROFILE ANTENNA (IF SPECIFIED)
3. WEATHERTRAK ET PRO3 SERIES CONTROLLER. SEE DRAWINGS & SPECS FOR OTHER INFORMATION
4. GFCI & POWER SWITCH
5. FLOW SENSOR CABLE & MASTER VALVE WIRES PER SPECIFICATIONS.
6. 3" PVC SCH. 40 SWEEP 90 & CONDUIT FOR CONTROL WIRES.
7. 1" PVC SCH. 40 SWEEP 90 & CONDUIT FOR 120 VAC FROM METERED SUPPLY.
8. 2" PVC SCH. 40 SWEEP 90 & CONDUIT FOR FLOW SENSOR & MASTER VALVE WIRING.
9. 1-1/2" PVC SCH. 40 SWEEP 90 & CONDUIT FOR GROUNDING, PER ASIC GUIDELINES.
10. POURED CONCRETE BASE, SLOPE TO DRAIN
11. FINISH GRADE, 2" BELOW TOP OF CONCRETE BASE
12. FILL VOIDS WITH CONCRETE SLURRY MIX
13. UNIVERSAL RADIO REMOTE INTERFACE (IF SPECIFIED)
14. RAIN SENSOR WITHIN VT RAIN SENSOR ENCLOSURE (IF SPECIFIED)

A4 PEDESTAL TOP ENTRY ENCLOSURE
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
PEDESTAL CONTROLLER
SCALE: NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



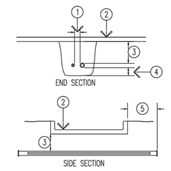
1. AMAD PLASTIC FILTER
2. BRASS FULL PORT BALL VALVE
3. ACTION MANIFOLD FITTINGS ON EACH SIDE OF FILTER
4. VALVE BOXES TO FIT
5. FINISH GRADE
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTE:
ALL SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH AN APPROVED SYSTEM FILTER, UNLESS OTHERWISE REQUIRED/APPROVED BY THE LEHI CITY PARKS DEPARTMENT.

C2 MEDIUM FILTER 1-1/2" - 2"
SCALE: NTS — LANDSCAPE / IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
MEDIUM FILTER
SCALE: NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



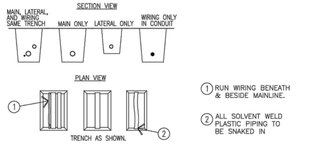
1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 2" MINIMUM, PIPE BEDDING
5. 6" MINIMUM, 18" MAXIMUM

NOTES:
1. SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
2. ALL PIPE SLEEVING SHALL BE SCH. 40 PVC. PIPING UNDER ROAD TO THE WATER METER BOX MUST BE POLYETHYLENE.
3. CUTTING/BREAKING EXISTING CONCRETE IS NOT PERMITTED UNLESS NO OTHER ALTERNATIVE IS POSSIBLE. PIPING UNDER PAVING SHALL BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING.
4. DESIGNER/CONTRACTOR SHALL MINIMIZE THE AMOUNT OF SLEEVING REQUIRED UNDER PAVING.
5. ALL WIRE SLEEVING SHALL BE GRAY 5/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

E2 SLEEVING
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
SLEEVING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



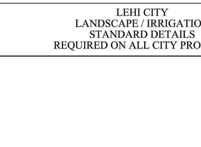
1. RUN WIRING BENEATH & BESIDE MAINLINE.
2. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN

NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE & WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. TRENCHES SHALL BE EXCAVATED 2" BELOW NORMAL TO ALLOW FOR PROPER BEDDING. SELECTED FILL SHALL BE USED IF SOIL CONDITIONS ARE ROCKY.
4. MAIN LINE SHALL HAVE 18-24" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER. 4" OF SCREENED FILL SHALL COVER THE PIPE. THE TOP 6" OF COVER SHALL CONTAIN NO ROCKS 1" OR LARGER. THE REMAINING BACKFILL SHALL CONTAIN NO ROCKS/AGGREGATES LARGER THAN 2".
5. TRENCH FILL SHALL BE THOROUGHLY COMPACTED & LEVELED WITH ADJACENT SOIL.
6. PLASTIC PIPE SHALL BE EXTRUDED FROM PVC 1120-1220 COMPOUND & LABELED AS SUCH. ALL PVC PIPE SHALL BE SCH. 40. ALL MAINLINE FITTINGS SHALL BE SCH. 80.
7. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

E1 PIPE/WIRE IN TRENCH
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
PIPE/WIRE TRENCH
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



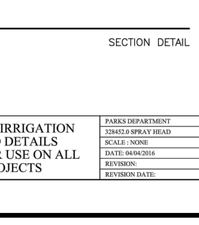
1. FLOW SENSOR MODULE
2. BRASS TEE ASSEMBLY
3. COMMUNICATION WIRE AS REQUIRED FROM FLOW SENSOR BACK TO CONTROLLER
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE

NOTES:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.
2. FLOW SENSOR REQUIRED & SHALL BE APPROVED BY LEHI CITY PARKS DEPARTMENT.

D7 BRASS FLOW SENSOR
SCALE: NTS — LANDSCAPE / IRRIGATION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
BRASS FLOW SENSOR
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

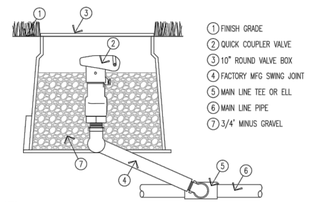


1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

F2 MANUAL DRAIN VALVE-SMALL
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
MANUAL DRAIN VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



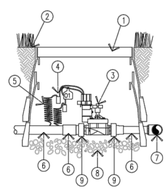
1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTES:
1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10 INCH ROUND VALVE BOX.
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.

F6 QUICK COUPLER VALVE
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
QUICK COUPLER
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



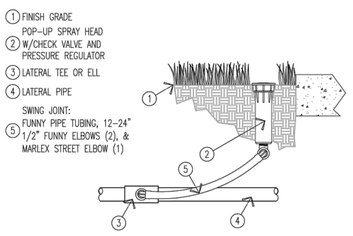
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X

NOTES:
1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS & APPROVED BY THE PARKS DEPARTMENT.
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 11.75 INCH VALVE BOX (NOTE: THIS IS THE MINIMUM SIZE).
3. NO MORE THAN TWO VALVES PER BOX & VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.

F7 REMOTE CONTROL VALVE
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
REMOTE CONTROL VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. FINISH GRADE
2. POP-UP SPRAY HEAD W/CHECK VALVE AND PRESSURE REGULATOR
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

X SPRAY HEAD
SCALE: NTS — SECTION DETAIL

LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED FOR USE ON ALL CITY PROJECTS

PARKS DEPARTMENT
328452.0 SPRAY HEAD
SCALE : NONE
DATE: 04/04/2016
REVISION:
REVISION DATE:

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

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 6028650-2202
THOMAS M. ROMNEY
01/12/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"
LEHI, UT
IRRIGATION DETAILS

REVISION BLOCK

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

IRRIGATION DETAILS

Scale: NTS	Drawn: AW
Date: 01/12/2021	Job #: 20-0198
Sheet: L3	

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\L13 - IRRIGATION DETAILS.dwg

MEMORANDUM

To:	Lehi City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Holbrook Farms Plot "I"	Date:	January 6, 2021

Reference: Holbrook Farms Plot "I" Traffic Study

INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Traffic Study for the proposed Holbrook Farms Plot "I" Development that will be built on the northwest corner of 2100 North and 3600 West in Lehi, Utah. The purpose of this study is to project the number of vehicles that will be entering and exiting the proposed site onto the existing road network during a typical peak hour. The proposed development is planned to be built out by 2022 and will consist of two Medical Office buildings that will range between 15,000 sq. ft. to 25,000 sq. ft. as well as three buildings at roughly 10,000 sq. ft. each that will consist of retail type shops. There are three proposed accesses into the site that are shown in Figure 2. The site currently consists of vacant land.

Figure 1 – Project Vicinity Map



EXISTING CONDITIONS

Surrounding Land Uses

The purposed development is bordered to the south by 2100 North and 3600 West to the east. Waterbury Drive borders this property to the north and the Utah Military Academy to the west with a planned road that will connect to 2100 North. The proposed site for the development currently consists of vacant land.

Roadways

2100 North: 2100 North is owned and operated by the Utah Department of Transportation. It runs east and west from I-15 to SR-85. Currently 2100 North consists of two lanes in each direction divided by a large open space that has been reserved for future expansion of 2100 North. Ultimately 2100 North will be constructed as a major freeway and the existing lanes will serve as a Frontage Road. Timing of this construction is dependent on funding. The current speed limit along 2100 North is 50 MPH.

3600 West: 3600 West is a north/south Major Arterial roadway that runs along the east side of the proposed development. Currently 3600 West consists of two lanes in each direction. 3600 West runs from Main Street to the south and continues north past 2100 North. The current posted speed limit along 3600 West is 35 mph.

Waterbury Drive: Waterbury Dr. is an east/west Minor Collector roadway that runs along the north side of the proposed development. Access #2 of the development will exit/enter off of this road. Currently Waterbury Dr. consists of one lane in each direction. The current posted speed limit along 3600 West is 25 mph.

PROPOSED SITE CONDITIONS

The proposed development could consist of up to 50,000 sq. ft. of Medical Office space and roughly 30,000 sq. ft. of retail shopping space. The development has three planned accesses that are shown in Figure 2 of this report. All traffic exiting and entering the proposed site at the three proposed accesses. Access #1 is to the ease onto 3600 West, Access #2 is to the north onto Waterbury Drive and Access #3 is to the west onto the new planned roadway. Refer to Figure 2 for the proposed site plan, showing the proposed access locations.

Figure 2 – Site Plan



TRIP GENERATION

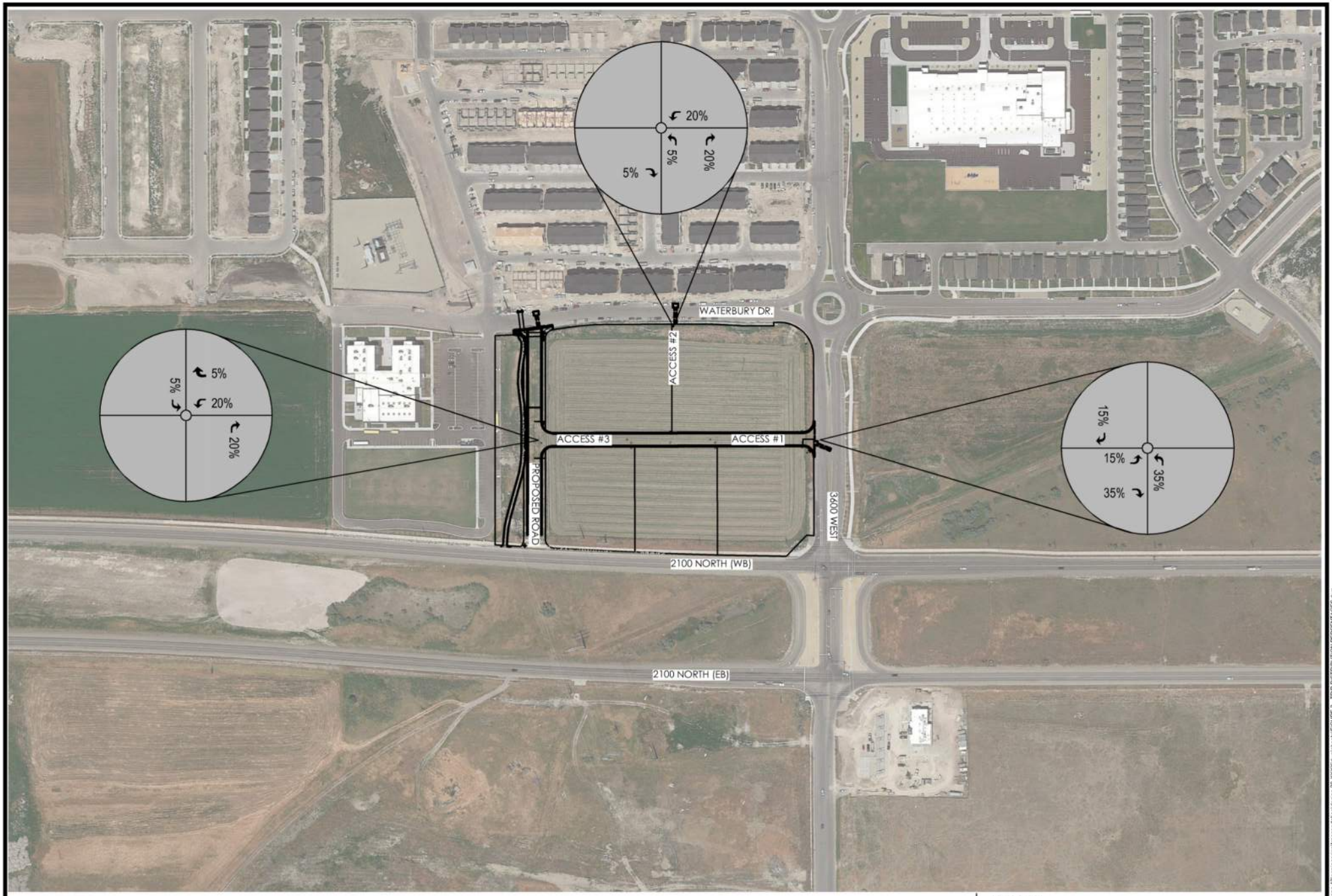
To generate the anticipated number of vehicles entering and exiting a proposed site, the *Institute of Transportation Engineer's (ITE) Trip Generation Manual* is used. For this development, the land use codes 720 for Medical Office Building and 820 for Shopping Center Space were used to generate the number of trips entering and exiting the development. It should be noted that the typical AM peak hour for a Medical Office Building is between 9:30 - 10:30 and the PM peak hour is between 2:15 – 3:15 according to the ITE Trip Generation Manual. The typical peak hour for a "shopping center" or retail shops is between 11:45am – 1:15pm. These typical peak hours are usually outside the typical peak hour of the adjacent roadways to this project, 3600 West, Waterbury Drive and 2100 North. Therefore, the peak hours illustrated in Table 1 are the peak hours of these two land uses during the AM and PM peak hours of the adjacent streets, typically between 7am – 9am and 4pm – 6pm.

Table 1 – Trip Generation

ITE Land Use Code	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
				Enter	Exit	Enter	Exit
720	Office Medical	50,000 Sq. Ft.	1740	108	31	48	125
820	Shopping Center	30,000 Sq. Ft.	1133	17	11	55	59

As illustrated in Table 1, the addition of this development will generate 2,873 Average Daily Trips (ADT); with 167 AM peak hour trips and 287 PM peak hour trips. In the AM peak hour, it is anticipated of the 167 trips, 125 vehicles will be entering the site and 42 will be exiting. In the PM peak hour, of the 287 trips, 103 vehicles will be entering the proposed site and 184 vehicles exiting.

Site ingress/egress traffic at the proposed site accesses were distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current land uses within the proximity of the proposed development, mainly residential development. It is assumed 50% of the traffic generated by this development will enter/exit the development at Access #1 onto 3600 West, with 15% entering/exiting from the north and 35% entering/exiting from the south. It is assumed 25% of the trips generated by this development will enter/exit from Access #2, with 5% entering/existing from the west and 20% entering/exiting from the east along Waterbury Drive. The remaining 25% will enter/exist the development from Access #3 onto the new roadway along the west boundary. It is assumed 5% will enter/exit this access from the north, and 20% will enter/exit from the south. Figure 3 illustrates the site traffic distribution percentages for the development. Using the distribution percentages along with projected traffic volumes from Table 1, Exhibit 4 illustrates the site traffic volumes anticipated for the development.



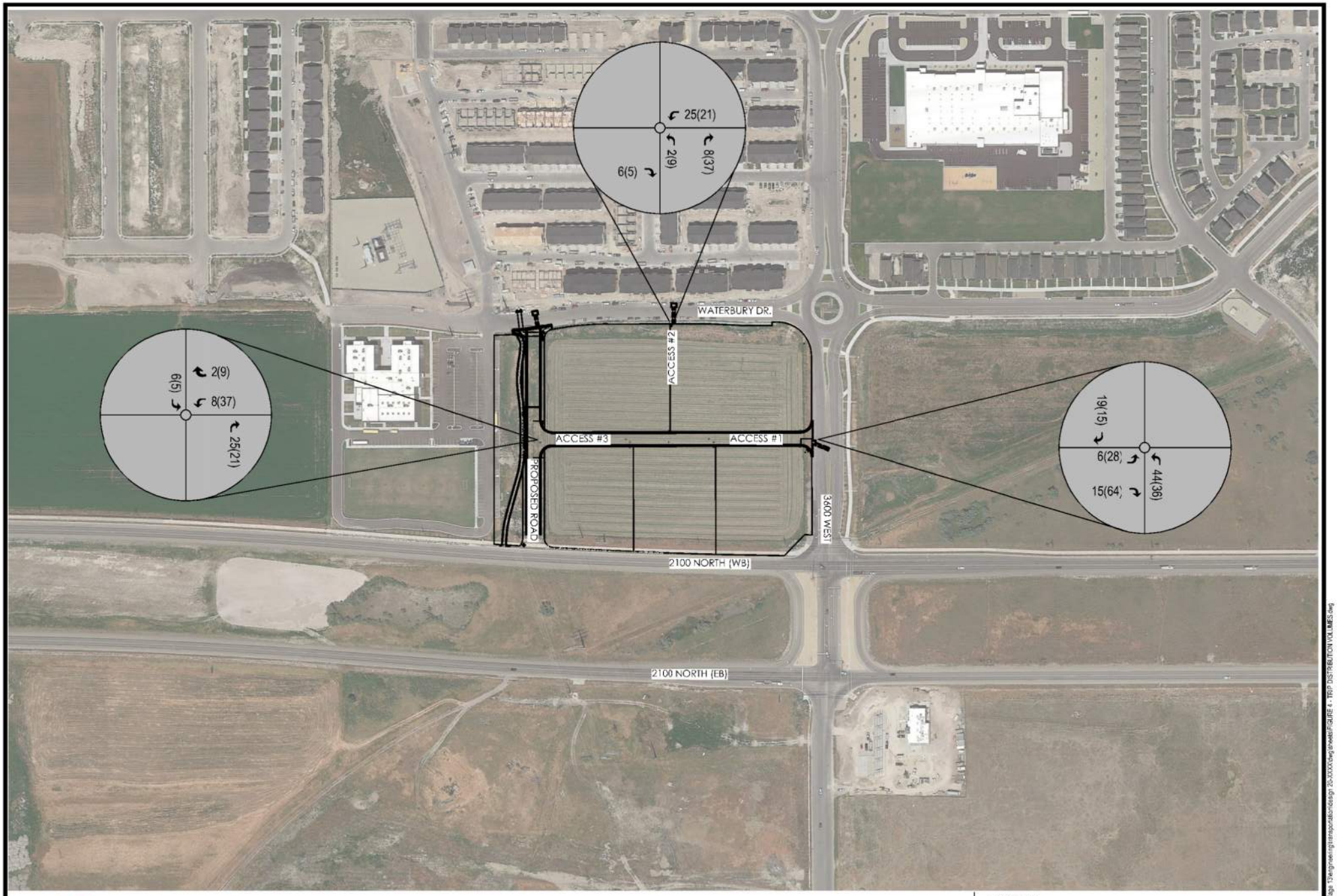
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www.focusutah.com

HOLBROOK FARMS PLOT "I"

FIGURE 3 - TRIP DISTRIBUTION PERCENTAGES

LEGEND
XX% = PEAK HOUR TRIP DISTRIBUTION PERCENTAGES

20-0196 Holbrook Commercial Village 13\engineering\transportation\design\ 20-XXXX\dwg\sheets\FIGURE 3 - TRIP DISTRIBUTION PERCENTAGES.dwg



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HOLBROOK FARMS PLOT "I"

FIGURE 4 - TRIP DISTRIBUTION VOLUMES

LEGEND
XX(XX) = AM(PM) PEAKHOUR TRAFFIC VOLUMES

CONCLUSION

Based on the provided site plan, the development will consist of up to 50,000 sq. ft. of medical office space and up to 30,000 sq. ft. of retail shops. It is anticipated 2,873 average daily trips will be generated by the proposed development, with a total of 167 AM peak hour trips and 287 PM peak hours trips. As vehicles enter and exit the proposed site, it is anticipated between the three accesses that approximately 50% will exit/enter the site to/from Access #1 onto 3600 West, 25% of the trips will exit/enter the site to/from Access #2 onto Waterbury Drive and 25% will enter/exit the site to/from Access #3 onto the new proposed roadway.

The peak hours for ingress and egress to the proposed development (Medical Office and Retail Shops) are outside of the typical peak hours for the adjacent roadways. Traffic along the adjacent roadways, 3600 West, Waterbury Drive and 2100 North, will be significantly less when the peak hours of ingress and egress of the proposed development occur. Peak hours for the adjacent roadways are between 7:00am and 9:00am and between 4:00pm and 6:00pm. Where the peak hours for the proposed development will be between 11:45am and 1:15pm.

It is concluded that each of the three proposed accesses should function with full movements into and out of the proposed site with the projected number of trips anticipated for this development during the typical peak hour of the adjacent roadways. With a separate left turn lane for the northbound left turn movement at Access #1 along 3600 West, vehicles should have roughly 100 feet of storage plus the taper, which should provide enough storage for the vehicles to make a safe turning movement into the proposed development. It is projected that the peak number of vehicles making this movement will only be 44 vehicles spread out over a peak hour. With minimal amounts of traffic along Waterbury Drive and the new proposed roadway along the west boundary of this development, Access #2 and Access #3 should have minimal delays to vehicles entering and exiting the proposed site with full left and right turning movements at each access.

It is recommended that the striping on 3600 West be altered to allow for a single left turn lane with 100 ft of storge to allow vehicles to turn into the proposed development.

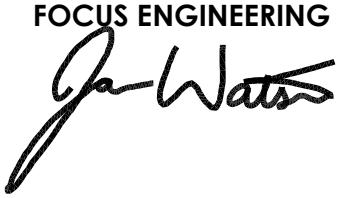
Since the AM and PM peak hours of the adjacent roadways and the peak hour for a medical office and retail shops are not the same, traffic should be significantly less along the adjacent streets when the peak time for the proposed development occurs. With the amount of traffic on the adjacent roadway network and the number of proposed vehicles entering and exiting the site at the proposed access locations, it is concluded

that with full turning movements at each of the 3 proposed accesses, vehicles will be able to enter and exit the development with minor delays.

Please feel free to contact me with any questions or comments.

Sincerely,

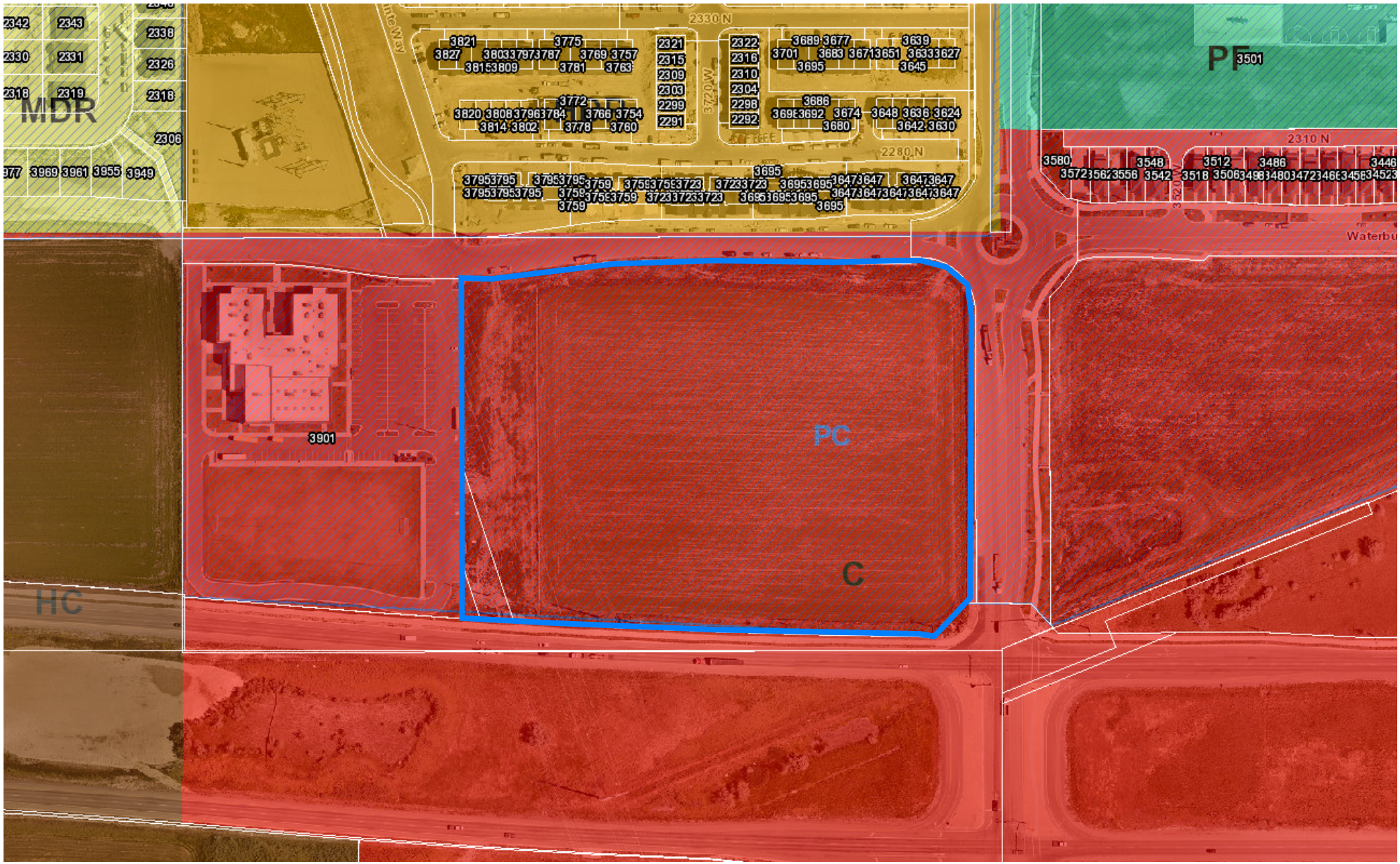
FOCUS ENGINEERING & SURVEYING, LLC



Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Holbrook Farms Plat I Preliminary Subdivision

General Plan



Holbrook Farms Plat I Preliminary Subdivision

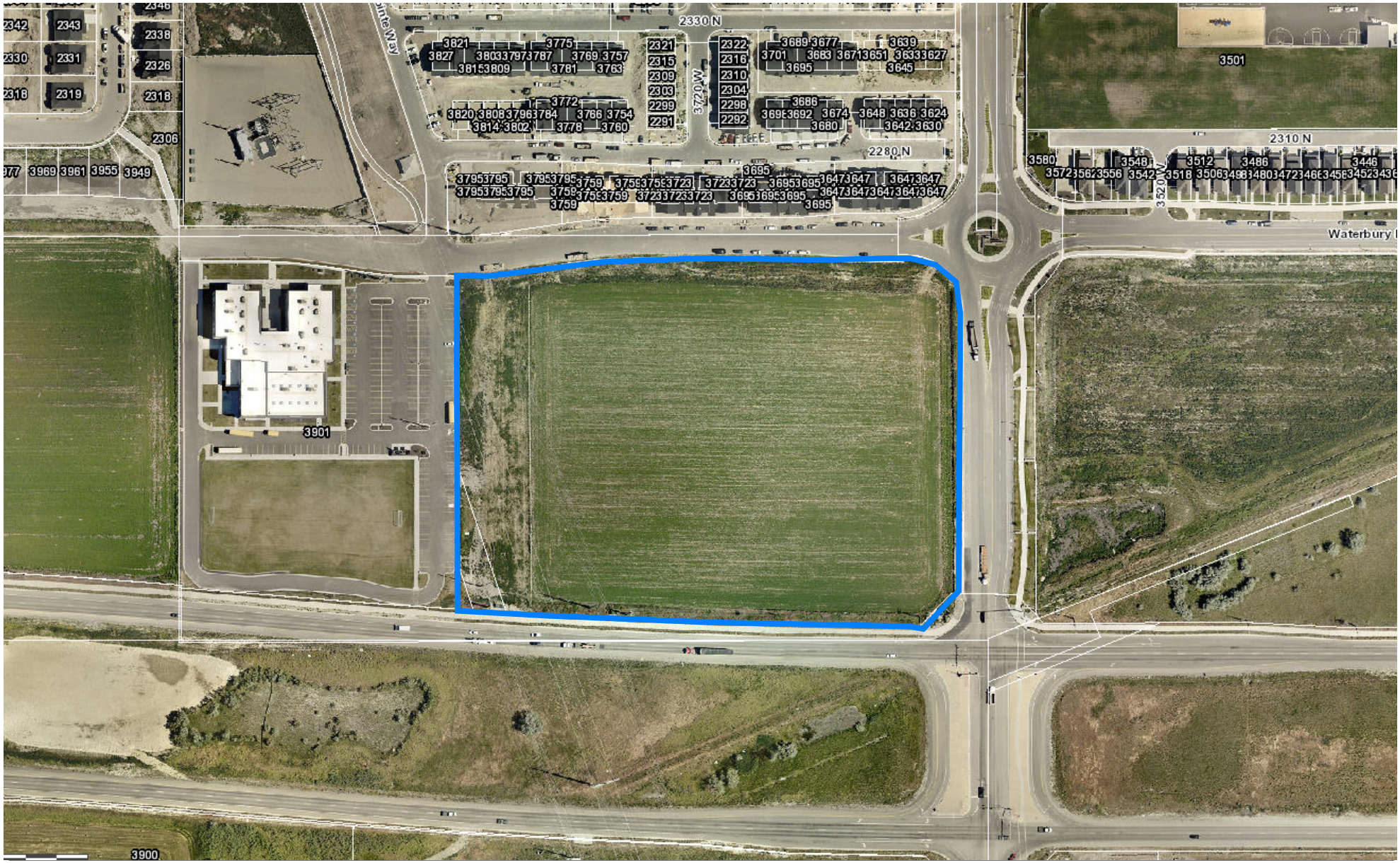
Zoning



0 420 840 Feet

Holbrook Farms Plat I Preliminary Subdivision

Aerial



0 420 840 Feet


PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING
SUBDIVISION

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road.

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Plat D Preliminary Subdivision 02.09.21.docx

Hidden Canyon Plat D Preliminary DRC 12.02.2020.docx

Hidden Canyon Plat D Preliminary Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PLAT D PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	February 9, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	North of Fox Canyon Road		
Existing General Plan Designation	MDR/ ESA/ PF		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	100 Lots		
Adjacent Zoning and Land Use	*North*	PC (ESA)	Hillside Open Space
	South	PC (MDR/ ESA)	Hidden Canyon Plat C
	East	PC (ESA)	Hillside Open Space
	West	PC (ESA)	Hillside Open Space
Date of DRC Review	December 2, 2020		
Date of Planning Commission Review	January 14, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

Section 11.120. Application Requirements for Final Subdivision Plat.
A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and shall be presented in India ink on reproducible Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

Section 37.040. Connectivity Standards.
A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential.
January 26, 2016	City Council approved the Hidden Canyon Preliminary Subdivision
December 10, 2019	City Council approved the Hidden Canyon Plat C&D Preliminary Subdivision with 163 lots.
January 12, 2021	City Council approved Hidden Canyon Phase D Plat 1 and the Traverse Mountain Area Plan Amendment eliminating a maximum block length in Central Canyon.

REPORT ANALYSIS

The applicant requests approval of the Hidden Canyon Plat D preliminary subdivision. A 100-lot single-family subdivision, with lots ranging in size from approximately 6,600 to 39,500 square feet. Located in the Central Canyon Planning District of the Traverse Mountain Area Plan, the designated Flex land use designation has a maximum of 500 units for the district and a density of 6.5 units per acre.

Though this subdivision received previous subdivision approval, significant changes to the layout necessitate new preliminary review. The proposed preliminary meets the density requirements but requires an exception for connectivity. Other potential concerns are presented in the DRC comments.

Previously Approved Preliminary
Plat D was included in the initially preliminary subdivision approved by City Council in 2016, the layout was then changed, and a new preliminary subdivision approved in 2019. The applicant now proposes a third layout. The area shaded and labeled as "Hidden Canyon Phase D Plat 1" matches the previously approved preliminary subdivision. This allows it to receive final subdivision approval prior to approval of this proposed preliminary subdivision. City Council approved this final subdivision on January 12, 2021.

Density
The proposed subdivision contains 99 new lots (or 120 if you include the approved Hidden Canyon Plat D Phase 1 final subdivision). With the already approved density in Plats A-C, this would bring the total density in Central Canyon to 324 units. This proposed subdivision has a density of 1.8 units per acre. Both total unit count and density are under the maximums allowed in the Central Canyon Planning District.

Connectivity
The current layout has less connectivity than the previously approved preliminary. It has a connectivity index score of 1.42. The Development Code requires a score of 1.5 for the proposed density. However, it does allow for an exception based on road grades. Staff supports this reduction in connectivity because of the significant slope in the area, the challenge of grading to keep roads 10 percent or less, and the environmental impact of mass grading.

Increasing the block length of Canyon Rim Road significantly reduces the grading required. City Council approved the Traverse Mountain Area Plan eliminating a maximum block length in Central Canyon. Their motion also included only allowing a maximum of 120 units and that the remaining units could not be transferred. This amendment made approval of this preliminary subdivision possible.

The Traverse Mountain Area Plan also states that pedestrian connectivity cannot exceed 1,000 feet. The applicant has shown pedestrian connections between lots 138 and 139 and lots 208 and 209. These connection points will provide access to the surrounding open space.

DRC Review
DRC reviewed the proposed subdivision and had 7 redline comments including:

1. Are lots 137-141going to be buildable with the amount of grade on those lots? Lot 137 also doesn't have a lot of depth, which can make it more difficult to build on not even considering the grade change.
2. Are Lots 174 and 175 buildable with the amount of grade present? Show proposed grade contours, currently there is not a buildable pad shown. It makes me nervous to cut into a hillside like that to provide for a buildable pad.
3. Provide a landscaping plan for Parcel B.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Hidden Canyon Plat D preliminary subdivision including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed subdivision reduces the overall grading in the Central Canyon area, providing environmental benefits.
2. The proposed subdivision meets the density and maximum unit limits in the Traverse Mountain Area Plan.
3. The proposed connectivity exception is allowed as per the approved area plan amendment to the Traverse Mountain Area Plan approved on January 12, 2021.
4. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
5. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 14, 2021. The minutes and motion from this meeting follow:

3.4 Public hearing and recommendation of Fieldstone Homes' request for preliminary subdivision review of Hidden Canyon Plat D, a 99-lot single-family development located approximately north of Fox Canyon Road.
Sierra presented information on the agenda item. There was a prior preliminary plan that was approved but there have been significant changes, resulting in a new revision.

Commissioner Everett stated he thought there were 100 lots as opposed to the 99 lots that were presented. Commissioner Everett noted a comment was made about the trail intersecting in front of lots. Kim Struthers clarified that there were 120 total units, so there would be 100 total units.

The applicant, Matthew Loveland, was present and gave a short presentation on the item. Commissioner Nielsen asked if the trail easement was in the right of way. Ross Dinsdale stated that he would look and see where the right of way started so it didn't create issues or impede traffic. Grading will take place so material won't be left undone or unkept. Kim Struthers stated the max block length may be approved for a longer block length with exception from DRC and Council.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Commissioner Nielsen was concerned about the length of driveway effecting the trail system. Kim Struthers suggested recessing the garages back as far as possible to make the driveways longer. Kim stated there were several reasons to have a block length standard.

Motion: Commissioner Ellis moved to recommend approval of **Fieldstone Homes' request for preliminary subdivision review of Hidden Canyon Plat D, a 99-lot single-family development located approximately north of Fox Canyon Road;** including all DRC comments and findings stated in the report adding that when the final layouts of the driveways are drafted the driveways are pushed back, prohibiting them from hanging over the trail. Commissioner Bunker seconded.

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

Hidden Canyon Plat D Preliminary Subdivision
DRC Redline Comments

*Fieldstone Homes- requests preliminary subdivision review of the **Hidden Canyon Plat D**, a 99-lot single-family development located at approximately north of Fox Canyon Road.*

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:
1. Awaiting model analysis and revised distribution plan.

Kerry – Fire: No comments
Greg – Water/Sewer:
2. Oak Hollow tank does not serve the Northridge subdivision with PI or culinary water.

Trent – Parks:
3. Add dedication note on Plat for Parcels B (HOA) and C (City).

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
4. An exception to the connectivity standards is required for a connectivity index below the required 1.5 index. An exception is warranted due to the surrounding steep grades; however, the maximum block and pedestrian lengths set in the Traverse Mountain Area Plan should be followed. This exception is dependent on the Area Plan Amendment being approved by City Council on January 12, 2020
5. Are lots 137-141going to be buildable with the amount of grade on those lots? Lot 137 also doesn't have a lot of depth, which can make it more difficult to build on not even considering the grade change.
6. Are Lots 174 and 175 buildable with the amount of grade present? Show proposed grade contours, currently there is not a buildable pad shown. It makes me nervous to cut into a hillside like that to provide for a buildable pad.
7. Provide a landscaping plan for Parcel B.

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

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.

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Need to address/show the 5 acre public park at the end of Fox Canyon Road. The Area Plan requires a 5 acre parcel (not part of the dedication that's already taken place for the surrounding hillsides) to be dedicated to the City for a park. Here's the language from the Area Plan:
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. 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.
9. 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.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14th

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.

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HIDDEN CANYON PHASE 'D' SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 24, 2020

INDEX OF DRAWINGS

1-3	SUBDIVISION PLAT
2-3	SUBDIVISION PLAT
3-3	SUBDIVISION PLAT
1-1	ALTA SURVEY
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-101	CIRCULATION PLAN
C-200	OVERALL UTILITY PLAN
C-201	UTILITY PLAN
C-202	UTILITY PLAN
C-203	UTILITY PLAN
C-300	OVERALL GRADING AND DRAINAGE PLAN
C-301	GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN

(a)___ PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(b)___ All pipes types, specific locations & details (bend, detector tape etc.).
(c)___ Valves.
(d)___ Blowoffs including size type & protection.
(e)___ Manholes, boxes and related details.
(f)___ Water & sewer service details.
(g)__ Fire Hydrants.
(h)__ Lot line utility easments.
(i)___ Street lights/street signs/traffic signs
(j)___ Power line extensions & dome/transformer locations.
(k)___ Lot addresses
(l)___ CBR values and road sub-base.
(m)__ Subdivision monumentation and lot corner markers

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

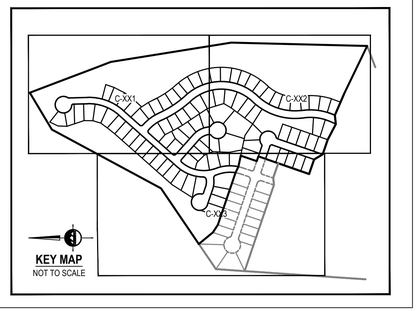
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

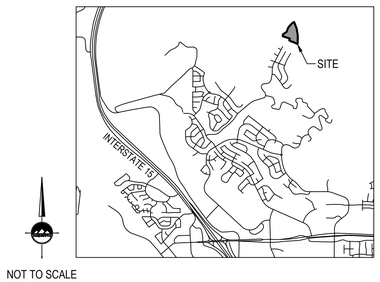
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



VICINITY MAP



NOT TO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHWEST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. ALL TRASH ENCLOSURES WILL MEET CITY STANDARDS.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

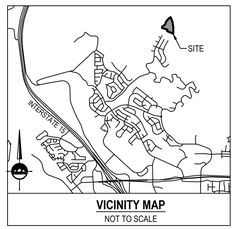
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION
5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER



NORTHEAST CORNER SECTION 19 T4S, R1E, SLB&M

BASIS OF BEARING S 0°02'29" E 10,688.08'

NORTH 8,643.99'

SOUTHEAST CORNER SECTION 30 T4S, R1E, SLB&M

WEST 1353.17'

POINT OF BEGINNING

S 1°23'12" W 1055.62'

S 9°07'38" E 917.42'

S 20°46'01" E 868.04'

N 59°01'34" E 312.97'

N 41°18'48" E 661.68'

N 28°21'02" E 226.84'

N 17°24'12" E 389.56'

N 35°46'59" E 381.44'

N 3°52'57" E 233.92'

N 64°15'06" W 497.19'

N 66°33'44" W 177.40'

S 83°57'50" W 65.54'

N 62°47'54" W 128.04'

N 70°52'32" W 114.33'

N 30°48'17" W 73.19'

N 70°52'34" W 113.10'

N 19°11'43" E 240.00'

N 70°44'20" W 112.82'

S 83°47'25" W 52.08'

N 71°13'07" W 172.87'

PARCEL A
1,426,679 sq.ft.
32.752 acres

PARCEL B
4,416 sq.ft.

PARCEL C
1,575 sq.ft.

LOT 101 11,312 sq.ft.
LOT 102 8,895 sq.ft.
LOT 103 7,800 sq.ft.
LOT 104 7,800 sq.ft.
LOT 105 7,801 sq.ft.
LOT 106 7,801 sq.ft.
LOT 107 7,801 sq.ft.
LOT 108 7,689 sq.ft.
LOT 109 13,724 sq.ft.
LOT 110 17,694 sq.ft.
LOT 111 20,432 sq.ft.
LOT 112 11,295 sq.ft.
LOT 113 8,209 sq.ft.
LOT 114 7,916 sq.ft.
LOT 115 7,801 sq.ft.
LOT 116 7,801 sq.ft.
LOT 117 7,801 sq.ft.
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LOT 170 15,058 sq.ft.
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LOT 172 8,399 sq.ft.
LOT 173 13,542 sq.ft.
LOT 174 39,447 sq.ft.
LOT 175 16,913 sq.ft.
LOT 176 9,860 sq.ft.
LOT 177 13,496 sq.ft.
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LOT 179 9,055 sq.ft.
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LOT 181 8,610 sq.ft.
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LOT 184 7,380 sq.ft.
LOT 185 8,610 sq.ft.
LOT 186 8,610 sq.ft.
LOT 187 8,722 sq.ft.
LOT 188 9,896 sq.ft.
LOT 189 9,776 sq.ft.
LOT 190 7,884 sq.ft.
LOT 191 7,080 sq.ft.
LOT 192 8,260 sq.ft.
LOT 193 7,074 sq.ft.
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LOT 220 6,829 sq.ft.

CANYON RIM ROAD (PUBLIC - 56' WIDE)
FOX CANYON CIRCLE (PUBLIC - 47' WIDE)
FOX CANYON ROAD (PUBLIC - 47' WIDE)
ROYAL CIRCLE (PUBLIC - 56' WIDE)
CHACO DRIVE (PUBLIC - 56' WIDE)
VALLEY VIEW ROAD (PUBLIC - 56' WIDE)
BAD ROCK CIRCLE (PUBLIC - 56' WIDE)
CHACO CIRCLE (PUBLIC - 56' WIDE)
HIDDEN CANYON PHASE D PLAT 1

LEHI CITY 11:013:0164

TELECOMMUNICATIONS EASEMENT ENTRY NO. 79431:2014

TOLL SOUTHWEST LLC 11:013:0211

RIGHT OF WAY EASEMENT ENTRY NO. 113180:2017

HIDDEN CANYON PLAT B

SE DEVELOPMENT, LLC 11:013:0206

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. PARCELS A IS HEREBY DEDICATED TO LEHI CITY AND WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAIN BY LEHI CITY.
3. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
4. FOR ROAD CENTERLINE AND LOT DIMENSIONS SEE SHEETS 2 AND 3 OF THE PRELIMINARY PLAT.

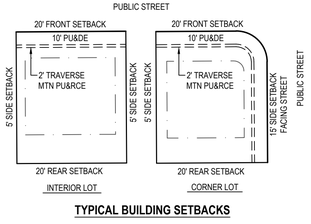
BOUNDARY DESCRIPTION

A portion of the North Half of Section 19 and the South Half of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 8,643.99 feet and West 1,353.17 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 64°15'06" West 497.19 feet;
thence North 66°33'44" West 177.40 feet;
thence South 83°57'50" West 65.54 feet;
thence North 62°47'54" West 128.83 feet;
thence North 70°52'34" West 114.32 feet;
thence North 30°48'17" West 73.19 feet;
thence North 70°52'34" West 113.12 feet;
thence North 19°11'43" East 240.00 feet;
thence North 70°44'20" West 112.82 feet;
thence South 83°47'25" West 52.08 feet;
thence North 71°13'07" West 772.87 feet;
thence North 03°52'57" East 233.91 feet;
thence North 55°46'59" East 581.44 feet;
thence North 17°24'12" East 389.56 feet;
thence North 28°21'02" East 226.84 feet;
thence North 41°18'48" East 661.68 feet;
thence North 59°01'34" East 312.97 feet;
thence South 20°46'01" East 868.04 feet;
thence South 09°07'38" East 917.42 feet;
thence South 01°23'12" West 1,055.62 feet to the point of beginning.

Contains 2,846,023 Square Feet or 65.336 Acres



TYPICAL BUILDING SETBACKS

LAND USE TABLE		
LOT AREA	= 25.602 AC	39%
ROADWAYS	= 6.881 AC	11 %
OPEN SPACE	= 32.853 AC	50 %
TOTAL AREA	= 65.336 AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 120
DENSITY: 1.8 UNITS PER ACRE

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 OF 3

PARCEL A
1,426,679 sq.ft.
32.752 acres

PARCEL C
1,575 sq.ft.

CANYON RIM ROAD
(PUBLIC - 56' WIDE)

FOX CANYON ROAD (PUBLIC - 47' WIDE)

ROYAL CIRCLE
(PUBLIC - 56' WIDE)

CHACO DRIVE
(PUBLIC - 56' WIDE)

VALLEY VIEW ROAD
(PUBLIC - 56' WIDE)

HIDDEN CANYON PHASE D PLAT 1

PARCEL B
4,416 sq.ft.

MATCHLINE A
SEE SHEET 3

MATCHLINE B
SEE SHEET 3

LOT 101 11,312 sq.ft.
LOT 102 9,895 sq.ft.
LOT 118 7,801 sq.ft.
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18' TRAIL EASEMENT

N 66°53'44" W 177.40'
N 62°47'54" W 128.84'
N 70°52'32" W 114.33'
N 30°48'17" W 73.19'
N 19°11'43" E 240.00'
N 70°52'34" W 113.10'
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LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

NORTH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

2 OF 3



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00'	176.59'	36°47'32"	N0°04'01"W	173.57'
C2	275.00'	48.47'	10°05'57"	S13°24'48"E	48.41'
C3	275.00'	239.82'	49°57'55"	S16°37'08"W	232.29'
C4	150.00'	71.07'	27°08'49"	S84°47'25"E	70.41'
C5	350.00'	263.72'	43°10'20"	N20°00'56"E	257.53'
C6	150.00'	121.87'	46°32'58"	N25°07'25"W	118.54'
C7	300.00'	127.32'	24°19'01"	N36°14'24"W	126.37'
C8	775.00'	249.15'	18°25'11"	S33°17'29"E	248.08'
C9	360.00'	539.86'	85°55'18"	N0°27'35"E	490.68'
C10	428.00'	367.98'	49°15'38"	S18°47'25"W	356.75'
C11	400.00'	171.90'	24°37'23"	N6°28'17"E	170.58'
C12	520.00'	58.21'	6°24'51"	N21°59'24"E	58.18'
C13	15.00'	23.68'	90°27'14"	S63°33'22"W	21.30'
C14	24.00'	37.51'	89°32'46"	N26°26'38"W	33.81'
C15	15.00'	14.54'	55°32'34"	S81°00'42"W	13.98'
C16	61.00'	12.01'	11°16'37"	N58°52'43"E	11.99'
C17	61.00'	95.93'	90°06'15"	S70°25'51"E	86.35'
C18	61.00'	63.20'	59°21'52"	S41°18'13"W	60.41'
C19	61.00'	61.37'	57°38'52"	S62°48'35"W	58.82'
C20	61.00'	63.29'	59°26'33"	N58°38'43"W	60.49'
C21	61.00'	14.11'	13°15'00"	N22°17'57"W	14.08'
C22	15.00'	14.54'	55°32'34"	S43°26'44"E	13.98'
C23	24.00'	37.89'	90°27'14"	N63°33'22"E	34.08'
C24	15.00'	23.44'	89°32'46"	S26°26'38"E	21.13'
C25	15.00'	14.54'	55°32'34"	N81°00'43"E	13.98'
C26	61.00'	36.54'	34°19'13"	S70°24'01"W	36.00'
C27	61.00'	50.88'	47°47'40"	N68°32'32"W	49.42'
C28	61.00'	127.03'	119°18'44"	N15°00'40"E	105.29'
C29	15.00'	14.54'	55°32'31"	S46°53'47"W	13.98'
C30	15.00'	23.65'	90°20'37"	N26°02'47"W	21.28'
C31	256.00'	40.88'	9°08'59"	N13°45'16"E	40.84'
C32	256.00'	123.51'	27°38'33"	N4°38'30"W	122.31'
C33	303.00'	34.79'	6°34'41"	N15°02'25"E	34.77'
C34	303.00'	66.19'	12°30'59"	N5°29'35"E	66.06'
C35	303.00'	66.19'	12°30'59"	N7°01'24"W	66.06'
C36	303.00'	27.40'	5°10'53"	N15°52'20"W	27.39'
C37	247.00'	36.96'	8°34'26"	S14°10'34"E	36.93'
C38	247.00'	107.69'	24°58'48"	S2°36'03"W	106.84'
C39	247.00'	112.39'	26°04'12"	S26°07'34"W	111.42'
C40	15.00'	23.68'	90°26'26"	S86°22'53"W	21.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	24.00'	33.09'	78°59'10"	N57°57'22"W	30.53'
C42	178.00'	56.36'	18°08'25"	S88°22'44"E	56.12'
C43	178.00'	25.14'	8°05'31"	S75°15'46"E	25.12'
C44	61.00'	67.64'	63°32'11"	S39°22'00"E	64.23'
C45	61.00'	67.48'	63°22'46"	S24°05'29"W	64.09'
C46	61.00'	61.18'	57°27'41"	S84°30'42"W	58.64'
C47	61.00'	83.02'	77°58'47"	N27°46'03"W	76.76'
C48	15.00'	21.58'	82°26'21"	S29°59'50"E	19.77'
C49	122.00'	53.83'	25°16'57"	S83°51'30"E	53.40'
C50	24.00'	34.53'	82°26'36"	N42°16'44"E	31.63'
C51	294.00'	113.11'	22°02'36"	S12°04'44"W	112.41'
C52	294.00'	113.11'	22°02'36"	S12°04'44"W	112.41'
C53	294.00'	63.43'	12°21'39"	S29°16'51"W	63.30'
C54	294.00'	31.51'	6°08'25"	S38°31'53"W	31.49'
C55	15.00'	23.56'	90°00'00"	S3°23'54"E	21.21'
C56	122.00'	4.55'	2°08'10"	N47°19'49"W	4.55'
C57	122.00'	84.36'	39°36'59"	N26°27'15"W	82.68'
C58	15.00'	15.71'	59°59'48"	N23°21'08"E	15.00'
C59	61.00'	63.04'	59°12'51"	S23°44'37"W	60.27'
C60	61.00'	71.40'	67°04'01"	S39°23'49"E	67.40'
C61	61.00'	71.40'	67°04'01"	N73°32'10"E	67.40'
C62	61.00'	71.40'	67°04'01"	N6°28'08"E	67.40'
C63	61.00'	32.51'	30°32'05"	N42°19'55"W	32.13'
C64	15.00'	13.87'	52°58'12"	S31°06'51"E	13.38'
C65	178.00'	40.90'	13°09'51"	N11°12'41"W	40.81'
C66	178.00'	64.32'	20°42'13"	N28°08'43"W	63.97'
C67	178.00'	30.76'	9°54'04"	N43°26'52"W	30.72'
C68	15.00'	23.56'	90°00'00"	S86°36'06"W	21.21'
C69	15.00'	23.56'	90°00'00"	S3°23'54"E	21.21'
C70	331.00'	1.30'	0°13'32"	N41°29'20"E	1.30'
C71	331.00'	97.27'	16°50'16"	N32°57'27"E	96.92'
C72	331.00'	96.72'	16°44'32"	N16°10'03"E	96.38'
C73	331.00'	54.11'	9°22'01"	N3°06'46"E	54.05'
C74	169.00'	11.86'	4°01'21"	S0°26'27"W	11.86'
C75	150.00'	11.33'	4°19'43"	S0°35'38"W	11.33'
C76	126.00'	10.66'	4°50'50"	S0°51'12"W	10.66'
C77	378.00'	50.21'	7°36'40"	N18°28'55"E	50.18'
C78	378.00'	66.83'	10°07'47"	N27°21'09"E	66.74'
C79	378.00'	60.59'	9°11'03"	N37°00'34"E	60.53'
C80	272.00'	81.69'	17°12'27"	N39°47'41"W	81.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	272.00'	33.75'	7°06'34"	N27°38'10"W	33.73'
C82	803.00'	41.93'	2°59'30"	S25°34'38"E	41.92'
C83	803.00'	68.38'	4°52'45"	S29°30'46"E	68.36'
C84	803.00'	68.38'	4°52'45"	S34°23'31"E	68.36'
C85	803.00'	68.38'	4°52'45"	S39°16'16"E	68.36'
C86	803.00'	11.08'	0°47'26"	S42°06'21"E	11.08'
C87	332.00'	81.88'	14°07'53"	N35°26'08"W	81.68'
C88	332.00'	100.28'	17°18'23"	N19°43'00"W	99.90'
C89	332.00'	91.59'	15°48'20"	N3°09'39"W	91.30'
C90	332.00'	91.59'	15°48'20"	N12°38'41"E	91.30'
C91	332.00'	91.59'	15°48'20"	N28°27'01"E	91.30'
C92	332.00'	40.95'	7°04'03"	N39°53'12"E	40.93'
C93	456.00'	32.94'	4°08'19"	S41°21'04"W	32.93'
C94	456.00'	57.63'	7°14'29"	S35°39'40"W	57.59'
C95	456.00'	57.63'	7°14'29"	S28°25'11"W	57.59'
C96	456.00'	55.17'	6°55'56"	S21°19'59"W	55.14'
C97	456.00'	10.01'	1°15'27"	S17°14'17"W	10.01'
C98	456.00'	51.18'	6°25'49"	S13°23'39"W	51.15'
C99	456.00'	127.49'	16°01'08"	S2°10'10"W	127.08'
C100	372.00'	61.92'	9°32'14"	N1°04'17"W	61.85'
C101	372.00'	88.51'	13°37'56"	N10°30'48"E	88.30'
C102	372.00'	9.44'	1°27'13"	N18°03'22"E	9.44'
C103	492.00'	72.24'	8°24'47"	N22°59'22"E	72.18'
C104	548.00'	44.53'	4°39'21"	N21°06'39"E	44.52'
C105	428.00'	13.47'	1°48'12"	N17°52'53"E	13.47'
C106	428.00'	67.15'	8°59'21"	N12°29'06"E	67.08'
C107	428.00'	67.15'	8°59'21"	N3°29'45"E	67.08'
C108	428.00'	36.16'	4°50'28"	N3°25'10"W	36.15'
C109	400.00'	79.08'	11°19'38"	S0°10'35"E	78.95'
C110	400.00'	86.83'	12°26'17"	S11°42'23"W	86.66'
C111	400.00'	74.27'	10°38'19"	S23°14'41"W	74.17'
C112	400.00'	86.83'	12°26'17"	S34°46'59"W	86.66'
C113	400.00'	16.88'	2°25'06"	S42°12'41"W	16.88'
C114	388.00'	51.37'	7°35'10"	N39°37'38"E	51.34'
C115	388.00'	62.89'	9°17'12"	N31°11'27"E	62.82'
C116	388.00'	57.06'	8°25'33"	N22°20'05"E	57.01'
C117	388.00'	56.32'	8°19'02"	N13°57'47"E	56.27'
C118	388.00'	57.06'	8°25'33"	N3°22'34"E	57.01'
C119	388.00'	66.90'	9°52'45"	N5°46'35"W	66.82'
C120	388.00'	66.90'	9°52'45"	N15°39'20"W	66.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	388.00'	66.90'	9°52'45"	N25°32'04"W	66.82'
C122	388.00'	63.08'	9°18'56"	N35°07'55"W	63.01'
C123	388.00'	18.36'	2°42'41"	N41°08'44"W	18.36'
C124	747.00'	41.84'	3°12'34"	S40°53'47"E	41.84'
C125	747.00'	77.95'	5°58'45"	S36°18'07"E	77.92'
C126	747.00'	77.95'	5°58'45"	S30°19'22"E	77.92'
C127	747.00'	42.40'	3°15'07"	S25°42'27"E	42.39'
C128	328.00'	27.18'	4°44'53"	N26°27'20"W	27.17'
C129	328.00'	56.84'	9°55'41"	N33°47'37"W	56.76'
C130	328.00'	55.19'	9°38'26"	N43°34'41"W	55.12'
C131	642.00'	28.12'	2°30'35"	S26°04'43"E	28.12'
C132	642.00'	67.00'	5°58'45"	S30°19'22"E	66.97'
C133	642.00'	67.00'	5°58'45"	S36°18'07"E	66.97'
C134	642.00'	35.96'	3°12'34"	S40°53'47"E	35.96'
C135	493.00'	23.33'	2°42'41"	N41°08'44"W	23.33'
C136	493.00'	80.16'	9°18'56"	N35°07'55"W	80.07'
C137	493.00'	85.00'	9°52'45"	N25°32'04"W	84.90'
C138	493.00'	85.00'	9°52'45"	N15°39'20"W	84.90'
C139	493.00'	85.00'	9°52'45"	N5°46'35"W	84.90'
C140	493.00'	72.50'	8°25'33"	N3°22'34"E	72.43'
C141	493.00'	75.63'	8°47'21"	N13°43'38"E	75.55'
C142	493.00'	72.50'	8°25'33"	N22°20'05"E	72.43'
C143	493.00'	79.91'	9°17'12"	N31°11'27"E	79.82'
C144	493.00'	65.28'	7°35'10"	N39°37'38"E	65.23'
C145	295.00'	12.45'	2°25'06"	S42°12'41"W	12.45'
C146	295.00'	64.04'	12°26'17"	S34°46'59"W	63.91'
C147	295.00'	54.78'	10°38'19"	S23°14'41"W	54.70'
C148	295.00'	64.04'	12°26'17"	S11°42'23"W	63.91'
C149	295.00'	58.32'	11°19'38"	S0°10'35"E	58.23'
C150	533.00'	45.04'	4°50'28"	N3°25'10"W	45.02'
C151	533.00'	83.62'	8°59'21"	N3°29'45"E	83.54'
C152	533.00'	83.62'	8°59'21"	N12°29'06"E	83.54'
C153	28.00'	43.98'	90°00'00"	S55°59'37"W	39.60'
C154	21.50'	31.42'	83°43'09"	S37°08'49"E	28.69'
C155	388.00'	15.00'	2°12'56"	N8°41'48"E	15.00'
C156	493.00'	15.00'	1°44'37"	N8°27'39"E	15.00'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

3 OF 3

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

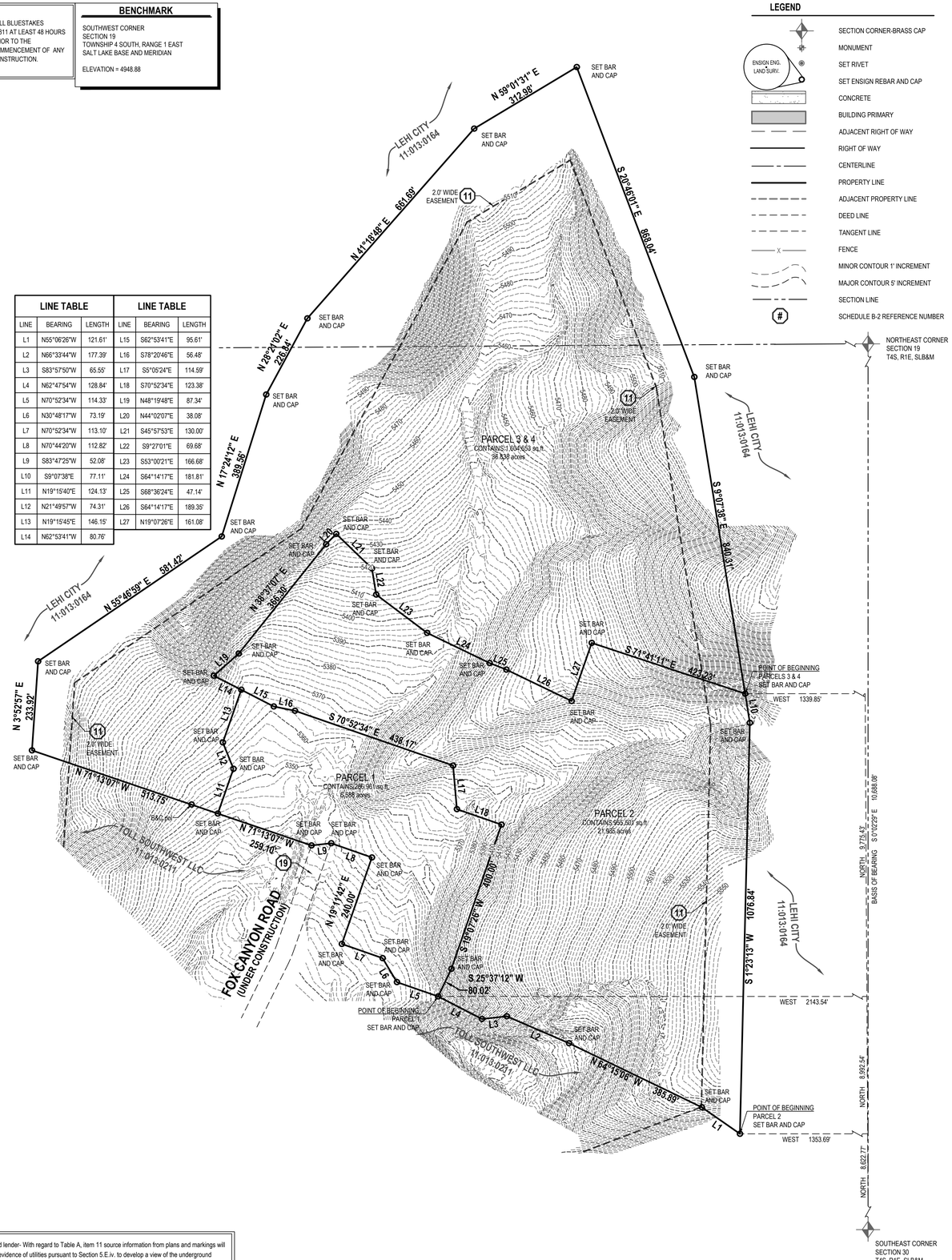
Know what's below. Call before you dig.

BENCHMARK

SOUTHWEST CORNER
SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4948.88

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N55°06'26"W	121.61'	L15	S62°53'41"E	95.61'
L2	N66°33'44"W	177.39'	L16	S78°20'46"E	56.48'
L3	S83°57'50"W	65.55'	L17	S5°05'24"E	114.59'
L4	N62°47'54"W	128.84'	L18	S70°52'34"E	123.38'
L5	N70°52'34"W	114.33'	L19	N48°19'48"E	87.34'
L6	N30°48'17"W	73.19'	L20	N44°02'07"E	38.08'
L7	N70°52'34"W	113.10'	L21	S45°57'53"E	130.00'
L8	N70°44'20"W	112.82'	L22	S9°27'01"E	69.68'
L9	S83°47'25"W	52.08'	L23	S53°00'21"E	166.68'
L10	S9°07'38"E	77.11'	L24	S64°14'17"E	181.81'
L11	N19°15'40"E	124.13'	L25	S68°36'24"E	47.14'
L12	N21°49'57"W	74.31'	L26	S64°14'17"E	189.35'
L13	N19°15'45"E	146.15'	L27	N19°07'26"E	161.08'
L14	N62°53'41"W	80.76'			



Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Northeast Corner of Section 19 and the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and measures South 0°02'29" East 10,688.08 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8982.54 feet and West 2143.54 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 70°52'34" West 114.33 feet; thence North 30°48'17" West 73.19 feet; thence North 70°52'34" West 113.10 feet; thence North 19°11'42" East 240.00 feet; thence North 70°44'20" West 112.82 feet; thence South 83°47'25"West 52.08 feet; thence North 71°13'07" West 259.10 feet; thence North 19°15'40" East 124.13 feet; thence North 21°49'57" West 74.31 feet; thence North 19°15'45" East 146.15 feet; thence South 62°53'41" East 95.61 feet; thence South 78°20'46" East 56.48 feet; thence South 70°52'34" East 438.17 feet; thence South 05°05'24" East 114.59 feet; thence South 70°52'34" East 123.38 feet; thence South 19°07'26" West 400.00 feet; thence South 25°37'12" West 80.02 feet to the point of beginning.

(11:013:0195)

PARCEL 2:

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8622.77 feet and West 1353.69 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 56°06'25" West 121.62 feet; thence North 64°15'06" West 385.89 feet; thence North 66°33'44" West 177.40 feet; thence South 83°57'50" West 65.54 feet; thence North 62°47'54" West 128.84 feet; thence North 25°37'12" East 80.02 feet; thence North 19°07'26" East 400.00 feet; thence North 70°52'34" West 123.38 feet; thence North 05°05'24" West 114.59 feet; thence North 70°52'34" West 438.17 feet; thence North 78°20'46" West 56.48 feet; thence North 62°53'41" West 95.61 feet; thence North 62°53'41" West 80.76 feet; thence North 48°19'48" East 87.34 feet; thence North 38°37'07" East 366.30 feet; thence North 44°02'07" East 38.08 feet; thence South 45°57'53" East 130.00 feet; thence South 44°02'07" West 38.08 feet; thence South 45°57'53" East 69.68 feet; thence South 53°00'21" East 166.68 feet; thence South 64°14'17" East 181.81 feet; thence South 68°36'24" East 47.14 feet; thence South 64°14'17" East 189.35 feet; thence North 19°07'26" East 161.08 feet; thence South 71°41'11" East 423.23 feet; thence South 09°07'38" East 77.11 feet; thence South 01°23'13" West 1076.84 feet to the point of beginning.

(11:013:0204)

PARCELS 3 AND 4:

A portion of Sections 18 and 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 9775.43 feet and West 1339.85 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 71°41'11" West 423.23 feet; thence South 19°07'26" West 161.08 feet; thence North 64°14'17" West 189.35 feet; thence North 68°36'24"West 47.14 feet; thence North 64°14'17" West 181.81 feet; thence North 53°00'21" West 166.68 feet; thence North 09°27'01" West 69.68 feet; thence North 45°57'53" West 130.00 feet; thence South 44°02'07" West 38.08 feet; thence South 38°37'07" West 366.30 feet; thence South 48°19'48" West 87.34 feet; thence South 62°53'41" East 80.76 feet; thence South 19°15'45" West 146.15 feet; thence South 21°49'57" East 74.31 feet; thence South 19°15'40" West 124.13 feet; thence North 71°13'07" West 513.75 feet; thence North 03°52'57" East 233.92 feet; thence North 55°46'59" East 581.42 feet; thence North 17°24'12" East 389.56 feet; thence North 28°21'02" East 226.84 feet; thence North 41°18'48" East 661.68 feet; thence North 59°01'31" East 312.98 feet; thence South 20°46'01" East 868.04 feet; thence South 09°07'38" East 840.31 feet to the point of beginning.

(11:013:0205 and 11:013:0206)

To: (i)Fieldstone Construction and Management Services, Inc., a Utah Corporation; (ii)SE Development, LLLC, a Utah limited liability company; (iii)HP Capital Partners VI, LLC; (iv)Fieldstone Canyon Point, LLC; (v)First American Title Insurance Company; and (vi)Bartlett Title Insurance Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18 and 19 of Table A hereof.

The field work was completed on October 19, 2020.

Date of Plat or Map: October 25, 2020.

11/17/20
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Bartlett Title Insurance Agency, Inc., of Provo, Utah under Commitment No. BT-18583 (2nd Amended), dated effective October 8, 2020.

Schedule B-2 Exceptions

9. This property lies within the boundaries of Lehi City, and is subject to all charges and assessments levied thereunder.
10. Reservation of undivided all half interest in any and all minerals by grantors on that certain Warranty Deed, recorded May 21, 1945 as Entry No. 4103 in Book 428, at Page 576 of official records.
11. Terms and Conditions of that certain Grant of Telecommunications Easement dated October 23, 2014, and recorded November 4, 2014 as Entry No. 79431:2014 of official records. (Shown on survey)
12. Annexation and Development Agreement, recorded May 30, 1997 as Entry No. 41417 in Book 4282, at Page 661 of official records. (Blanket in nature)
13. Ordinance Adopting the Traverse Mountain Amended Project Area Plan dated May 22, 2001, and recorded August 30, 2001 as Entry No. 87298:2001 of official records. (Blanket in nature)
14. Ordinance No. 08-28-08.66, Adopting the Traverse Mountain Area Plan Amendment dated August 28, 2007, and recorded November 26, 2007 as Entry No. 164999:2007 of official records. (Blanket in nature)
15. Notice of Adopting and Binding Effect of Traverse Mountain Area Plan dated January 24, 2011, and recorded January 14, 2012 as Entry No. 49621:2012 of official records. (Blanket in nature)
16. Amended and Restated Master Declaration of Covenants, Conditions, Restrictions for Traverse Mountain recorded June 18, 2007 as Entry No. 88194:2007 of official records.

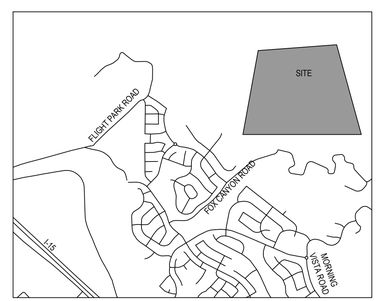
    Supplemental Declaration of Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, a Master Planned Community dated October 23, 2014, and recorded November 4, 2014 as Entry No. 79412:2014 of official records.

    Supplemental Declaration of Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Traverse Mountain, a Master Planned Community dated October 23, 2014, and recorded November 4, 2014 as Entry No.79414:2014 of official records.

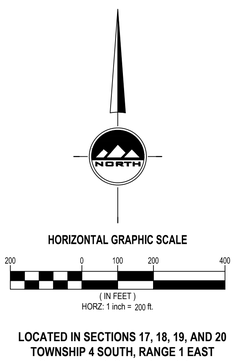
    Notice of Designation of Neighborhood Builder Status between Mountain Home Development Corp., Fieldstone Utah Investors, LLC and Traverse Mountain Master Association, recorded November 15, 2018, as Entry No. 109196:2018 of official records.
17. Notice to Sellers, Buyers, and Title Companies of the Existence of Homeowners Association Fee Obligation Due on Purchase, dated February 24, 2012, and recorded February 24, 2012 as Entry No. 14436:2012 of official records. (Blanket in nature)
18. Terms and Conditions of that certain Improvement and Reimbursement Agreement (with Easements), recorded August 11, 2016, as Entry No. 76482:2016 of official records. (Blanket in nature)
19. Easement for Right of Way granted to Fieldstone Utah Investors LLC, a Utah limited liability company and its assigns, recorded November 15, 2017, as Entry No. 113180:2017 of official records. (Shown on survey)
20. Grant of Easement(Grading and PRVS Construction), by Fieldstone Utah Investors, LLC, as Grantor and Toll Southwest, LLC, as Grantee, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113181:2017 of official records. (Blanket in nature)
21. Cross Easement Agreement and Covenant, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113182:2017 of official records. (Blanket in nature)
22. Grant of Easement (Grading and Cross Grading), dated November 11, 2017, recorded November 15, 2017, as Entry No. 113183:2017 of official records. (Blanket in nature)
23. Mutual Restrictive Covenant, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113184:2017 of official records. (Blanket in nature)
24. Memorandum of Reimbursement Obligations, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113185:2017 of official records. (Blanket in nature)
25. Existing dirt road as shown on ALTA/ACSM Land Title Survey by Focus Engineering and Surveying, LLC, dated 9-14-15, Job No. 15-177.
26. Notice of Designation of Neighborhood Builder Status designating Fieldstone, its subsidiaries, commonly controlled affiliates, and/or assignees as a "Neighborhood Builder" with all rights and privileges available to owners of real property in Traverse Mountain who have received such designation, including, without limitation, all provisions relevant to Neighborhood Builders, recorded November 15, 2018, as Entry No. 109196:2018 of official records. (Blanket in nature)
27. Deed of Trust in the amount of $4,375,000.00, dated June 18, 2020, between SE Development, LLC, as Trustors, Bartlett Title Insurance Agency, Inc., as Trustee and Fieldstone Utah Investors, LLC, as Beneficiary, recorded June 18, 2020, as Entry No. 84321:2020, Utah County Recorder's Office, Utah. (Non-survey related)
28. Deed of Trust in the amount of $1,400,000.00, dated June 18, 2020, between SE Development, LLC, as Trustors, Bartlett Title Insurance Agency, Inc., as Trustee and Clover Holdings, LLC, as Beneficiary, recorded June 18, 2020, as Entry No. 84322:2020, Utah County Recorder's Office, Utah. (Non-survey related)

Survey notes:

1) No encroachments.



VICINITY MAP
(NOT TO SCALE)



LOCATED IN SECTIONS 17, 18, 19, AND 20
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
LEHI, UTAH COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
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RICHFIELD
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WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER UTAH, 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-568-2350

HIDDEN CANYON
ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY
5900 NORTH FOX CANYON ROAD
LEHI UTAH, 84043

PROFESSIONAL LAND SURVEYOR
11/17/20
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

ALTA-NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY

PROJECT NUMBER	PRINT DATE
8739	11/17/20
DRAWN BY	CHECKED BY
J. HOWLAND	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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LEHI, UTAH

GENERAL NOTES

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-001

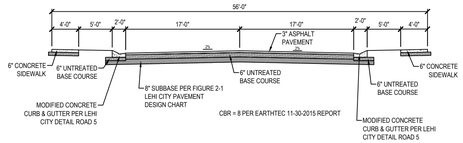
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BENCHMARK

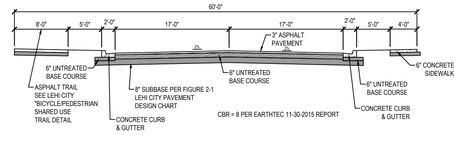
SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



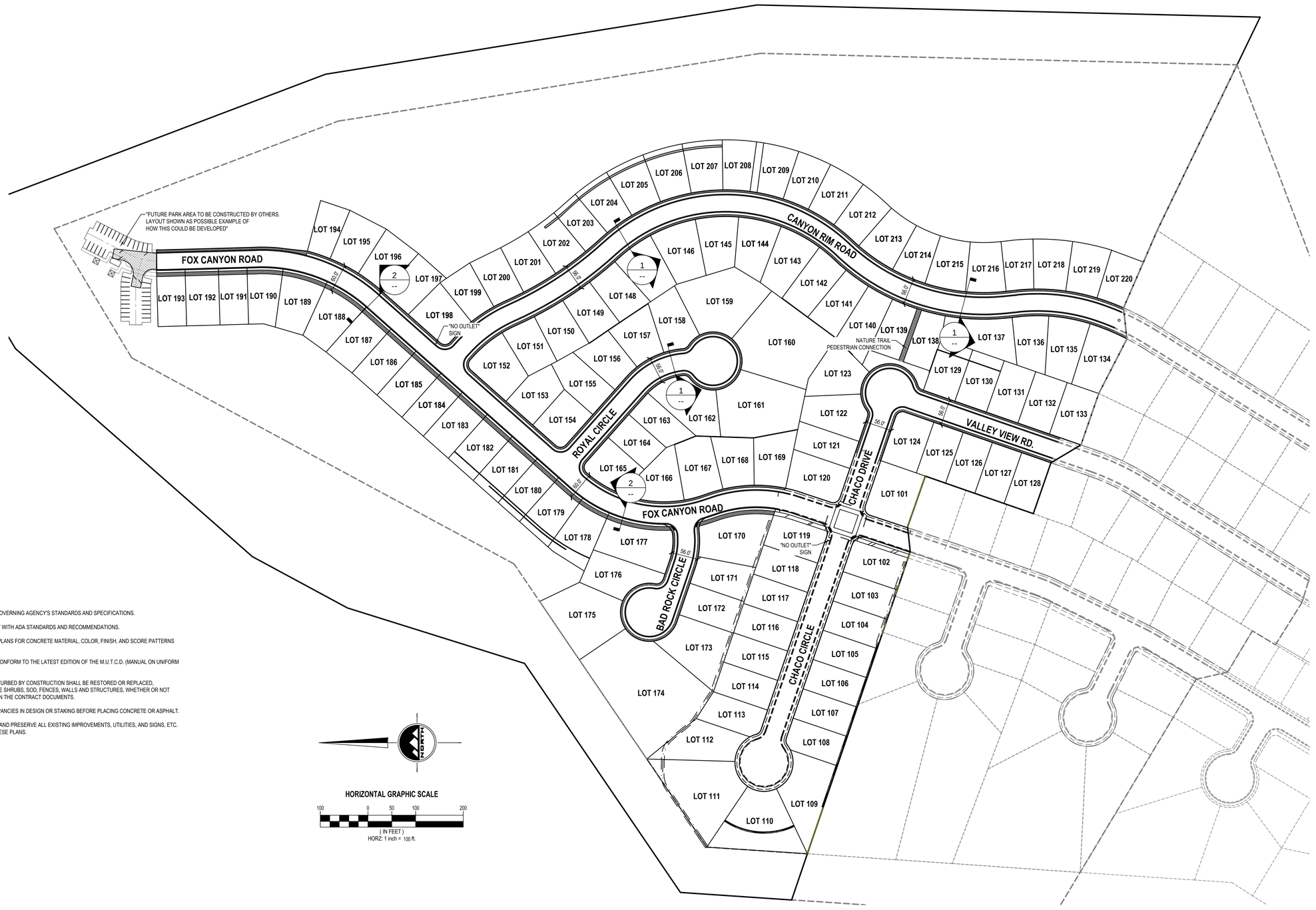
1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



2 60' PUBLIC STREET CROSS SECTION

SCALE: NONE



HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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SITE PLAN

PROJECT NUMBER	PRINT DATE
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PROJECT MANAGER	

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BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



SITE SUMMARY TABLE	
LINKS	12.75
NODES	9
INDEX SCORE	1.42
MAX. BLOCK LENGTH	2,840 FT

NODES - 9 - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - 12.75 - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

NORTH

HORIZONTAL GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
HORZ: 1 inch = 120 ft.

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CIRCULATION PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
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PROJECT MANAGER

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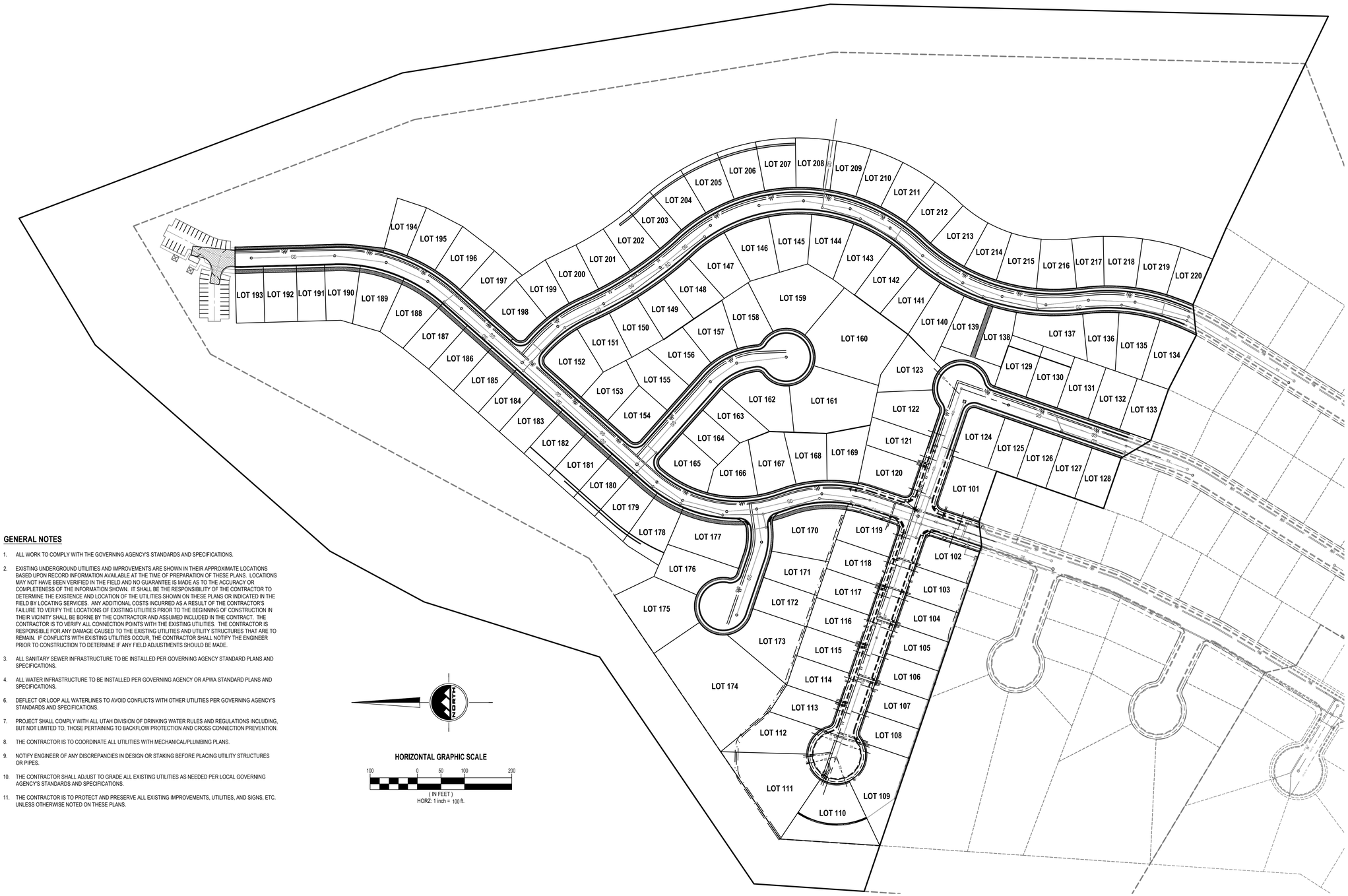
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BENCHMARK

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GENERAL NOTES

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2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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LEHI, UTAH

UTILITY PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
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PROJECT MANAGER

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9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
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11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
4. CONNECT TO EXISTING POTABLE WATER LINE.
5. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.

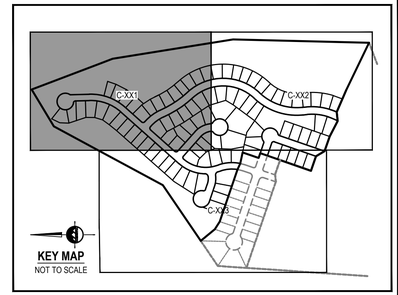
NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



SEE DRAWING C-202

SEE DRAWING C-203

SEE DRAWING C-202

SEE DRAWING C-203

FOX CANYON ROAD

VALLEY VIEW ROAD

ROYAL CIRCLE

LOT 193 LOT 192 LOT 191 LOT 190 LOT 189 LOT 188 LOT 187 LOT 186 LOT 185 LOT 184 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 155 LOT 156 LOT 157

INSTALL 4' SSMH #115
RIM=5488.03
FL(OUT-S)=5475.18

INSTALL 8" SDR-35 PVC-SAN SWR 176.48 L.F. @ 6.95% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR
110.30 L.F. @ 7.85% SLOPE

INSTALL 4' SSMH #113
RIM=5465.05
FL(OUT-SW)=5453.85
FL(IN-N)=5454.05

INSTALL 4' SSMH #112
RIM=5457.29
FL(OUT-SW)=5446.09
FL(IN-NE)=5446.29

INSTALL 4' SSMH #114
RIM=5473.91
FL(OUT-S)=5462.71
FL(IN-N)=5462.91

INSTALL 8" SDR-35 PVC-SAN SWR
96.62 L.F. @ 7.82% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR
91.36 L.F. @ 7.79% SLOPE

INSTALL 4' SSMH #111
RIM=5449.97
FL(OUT-SW)=5438.77
FL(IN-NE)=5438.97

INSTALL 8" SDR-35 PVC-SAN SWR 172.41 L.F. @ 7.86% SLOPE

INSTALL 5' SSMH #110
RIM=5436.18
FL(OUT-SW)=5424.98
FL(IN-NE)=5425.18
FL(IN-SE)=5425.18

INSTALL 8" SDR-35 PVC-SAN SWR 324.84 L.F. @ 7.94% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR 142.50 L.F. @ 4.82% SLOPE

INSTALL 4' SSMH #126
RIM=5439.99
FL(OUT-NW)=5428.79
FL(IN-SE)=5428.99

INSTALL 8" SDR-35 PVC-SAN SWR
108.29 L.F. @ 1.98% SLOPE

INSTALL 4' SSMH #125
RIM=5437.65
FL(OUT-NW)=5426.45
FL(IN-SE)=5426.65

INSTALL 8" SDR-35 PVC-SAN SWR
107.20 L.F. @ 1.18% SLOPE

INSTALL 4' SSMH #127
RIM=5447.06
FL(OUT-NW)=5435.86
FL(IN-SE)=5436.06

INSTALL 8" SDR-35 PVC-SAN SWR 138.51 L.F. @ 6.77% SLOPE

INSTALL 4' SSMH #128
RIM=5456.44
FL(OUT-NW)=5445.44

INSTALL 8" SDR-35 PVC-SAN SWR
68.42 L.F. @ 2.38% SLOPE

INSTALL 4' SSMH #122
RIM=5415.27
FL(OUT-NW)=5404.27
FL(IN-SE)=5404.37

INSTALL 8" SDR-35 PVC-SAN SWR
233.95 L.F. @ 2.17% SLOPE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8439B	11/24/20
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-201

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

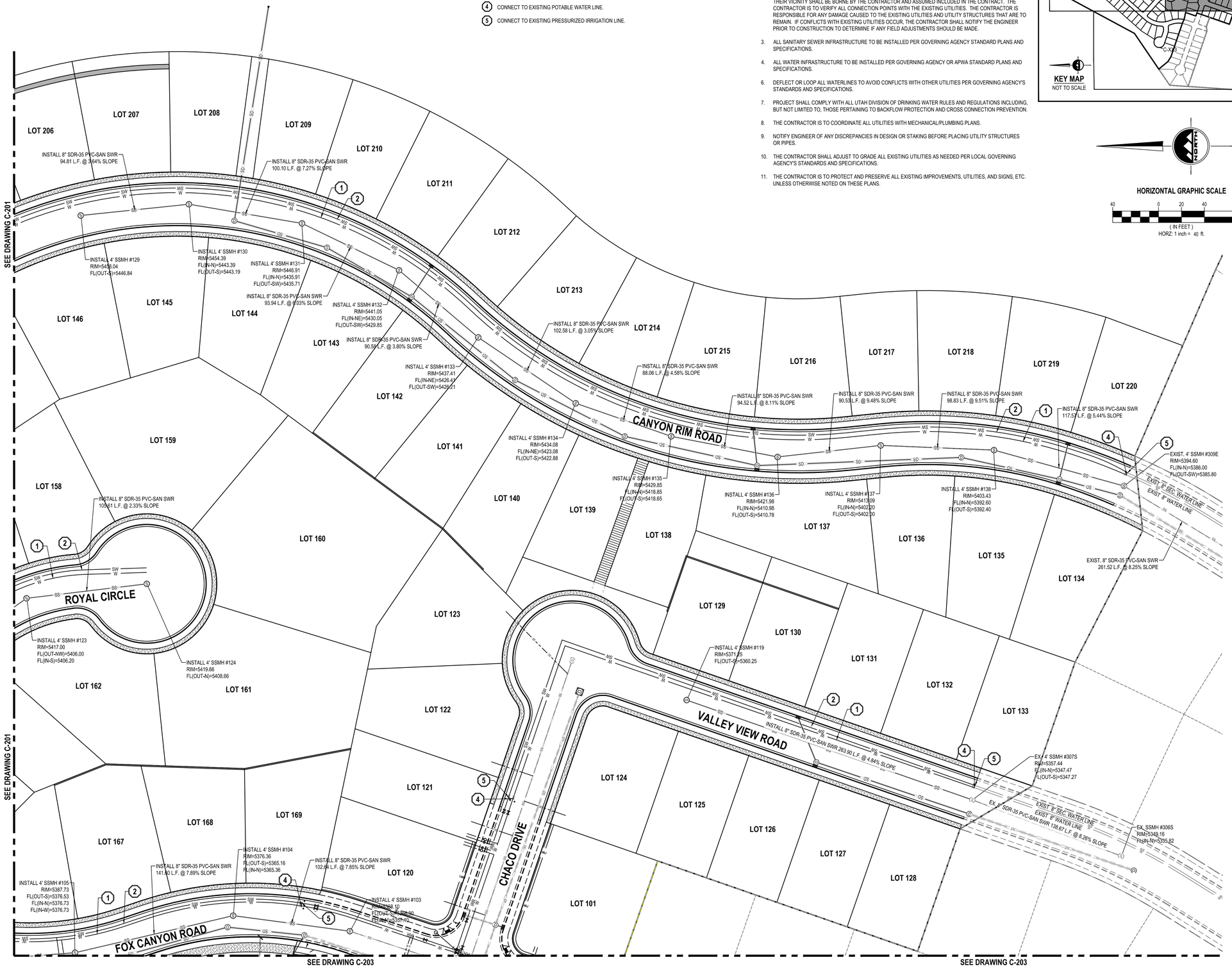
SCOPE OF WORK:

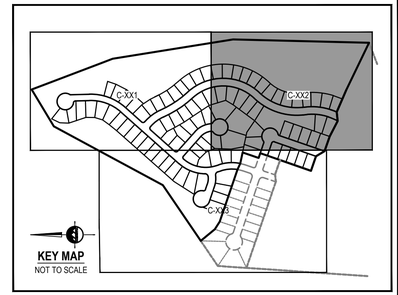
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
4. CONNECT TO EXISTING POTABLE WATER LINE.
5. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
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11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.





NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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UTILITY PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
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CHECKED BY
PROJECT MANAGER

C-202

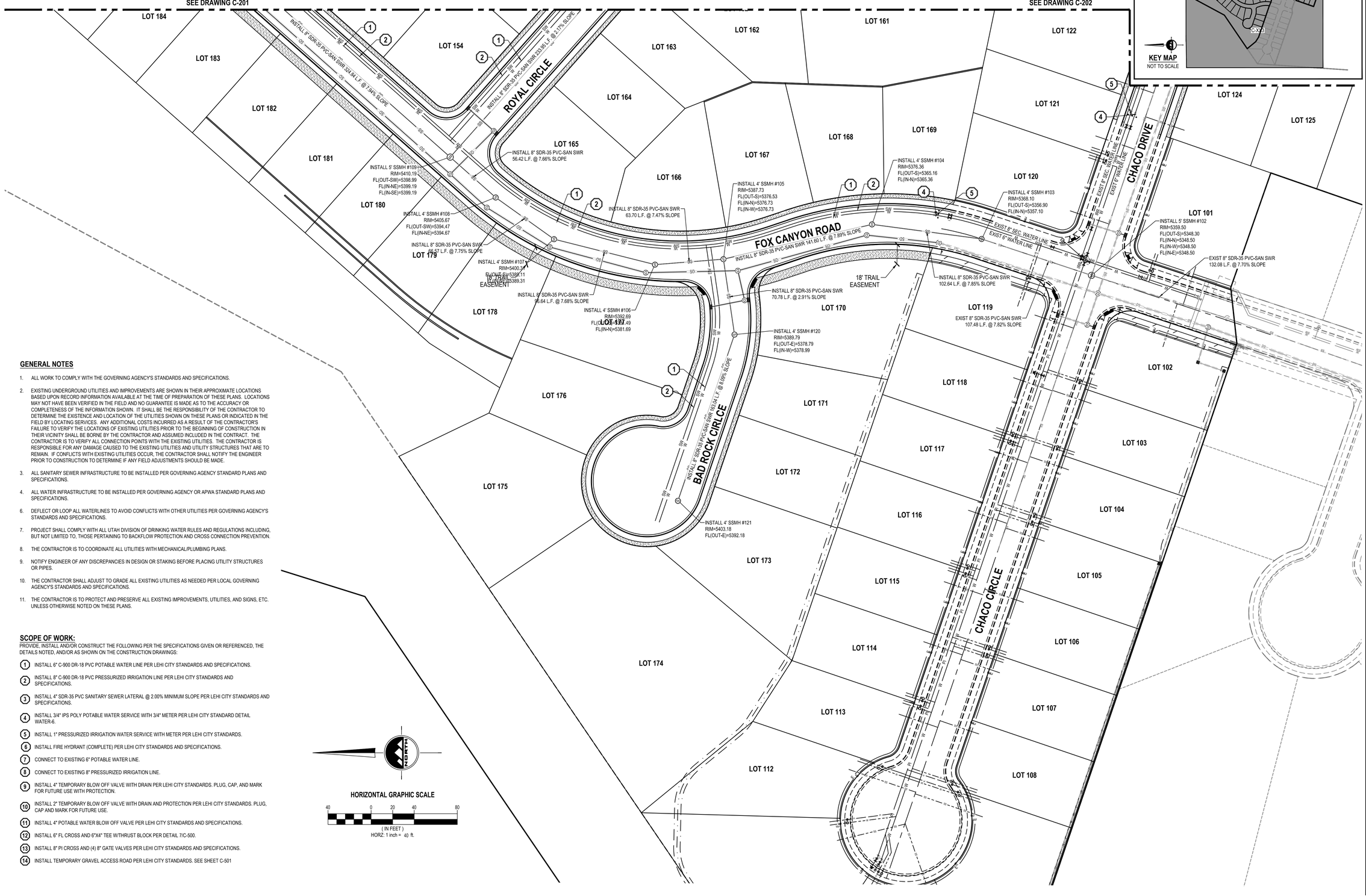
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BENCHMARK

SOUTHWEST CORNER SECTION 19
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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
5. INSTALL 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARDS.
6. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. INSTALL 4" TEMPORARY BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE WITH PROTECTION.
10. INSTALL 2" TEMPORARY BLOW OFF VALVE WITH DRAIN AND PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP AND MARK FOR FUTURE USE.
11. INSTALL 4" POTABLE WATER BLOW OFF VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
12. INSTALL 6" FL CROSS AND 6"X4" TEE W/THRUST BLOCK PER DETAIL 7/C-500.
13. INSTALL 8" PI CROSS AND (4) 8" GATE VALVES PER LEHI CITY STANDARDS AND SPECIFICATIONS.
14. INSTALL TEMPORARY GRAVEL ACCESS ROAD PER LEHI CITY STANDARDS. SEE SHEET C-501

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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LEHI, UTAH

UTILITY PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-203

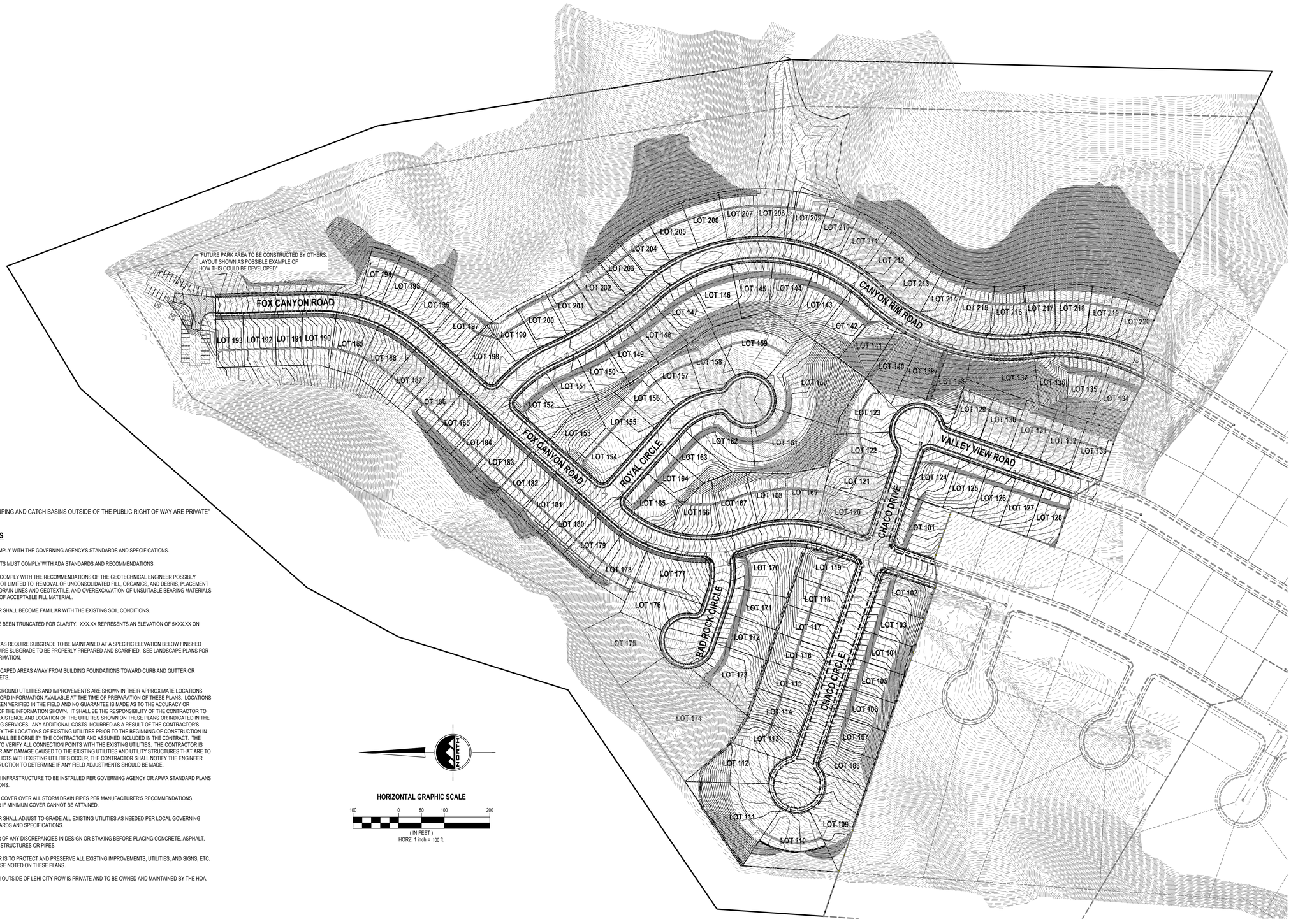
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BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



"ALL STORM DRAIN PIPING AND CATCH BASINS OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE PRIVATE"

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
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NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-300

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BENCHMARK

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SCOPE OF WORK:

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1. 12" NYLOPLAST DRAIN BASIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. INSTALL TEMPORARY GRAVEL ACCESS FOR SDMH.

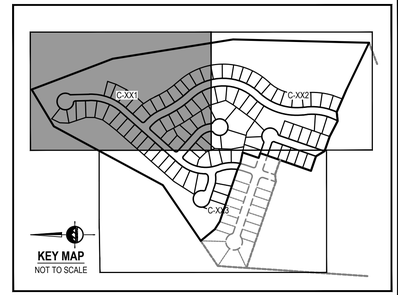
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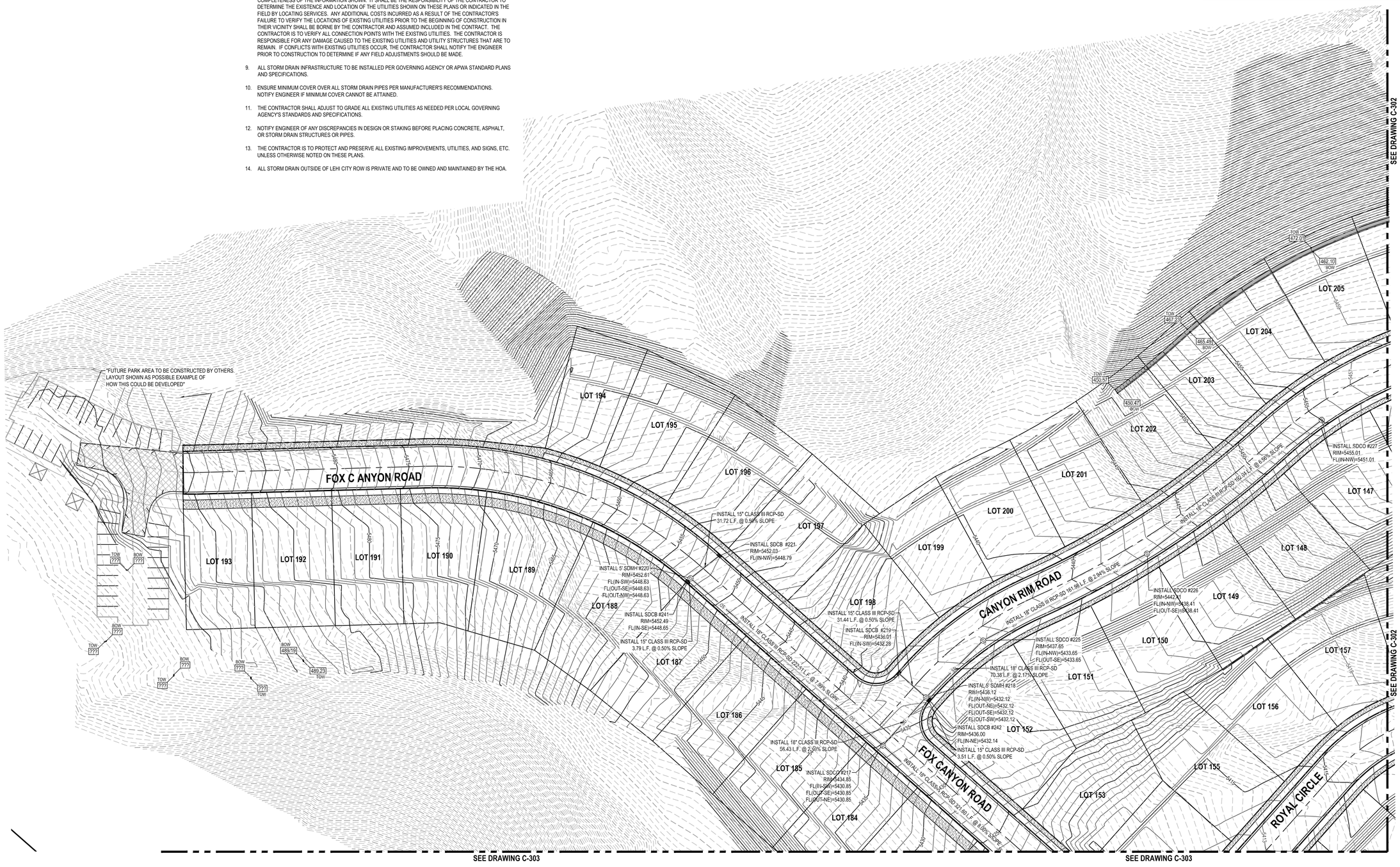
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KEY MAP
NOT TO SCALE



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GRADING PLAN

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ELEV = 4948.88'

SCOPE OF WORK:

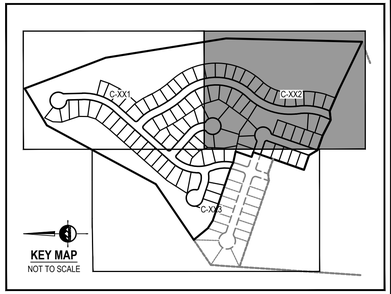
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1. 12" NYLOPLAST DRAIN BASIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. INSTALL TEMPORARY GRAVEL ACCESS FOR SDMH.

"ALL STORM DRAIN PIPING AND CATCH BASINS OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE PRIVATE"

GENERAL NOTES

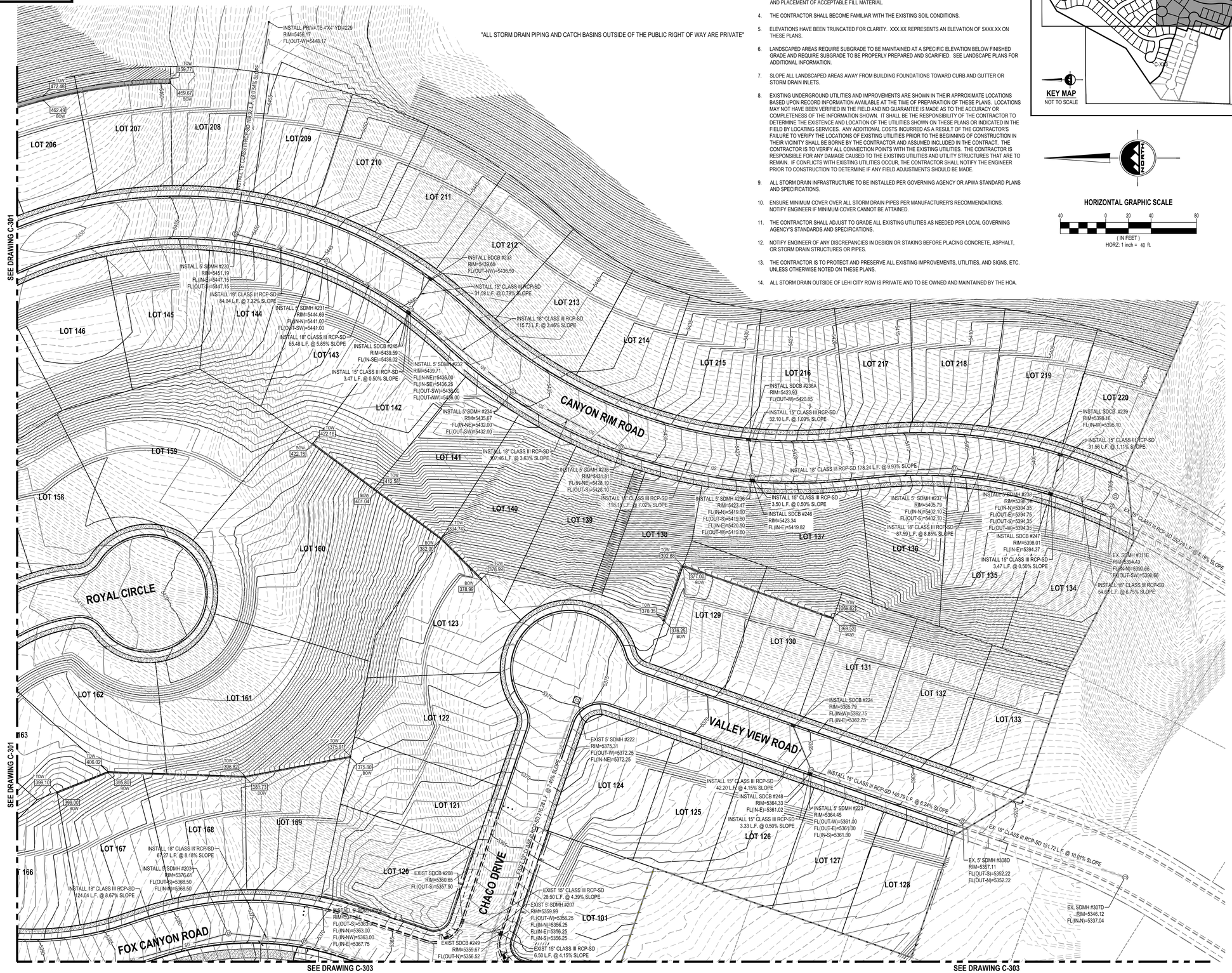
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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-302

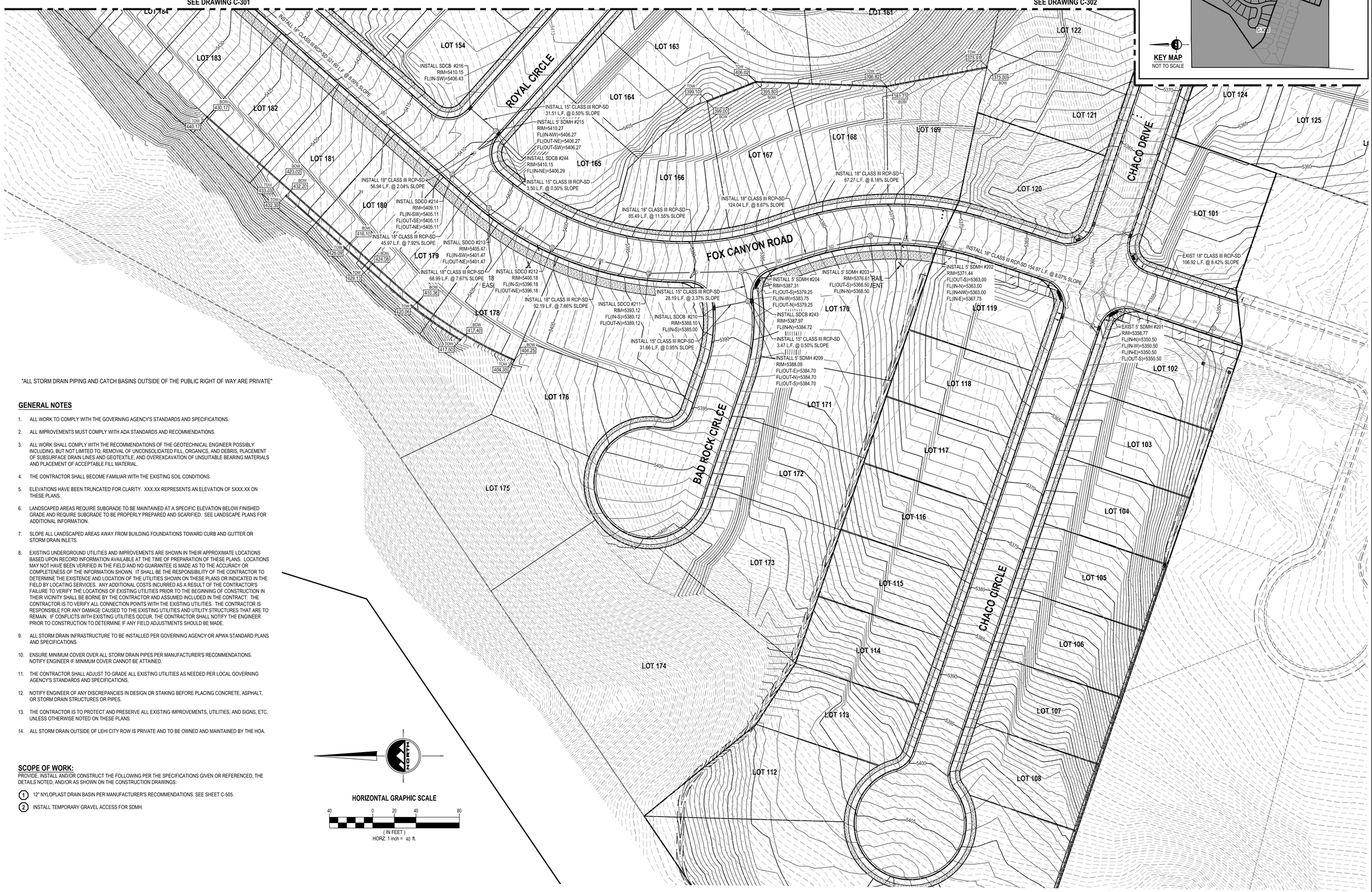
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



"ALL STORM DRAIN PIPING AND CATCH BASINS OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE PRIVATE"

GENERAL NOTES

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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

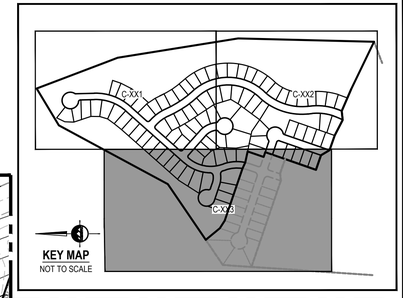
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NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.



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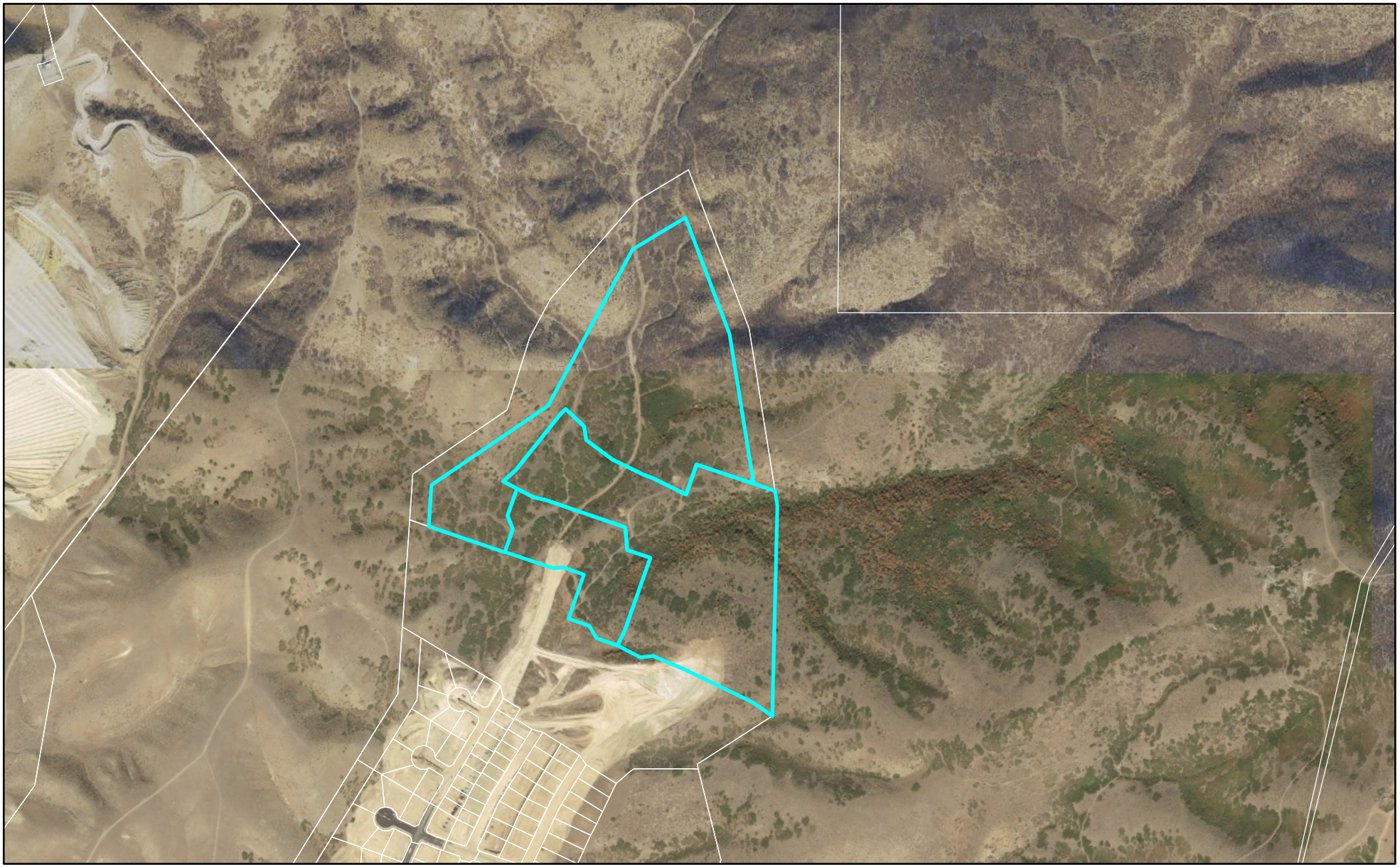
GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-303

Hidden Canyon Plat D

Aerial

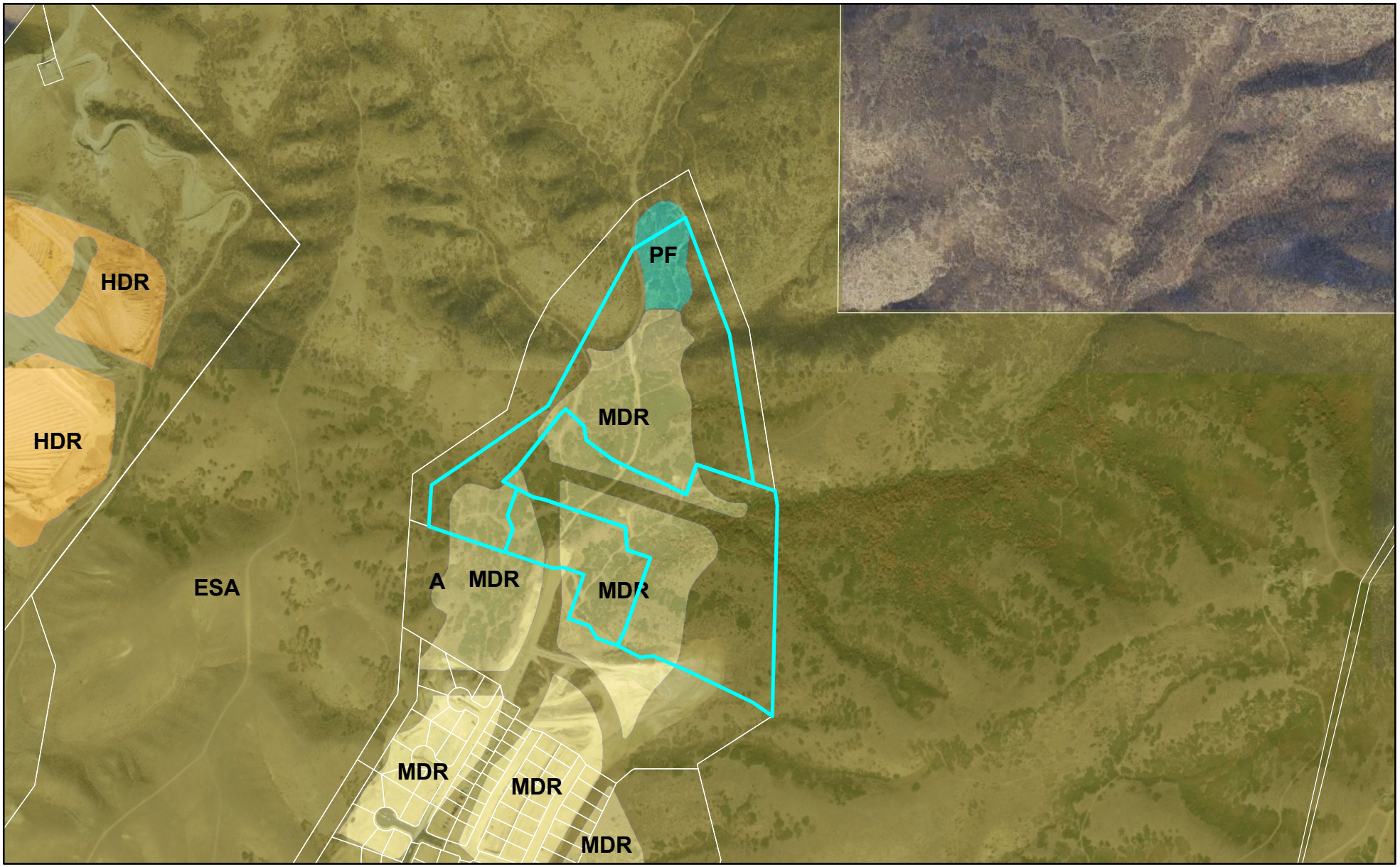


0 850 1,700 Feet

LEHI CITY

Hidden Canyon Plat D

General Plan



LEHI CITY

Hidden Canyon Plat D

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #06-2021, a Development Code amendment to Chapter 39, adding a definition for caretaker unit.

Suggested Action:

Attachments:

CC Staff Report Ch 39 Development Code Amendment Caretaker Unit 02.09.21.docx

Chapter 39 Development Code Amendment Caretaker Unit DRC 12.02.2020.docx

Ord 06-2021.docx

Development Code Ch39 Definitions Caretaker Unit Edit 12.02.20.pdf

CHAPTER 39 CARETAKER UNIT DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 9, 2021
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	December 2, 2020
Date of Planning Commission Review	January 14, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Chapter 39. The proposed amendment will add the caretaker dwelling definition. The current Code does not include a definition for this even though it is shown in the table of uses in Chapter 5. This proposed amendment will add clarity and guidelines for this use.

The proposed definition is as follows:

Dwelling, Caretaker – A dwelling in a non-residential zone that is located either within the primary non-residential building or a secondary building for the purpose of providing security or otherwise caring for the property.

There were no DRC comments on the proposed amendment.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Development Code Amendment The recommendation is based on the following findings:

1. The proposed amendment adds clarity to the existing Development Code.
2. The DRC did not have any comments on the proposed amendment to the Lehi City Development Code.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on January 14, 2021. The minutes and motion from this meeting are as follows:

3.12 Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 39, adding a definition for caretaker unit.
Sierra Pierson, City Planner, presented information on the agenda item. The amendment provides clarity and guidelines for use.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Hemmert closed the public hearing for comment.

Motion: Commissioner Hereth moved to forward a positive recommendation of **Lehi City's request for review of a Development Code amendment to Chapter 39, adding a definition for caretaker unit**, including all DRC comments and findings stated in the report. Commissioner Ellis seconded.

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

Chapter 39 Dev Code Amendment – Caretaker Unit
DRC Redline Comments

*Lehi City – requests review of a Development Code amendment to **Chapter 39**, adding a definition for caretaker unit.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 11/04/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14, 2021.

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: 06-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 39, DEFINING CARETAKER UNIT

WHEREAS, it has become necessary to amend Chapter 39 of the Lehi City Development Code, defining caretaker unit; and

WHEREAS, this amendment seeks to add clarity to a use already shown in the Tables of Uses in Chapter 5; and

WHEREAS, following a public hearing on January 14, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 9, 2021 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 14, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 39 of the Lehi City Development Code should be amended; and 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:

PART I:

Chapter 39 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 06-2021 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.

B. This ordinance and its various sections, 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.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 9th day of February, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 39

DEFINITIONS

(Amended 5/27/97; 5/25/99; 3/26/02; 7/09/02; 2/14/06; 3/11/08; 3/25/08; 4/22/08; 7/08/08; 7/29/09; 12/08/09; 4/27/10; 7/27/10; 11/15/11; 4/24/12; 5/22/12; 09/11/12; 01/08/13; 11/12/13; 3/11/14; 05/13/14; 07/08/14; 08/26/14; 01/13/15; 01/12/16; 01/26/16; 09/13/16; 1/16/18, 4/10/18; 05/22/18; 08/28/18; 01/08/19; 01/22/19; 3/12/19; 8/27/19; 03/31/20; 08/11/20)

Development or Development Activity - Any of the following activities requiring a permit pursuant to this Code:

1. Change in use.
2. Construction, clearing, filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil of a site.
3. Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or central water system and including the long-term storage of materials.
4. Erection of a permanent sign.
5. Alteration of a historic property for which authorization is required under this Code.
6. Any activity increasing the need for parking.
7. Construction, elimination or alteration of a driveway onto a public road.

Development Permit - Any building permit; conditional use permit; preliminary subdivision plat; final subdivision plat or other plat approval; preliminary site plan; final site plan; rezoning; or any other official action of the City or any state or local government commission, board, agency, department or official having the effect of permitting the development of land located within the corporate boundaries of Lehi City and subject to the provisions of this Code.

District - A portion of the city within which certain uses of land and buildings are permitted or prohibited and in which other buildings or land restrictions may be specified as set forth herein.

Driveway - A way providing the most direct access for vehicles from a right-of-way to a garage, dwelling, other structure or parking space.

Drive Through Facility - A feature or characteristic of a use involving sales or products or provision of services to occupants in vehicles, including drive-in or drive- up windows.

Dwelling- Any structure designed or used for residential purposes with cooking and bathroom facilities that has been constructed to comply with all building codes of Lehi City, but not including hotels, motels, bed and breakfast facilities nursing home rooms, etc., or structures used for short term residential leases.

Dwelling Unit - One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

Dwelling, Caretaker – A dwelling in a non-residential zone that is located either within the primary non-residential building or a secondary building for the purpose of providing security or otherwise caring for the property.

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Dwelling, Detached Single Family - A building arranged or designed to include only one dwelling unit occupied by one family (See definition of Family) located on a lot containing no other dwelling units other than an approved ADU (see definition for accessory dwelling unit) and containing no connected buildings across lot lines.

Dwelling, Duplex - A detached building under one ownership designed for, or altered to provide dwelling units for occupancy by two families living independently of each other with separate kitchens in each unit.

Dwelling, Three-Family - A building under one ownership arranged or designed to be occupied by three (3) families living independently of each other with each unit having its own kitchen, including apartment houses, but not including motels.

Dwelling, Four-Family - A building under one ownership arranged or designed to be occupied by four families living independently of each other with each unit having its own kitchen, including apartment houses, but not including motels.

Dwelling, Multi-Family - A building, or portion thereof, used and designed as a residence for Five (5) or more families living independently of each other with each unit having its own kitchen, including apartment houses, but not including motels. Individual units may be owned as condominiums or offered for rent.

Dwelling, Townhouse – An attached single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof and with open space on at least two sides.

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #07-2021, a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses.

Suggested Action:

Attachments:

CC Staff Report Chapter 12 Development Code Amendment 02.09.21.docx

Chapter 12 Dev Code Amendment - cannabis-related signage DRC 12.02.2020.docx

Ord 07-2021.docx

Chapter 12 Development Code Amendment - cannabis-related business' signage.pdf

CHAPTER 12 DEVELOPMENT CODE AMENDMENT – CANNABIS-RELATED BUSINESS SIGNAGE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 9, 2021
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	December 2, 2020
Date of Planning Commission Review	January 14, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

The applicant requests review and approval of a Development Code amendment to Chapter 12 to alter the signage requirements for cannabis-related businesses. The proposed amendment is in response to review of the Development Code requirements for signage of cannabis-related businesses following a variance request. Staff has found that due to conflicting requirements being listed in Chapter 12 and Chapter 23 of the Lehi City Development Code, in addition to the requirements listed in the Utah State Code, the current Code has caused confusion for those wishing to apply for signage in the City. In addition, staff has found that enforcement of the current code could cause unreasonable hardship for those types of businesses. In order to reduce confusion and avoid unreasonable hardship, the amendment to Chapter 12 is being proposed.

The proposed amendment would amend the current Code to remove the previous requirements and add new conditions. The new Code would state that signage for these types of businesses would need to comply with all State

Code requirements and the signage requirements listed in Chapter 23 of the Lehi City Development Code.

The DRC had no comments regarding the Development Code Amendment.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Chapter 12 Development Code Amendment, including the DRC comments from December 2, 2020. The recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on January 14, 2021. The minutes and motion from this meeting are as follows:

3.11 Public hearing and recommendation Lehi City's request for review of a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses.
Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Hemmert closed the public hearing for comment.

Motion: Commissioner Ellis moved to forwards a positive recommendation of **Lehi City's request for review of a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses**. Commissioner Peterson seconded.

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

Chapter 12 Dev Code Amendment – Cannabis related signage
DRC Redline Comments

*Lehi City – requests review of a Development Code amendment to **Chapter 12**, amending the signage requirements for cannabis-related businesses.*

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: 10/29/2020
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Kim – Planning: No comment

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14, 2021

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: 07-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12, ALTERING THE SIGNAGE REQUIREMENTS FOR CANNABIS-RELATED BUSINESSES.

WHEREAS, it has become necessary to amend Chapter 12 of the Lehi City Development Code, altering the signage requirements for cannabis-related businesses; and

WHEREAS, this amendment seeks to reduce the conflicts for signage listed in Chapter 12 and 23 of the Development Code and the Utah State Code regarding signage for this type of use; and

WHEREAS, following a public hearing on January 14, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 9, 2021 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 14, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12 of the Lehi City Development Code should be amended; and 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:

PART I:

Chapter 12 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 07-2021 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.

B. This ordinance and its various sections, 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.

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 9th day of February, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

CHAPTER 12
(Amended 10/09/18)
PROPERTY DEVELOPMENT STANDARDS

Section 12.010. Establishment of Development Standards.
Section 12.020. General Requirements.
Section 12.030. Sale of Nonconforming Lots Prohibited.
Section 12.040. Sale or Lease of Required Space Prohibited.
Section 12.050. Effect of Street Plan.
Section 12.060. Infrastructure Provision and Environmental Criteria.
Section 12.070. Compatibility Assessment.
Section 12.080. Project Buffering and Screening Requirements.
Section 12.090. Landscaping and Maintenance Requirements.
Section 12.100. Loading and Unloading Requirements and Regulations.
Section 12.110. Outdoor Lighting Standards.
Section 12.120. Supplementary Requirements for Agriculture and Residential Districts.
Section 12.130. Supplemental Requirements for Mixed Use, Nonresidential and Special Districts.
Section 12.140. Wireless Telecommunications Facilities.
Section 12.150. Supplementary Requirements for Group Homes
Section 12.160. Supplementary Requirements for Juvenile Group Facilities.
Section 12.170. Supplementary Requirements for Rehabilitation and Treatment Facilities.
Section 12.180. Denial of Group Home Application.
Section 12.190. Zoning Requirements for Sexually Oriented Businesses.
Section 12.200. Zoning Requirements for Child Day Care, Commercial.
Section 12.210. Flag Lot Standards.
Section 12.220. Model Homes.
Section 12.230. Bed and Breakfast Inns.
Section 12.240. Short Term Rentals.

Section 12.010. Establishment of Development Standards.

The purpose of development standards is to protect the general health, safety, and welfare of the citizens and property owners of Lehi City and to implement the Lehi City General Plan. Compliance with all provisions of this Code, and the provisions of this Chapter shall be required as a condition to the issuance of any required development approval, license, or permit.

Section 12.020. General Requirements.

(Amended 3/28/00; 4/11/00; 7/13/04; 11/09/04; 09/12/06; 03/08/11)

A. All Uses, Buildings and Structures to Comply with District Requirements - Exceptions**.** Every building or structure hereafter erected, reconstructed, structurally altered, enlarged, or moved, and every building, structure, premises, or land used, rearranged, designed or intended for any use shall be built or used only as is permitted in the district in which such building, structure, land, or use is located.

1. All uses allowed within the City, either as a permitted or conditional use, are identified in Table 05-030-A, Table 05-030-B and Table 05-030-C.

2. All uses of land and other activities not specifically allowed as a permitted or conditional use as identified in Table 05-030-A, Table 05-030-B, and Table 05-030-C are prohibited.

3. All uses, buildings and structures located in the Zoning Districts of the City shall comply with the intensity, bulk requirements, site coverage standards, and other requirements for uses identified in Table 05-040-A, Table 05-040-B, and Table 05-040-C.

4. All uses, buildings, and structures located and established in the City shall comply with the off-street parking requirements as contained in Chapter 37 of this Code.

5. Exceptions may be allowed for the issuance of a building permit for a single-family dwelling on an existing lot of record that was legally created, complying with the subdivision requirements of the Utah Code in effect at that time, and prior to the effective date of this Code, but which does not meet the bulk and intensity requirements of the applicable zoning district as contained in Table 05-040-A. Requests for construction of a single-family dwelling on a legally created lot of record shall comply with the requirements for Single Lot Building Permits Outside a Recorded Subdivision as contained in Section 11.050. The Chief Building Official shall have review and approval authority.

from Section 12.110 of this Code.

6. A minimum 10-foot landscaped setback shall be required between all public streets and display areas. This landscape area shall include street trees as per City street tree standards.

7. For properties one acre or larger in size, the automobile sales and rental use, including the inventory and office space, shall occupy at minimum one-acre of the property. Allowed uses within the applicable zone, including other automobile-related uses, may be located on the same property, but will not count towards the one-acre minimum for the automobile sales and rental use.

K. Hobby Garages.

1. Windows and Doors. In addition to the requirements of the Design Standards in Chapter 37 of this Code, all buildings facing public streets and public trails will include windows and doors.

2. Restrictions. Private garage units shall not be used for manufacturing, retail or wholesale selling, office functions, or human or animal habitation. Private garage units shall not permit storage of any hazardous or flammable materials unless in containers approved by the International Fire Code (IFC), hazardous waste, or any material which creates noxious dust, odor, or fumes.

3. Personal Use. An owner of a unit may use such unit for a personal use that is not considered a residential, business or retail use.

4. Residential Use Not Allowed. No portion of any private garage development shall be used for residential purposes and no owner may sleep overnight in or on their unit. A unit may include bathroom facilities provided that no unit may include or contain more than one toilet. Kitchen-type appliances will be allowed, provided all appliances are limited to a 120-volt, single pole, GFCI receptacle.

5. Parking. The term "vehicles", as used in this section shall include, without limitation, automobiles, trucks, watercraft, trailers, motorcycles, ATVs, campers, vans, airplanes, recreational vehicles and machines similar to the foregoing. No vehicle may be left upon any portion of the project except in a garage, driveway, parking pad or other area designated; however, guests and invitees of owners may park vehicles in the aisles as long as it does not impede the flow of traffic or block driveways for up to five (5) hours at a time. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles and unlicensed vehicles or inoperable vehicles shall not be parked within the project other than in an enclosed unit. This section shall not apply to emergency vehicle repairs. No additional off-site parking spaces are required.

6. Explosives. No unit shall be used to manufacture, store, distribute or sell explosives or associated materials.

7. Owners Association. Any development with private garages must maintain an active owners' association that remains intact through the duration of the use.

8. Lighting. Lighting shall meet the requirements of Section 12.110 of this Chapter including a detailed lighting plan to ensure well-lit areas, while reducing light pollution to surrounding neighborhoods and developments.

L. Cannabis, CBD and Hemp Production Facilities and Medical Pharmacies.

1. Purpose. The purpose of this Section is to comply with State regulations found in S.B. 1002 and to regulate the location of medical cannabis related businesses to protect the health, safety and welfare of the general public while providing for the orderly establishment of cannabis production and medical distribution.

2. Definitions. As used in this section:
(a) "Cannabis" includes all species of the genus cannabis and all parts of the genus, whether grown or not; the seeds of it, the resin extracted from any part of the plant; and every compound manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.
(i) "CBD oil or Hemp" is a subcategory of cannabis that contains less than 0.3 percent tetrahydrocannabinol.
(b) "Cannabis Cultivation" is the growing or intention to grow cannabis for sale or for personal use.
(c) "Cannabis Production" is the process of changing cannabis plants, seeds, or resin to a different form for use or consumption.
(i) "Medical Cannabis Pharmacy"

is a location that sells or intends to sell cannabis in a medicinal form, or a medical cannabis device to a medical cannabis cardholder.

3. Regulations for all cannabis related businesses including cultivation, production, and pharmacy distribution.

(a) No cannabis related business may locate within 1,000 feet of a community location including: public or private schools, a licensed child-care facility or preschool, a church, public library, a public playground or public park.

(b) No cannabis related business may locate in or within 600 feet of a residential zoning district including: RA-1, R-1-22, R-1-15, R-1-12, R-1-10,R-1-8, R-Flex, R-2, R-2.5, R-3, and PC.

(i) The 600- and 1,000-feet requirements shall be measured from the nearest entrance to the cannabis business by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or border of the residential zone.

(c) All cannabis related businesses must comply with all other related State Code and must show a State License prior to applying.

4. Cultivation Regulations. Regulations specific to the cultivation of cannabis.

(a) Cultivation shall not exceed 100,000 square feet of contiguous area.

(b) Cultivation areas require a six-foot security fence around the full perimeter.

5. Medical Pharmacy Regulations. Regulations specific to the medical pharmacy distribution of cannabis.

(a) No bars, chains, or similar security devices visible from the public street or sidewalk are allowed

(b) Hours of operation shall be limited to between 8 am and 8 pm

(c) No outdoor seating or outdoor vending shall be allowed.

(d) Drive thru facilities shall not be allowed.

(e) The number of allowed medical pharmacies shall be one per every 50,000 residents. The number of residents for this requirement rounds down, meaning 100,000 residents are required for an additional pharmacy.

(f) Signage. The following regulations apply to all cannabis related business signage.

~~(i) Signage shall not exceed five percent of the primary wall or four feet by five feet, whichever is smaller.~~

~~(ii) Allowed signage includes one wall sign with: the establishment's name and hours of operation and a green cross.~~

(i) Signage located on the outside of the medical cannabis pharmacy shall comply with all State Code requirements found in Utah Code 26-61a-505.

(ii) Signage shall also comply with all signage requirements listed in Chapter 23.

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6. CBD oil or Hemp products containing less than 0.3 percent tetrahydrocannabinol sales.

(a) Must be registered with the U.S. Department of Agriculture and Food and submit State license prior to City business license being issued.

Section 12.140. Wireless Telecommunications Facilities. *(New 02/27/07; Amended 07/08/14)*

A. Purpose. The purposes of this section are:

1. to establish location, appearance, and safety standards that will help mitigate potential impacts related to the construction, use, and maintenance of telecommunications facilities;

2. to provide for the orderly establishment of telecommunications facilities in the City;

3. to minimize the number of antenna support structures by encouraging the location of antennas on pre-existing support structures, encouraging the use of stealth facilities, encouraging the co-location of multiple antennas on a single structure, and encouraging the use of City–owned property for antenna support structures; and

4. to comply with the Telecommunications Act of 1996 by establishing regulations that do not prohibit or have the effect of prohibiting the provision of personal wireless services, do not unreasonably discriminate among providers of functionally equivalent services, and are not based on the environmental effects of radio frequency emissions to the extent that such facilities

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Lehi City's request for approval of a Development Code amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features.

Suggested Action:

Attachments:

CC Staff Report Ch 37 Design Exceptions Dev Code Amendment 02.09.21.docx

Lehi City Development Code Amendment Ch 37 Design Exception DRC 12.16.20.docx

Ord 08-2021.docx

Lehi Development Code Amendment Ch 37 Design Exception.pdf

CH 37 DESIGN STANDARD EXCEPTION DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 9, 2021
Requested Action/Purpose	Approval of a proposed amendments to the Lehi City Development Code
Date of DRC Review	December 16, 2020
Date of Planning Commission Review	January 14, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

The applicant requests approval of a Development Code Amendment to Chapter 37 Design Standards. The proposed amendment will add an exception for enhancing visual features in all the nonresidential design districts.

The proposed exception is as follows:

> b. The applicant proposes to provide an enhancing visual feature, such as a plaza, mural or other form of public art, that improves the overall aesthetics of the area but requires an exception from the standards.

The applicant proposes this change to allow for visual features that might not otherwise fit into the requirements of this code. For example, a feature like a mural might be easier to paint on stucco and warrant an exception to the maximum allowed stucco requirement. Any exception for enhancing features will require recommendation by DRC and approval by Planning Commission.

The increased flexibility this amendment would provide future applicants more artistic liberty to create unique buildings that still meet the intent of the Design Standards which includes creating enjoyable places with lasting value for the community.

There were no DRC comments on the proposed amendment.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment to Chapter 37 Exceptions to the Design Standards of the Development Code. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code allows for Planning Commission to approve enhancing visual features that will improve the overall aesthetics of the City.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code amendment on January 14, 2021. The minutes and motion from this meeting follow:

3.14 Public hearing and recommendation Lehi City's request for review of a Development Code amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features.
Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Everett had concerns about public art and adding it to the code because it is so subjective and that it could potentially have unattended consequences.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Motion: Commissioner Peterson moved to forward a positive recommendation of **Lehi City's request for review of a Development Code amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features,** including all DRC comments and findings stated in the reports. Commissioner Nielsen seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, no; Commissioner Bunker, yes; Commissioner Hereth, yes. The vote passed 5-2.

Lehi City Development Code Amendment Ch 37 Design Exceptions
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: City Staff
Date of Plans Reviewed: 12/9/20
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: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14th

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: 08-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 37, ALLOWING AN EXCEPTION FOR ENHANCING VISUAL FEATURES

WHEREAS, it has become necessary to amend Chapter 37 of the Lehi City Development Code, adding an exception for enhancing visual features; and

WHEREAS, this amendment seeks to add flexibility to the design standards to promote creativity that adds to the aesthetic of the community; and

WHEREAS, following a public hearing on January 14, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 9, 2021 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 14, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 37 of the Lehi City Development Code should be amended; and 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:

PART I:

Chapter 37 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 08-2021 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.

B. This ordinance and its various sections, 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.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 9th day of February, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

8. Exceptions:

Exceptions to Section 37.010 may be approved by the Planning Commission provided the following:

a. The applicant shall show clear and convincing evidence that the design standards significantly negatively impact the ability to conduct the proposed use on the subject property.

~~a.~~b. The applicant proposes to provide an enhancing visual feature, such as a plaza, mural or other form of public art, that improves the overall aesthetics of the area but requires an exception from the standards.

~~b.~~a. The applicant shall provide justification on how the proposed project fits in with the purpose and vision of the design standards district in which it is located.

~~c.~~b. As part of the consideration for an exception, the applicant shall provide an alternative conceptual plan showing how it is not practicable to meet a requirement of Section 37.010.

~~d.~~c. Exceptions may be granted to allow parking between the building and street, however in the Historic, Roller Mills, Urban Village, Mill Pond and Urban Tech Mixed Use Districts, any exception shall be limited to a maximum of one module of parking. In all cases where an exception is granted to allow parking between the building and the street, an ADA compliant pedestrian access shall be accommodated from the building entrance to the street sidewalk.

~~e.~~d. Buildings located on corner lots shall only be allowed an exception to the building orientation on one side of the building with the other side of the building maintaining no parking between the building and the street within the Historic, Roller Mills, Urban Village, Mill Pond, and Urban Tech Mixed Use Districts.

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Section 37.020. Multi-Family Residential Design Standards

(Amended 09/24/19)

A. Purpose and Application. This section is intended to create multi-family developments that will establish permanent neighborhoods, with sustained quality and adequate amenities, and to enhance a sense of community. The provisions of this section shall be applied to all new multi-family residential and mixed use developments, unless otherwise modified by an approved Area Plan, and for exterior remodels.

B. Architectural Standards.

1. General Design Concepts. New development shall be designed for its specific context with a design unique to Lehi City. Developments containing two or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate. If a development contains more than one building, structures shall be varied to prevent repetitive design.

2. Side and Rear Facades. These design standards shall be applicable to all sides of a building, with each facade being required to meet the terms of this section.

3. Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #09-2021, a Development Code amendment to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use.

Suggested Action:

Attachments:

CC Staff Report Vehicle Storage Dev Code Amendment 02.09.21.docx

Lehi City Development Code Amendment Vehicle Storage DRC 12.16.20.docx

Ord 09-2021.docx

TBL05.030-B Commercial zones- storage vehicles.pdf

Ch39Definitions- storage, vehicles.pdf

Ch12 Development Standards- storage (including vehicle).pdf

VEHICLE STORAGE DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 9, 2021
Requested Action/Purpose	Approval of a proposed amendments to the Lehi City Development Code
Date of DRC Review	December 16, 2020
Date of Planning Commission Review	January 14, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

REPORT ANALYSIS

The applicant requests approval of Development Code Amendments to Table 05-030-B Table of Uses in Commercial Zones, Chapter 12 Development Standards, and Chapter 39 Definitions. These amendments add vehicle storage as a use and definition. Chapter 12 already contains standards for vehicle storage and this amendment adds clarity on what fits in the vehicle storage category.

Planning Staff often gets asked about commercial storage of vehicles and the Table of Uses does not currently include a clear use that vehicle storage fits into. Chapter 39 included a definition for Automotive and Equipment Services that included vehicle storage. However, this use was not included in the Table of Uses and the definition included several vehicle related businesses that had separate definitions and were included in the table of uses. Planning Staff recommends eliminating this definition to reduce confusion and adding a definition for vehicle storage.

The proposed amendment shows Vehicle Storage as a conditional use in both the Light Industrial and Heavy Commercial zones. This mirrors the allowed zones for Storage Units besides the Industrial zone. Limited land remains in the Industrial zone and will so be obsolete, so the applicant recommends not including it in this zone.

The DRC reviewed the proposed amendment and had one comment regarding the wording:

1. Remove the redundant “storage” in Chapter 12

If approved, Planning Staff will make this change to increase the readability of Chapter 12.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment of the Development Code adding the Vehicle Storage use. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code clarifies what use Vehicle Storage falls under.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code amendment on January 14, 2021. The minutes and motion from this meeting follow:

3.12 Public hearing and recommendation Lehi City’s request for review of Development Code amendments to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use.
Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Motion: Commissioner Bunker moved forward a positive recommendation of **Lehi City’s request for review of Development Code amendments to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use,** including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

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

Lehi City Development Code Amendment Storage, Vehicle Use
DRC Redline Comments

Lehi City- requests review of Development Code Amendments to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: City Staff
Date of Plans Reviewed: 12/9/20
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: No comments
Gary – Building/Inspections:
1. Remove the redundant "storage" in Chapter 12

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14th

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: 09-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 5, 12 AND 39; ADDING THE VEHICLE, STORAGE USE

WHEREAS, it has become necessary to amend Chapters 5, 12 and 39 of the Lehi City Development Code, adding a vehicle, storage use; and

WHEREAS, this amendment seeks to add a definition for vehicle storage; and

WHEREAS, following a public hearing on January 14, 2021, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 9, 2021 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 14, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 5, 12 and 39 of the Lehi City Development Code should be amended; and 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:

PART I:

Chapters 5, 12 and 39 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 09-2021 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.

B. This ordinance and its various sections, 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.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 9th day of February 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

USE	DISTRICT									
	NC	C	C-H	CR	C-1	BP	LI	I	T/M	HI
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C	P	C	C
Pawn Shops (see Sec. 12.130 F)			C				P	P		
Personal Services	P	P	P	P		P	P			
Personal Services including a Body Art Facility (See Definitions Chapter 39)	P	P	P	P						
Pet Grooming Facility	P	P	P				P			
Plant Nursery with Outside Display	P	P	P				P			
Portable Storage Container [See Sec. 12.130-D]			C	C				C	C	
Portable Storage Container Sales [See Sec. 12.130-D]								C		
Public Dance Hall		C		C			C	C		
Race Tracks for Go-Carts, ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)							C	C		
Research and Development Facilities		P	P			P	P	P	P	
Restaurant	P	P	P	P	P	P	P		P	P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P	P
Retail Facilities and Services with drive-up window(s)	C	C	P	P	C	C				
Retail Sales, General		P	P	P	P	P	P			P
Retail Sales, Neighborhood including Pharmacies (maximum 5,000 square foot bld. footprint or as approved by Planning Commission)	P	P	P	P	P	P	P			P
Retail Sales, Regional (minimum 20 acre site)		P	P	P		P	P			
Schools - Vocational and Technical		P	P	P	P	P	P		P	
Small Breed Dog Care Facility		C	C	C			C	C	C	
Storage Units [See Sec.12.130-A]			C				C	P		
Storage, Vehicles [See Sec.12.130-A]			C				C			
Temporary Construction Buildings & Yards (12 months maximum)		P	P	P	P	P	P	P	P	P
Theater		P		P		C	P			

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

the property owner who files an application for development approval pursuant to this Code.

Application for Development Approval or Application - Any written request for approval or issuance of a development order, permit, or license including but not limited to General Plan or Development Code amendments, subdivision plats, site plans, building and development permits, variances, area plans and conditional use permits.

Apartment - Any room or suite of rooms in a multiple-family structure which is arranged, designed or used as a single housekeeping unit and has kitchen facilities permanently installed.

Artisan Shop – A small shop, no larger than one thousand five hundred (1,500) square feet, involving the limited on-site production of goods by hand manufacturing, which involves only the use of hand tools, and the incidental direct sale to customers. Typical production includes: custom furniture, ceramic studios, glass blowing, candle making, custom jewelry, stained and leaded glass, woodworking, custom textile manufacturing, and crafts production.

Assisted Living Facility – A residential facility with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available twenty-four (24) hours per day, to residents who have been assessed under Utah State Department of Health rules to need any of these services. Each resident shall have a service plan based on the assessment which may include:

1. specified services of intermittent nursing care;
2. administration of medication; and
3. support services promoting residents' independence and self-sufficiency.

For the purpose of defining assisted living facilities and associated words and terms, the following words shall have the following meanings:

1. Assisted Living Facility, Large Capacity – An assisted living facility accommodating more than eight residents, excluding staff. A large capacity assisted living facility is regulated under the assisted living facility use.
2. Assisted Living Facility, Limited Capacity – An assisted living facility accommodating not more than eight residents, excluding staff. All residents must be ambulatory which means a person who is capable of achieving mobility sufficient to exit a structure without the assistance of another person. If such a facility is located in an existing home and/or in a residential zone, this use is regulated as a Group Home as per Section 12.150. A limited capacity assisted living facility that does not meet the requirements of a Group Home use must be regulated under the assisted living facility use.

Authorized Agent - Any person with valid authority provided by the Owner, as evidenced by a document, filed with the City, authorizing the Agent to represent the Owner, and acting on behalf of the Owner of land seeking a development order or development permit approval.

Automobile Rental - The business of renting, leasing or bailing of vehicles for a term not exceeding four months and for a fixed rate or price.

Automobile Repair Services - An establishment primarily engaged in the repair of automobiles, trucks less than 10,000 G.V.W., motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Sales - An establishment primarily engaged in the sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

~~**Automotive and Equipment Services** - An establishment primarily engaged in automotive related or heavy equipment services. The following are automotive and equipment use types: automobile rentals, automobile washing, automotive repair services, commercial off street parking, equipment repair services, equipment sales, service stations, and vehicle storage.~~

Auxiliary - Functioning in a subsidiary capacity.

Bakery, Retail – An establishment that produces and sells flour-based foods baked for consumption including bread, cookies, cakes, pastries, and pies.

Political Sign - A temporary sign used in connection with a local, state or national election or referendum.

Roof Sign - Any sign erected over or on the roof of a building.

Snipe Sign - A temporary sign or poster affixed to a tree, fence, etc.

Temporary Sign - A sign not constructed or intended for long-term use.

Wall Sign - A sign attached essentially parallel to and extending not more than eight (8) inches from the wall of a building with no copy on the sides or edges. This definition includes sign painted directly on the wall of a building.

Small Breed Dog Care Facility - A facility in which three or more small breed (under 30 pounds) dogs are trained, cared for, and boarded over-night. A small breed dog care facility may include a permanent, fenced, outdoor enclosure used to contain dogs during daytime hours between 7:00 AM and 9:00 PM. Small breed dogs shall be maintained indoors during overnight hours between 9:00 PM and 7:00 AM. As a requirement of approval, the Small Breed Dog Care Facility shall conform with the standards set forth in Chapter 4 of the Municipal Code with respect to Kennel Standards.

Storage, Mini - A facility providing storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

Storage, Vehicles- A facility providing services primarily for the storage of vehicles including personal automobiles, RVs, ATVs, trailers, boats, aircraft, and other similar items.

Story -That portion of any building included between the surface of any floor and the surface of the next floor or ceiling above it, or any portion of a building elevation in which 50% or more of the height (as measured from top of finished floor to top of foundation) is above finished grade.

Street - The land dedicated to, or established by, use as a public thoroughfare, or a public or private thoroughfare, which affords principal means of access to abutting property.

Structure - A combination of materials to form a construction for use, installed on, above, or below the surface of land or water including a walled and roofed building, as well as a manufactured home on a permanent foundation. The term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

Subdivide - The act or process of creating a subdivision.

Subdivider - Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision, or, who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided or re-subdivided into two (2) or more lots, parcels, sites, units, plots, condominiums, tracts or other division for the purpose of offer, sale, lease or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. Subdivision includes re-subdivision and condominium creation or conversion.

Subdivision Plat - The final map or drawing, described in this Code, of a plan of subdivision to be presented to the City for approval and when approved, may be submitted to the Utah County Recorder for filing.

Tandem Parking - The parking of one vehicle behind another.

Temporary - Not to exceed a period of one (1) year.

cated at least 60 feet from residential dwellings or other buildings used for human occupancy located on separate adjoining lots, 30 feet from the residential dwelling of the person occupying the lot upon which the barn, pen or corral is located, and at least 25 feet from any public road.

(b) No setback shall be required for any pen, corral, pasture, or other fenced, unroofed, enclosure used for the containment of Category One, Two, or Three animals permitted that is greater than 500 square feet in size.

(c) Coops shall be located at least 30 feet from any neighboring dwelling, or other building used for human occupancy and at least 25 feet from any public road.

8. Maintenance. All coops, corrals, barns, and other animal facilities shall be maintained and kept clean as to prevent nuisances to neighboring property owners. See Title 6, Chapter 4, Article E: Miscellaneous Animal Regulations of the Lehi City Municipal Code.

9. Suckling Offspring. Animal offspring do not count toward the maximum number of allowed animals on a property until they are weaned or reach eight months in age.

10. Exotic and Wild Animals.

(a) Exotic animals may be kept with approval of a conditional use permit and any required State permits. Exotic animals include buffalo, ostriches, elk, fallow deer, emu, and peacocks. Other exotic animals may be approved by the Planning Commission.

(b) Wild animals shall not be kept as pets or for exhibition as per Title 6, Chapter 4, Article E: Miscellaneous Animal Regulations Wild animals include those that are vicious, non-domesticated, venomous, or dangerous.

E. Beekeeping. The keeping of bees is allowed on all properties in the A-5, TH-5, A-1, RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, and R-3 Districts as a permitted use subject to the following requirements:

1. There is no defined maximum number of beehives or colonies.

2. Beehives shall not be located in any front yard.

3. Beehives shall be located at least six feet from any adjoining property line or public road. Hives may be located up to 16 inches from the property line or public road if a solid fence or hedge known as a "flyway barrier" of at least six feet in height is provided in front of the hive entrance.

4. A fresh supply of water shall be maintained to prevent bees from collecting at water sources in neighboring properties.

5. Beehives or any component thereof shall not exceed six feet in height.

6. Beehives shall be maintained regularly to prevent swarming. Hive owners shall follow beekeeping best management practices such as disease control, hive management, and working the hive at appropriate times. Bees and associated beehives may be ordered removed from property if they are determined to be a nuisance by the Lehi City animal control officer.

7. Each beekeeper shall register with the Utah Department of Agriculture as provided in the Utah Bee Inspection Act as set forth in Title 4, Chapter 11 of the Utah State Code.

Section 12.130. Supplementary Requirements for Mixed Use, Nonresidential, and Special Districts.

(Amended 04/12/05; 08/09/05; 05/9/06; 04/22/08; 07/28/09; 09/27/11; 11/15/11; 12/13/11; 04/24/12; 05/22/12; 01/12/16; 05/14/19; 8/27/19; 03/31/20; 06/09/20;10/13/20)

A. Storage ~~– Mini (Storage Units).~~ Applications to establish a storage unit or storage, vehicle project shall comply with the following requirements in addition to the other provisions of this Code:

1. A minimum 25-foot landscape buffer shall be provided between the front property line and any building, including the office or caretaker building. The landscape buffer shall include a minimum of one two-inch caliper canopy shade tree, and five, five-gallon shrubs planted for every 40 linear feet of frontage, rounded up to the nearest whole number.

2. The entire area that includes storage use, with the exception of the office or caretaker residence and its customer and employee parking and the access driveways shall be enclosed by a six-foot fence. The fence shall be one of the following two choices:

(a) a privacy fence constructed of brick,

stone, or similar masonry product allowing for wrought iron only at the gates or office area; or

(b) a wrought iron fence with a landscape buffer on all sides. The landscape buffer shall be a minimum of ten feet wide and consist of a minimum area of 50% live plant material. The ten-foot landscape buffer area may be located on either side of the fence and shall contain at least one, two-inch caliper canopy tree and five five-gallon shrubs planted for every 40 linear feet rounded up to the nearest whole number.

3. Exterior surfaces of all buildings shall be faced with face brick, stone, architectural concrete masonry units or split face block, cast-in-place or precast concrete panels, or an equivalent or better material as approved by the Planning Commission. Masonry or concrete walls shall not be painted. Color shall be integral to the masonry material. The building containing the office or caretaker residence shall include a pitch or hipped roof. The exterior of all buildings, including exterior walls, roofs, trim, and doors shall be finished in neutral earth tone colors.

4. ~~Storage or parking of recreational vehicles~~Storage of vehicles including personal automobiles, RVs, ATVs, trailers, boats, aircraft, and other similar items.~~, boats, trailers, and other similar~~ outside storage shall not be permitted within 20 feet of any property line on the periphery of the development. Such storage shall be covered and shall be screened by masonry fencing or other storage buildings on site such that the outside storage items are not directly viewed from any public street or from I-15. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperable vehicles.

5. No entrance doors to storage compartments shall front on any public street.

6. No wall adjacent to or visible from public streets or abutting property shall exceed 100 feet in length without visual relief by means of a vertical reveal at least one foot in depth and ten feet in width, a perceptible change in wall angle or a corner.

7. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

8. The caretaker residence should be limited to one residential dwelling unit. The Planning Commission may allow exceptions if the owner or applicant can demonstrate that an additional caretaker unit is necessary because of the size of the project or other unusual circumstances. In no case shall the number of caretaker units exceed three units.

9. No business activities other than the rental of storage units shall be conducted on the portion of the premises devoted to the rental of storage units. No retail or wholesale sales shall be conducted on the premises, except sales of goods and services by the management. No auctions or commercial sales or uses, manufacturing, fabricating, or assembly of any items shall be conducted on the site. No activities such as miscellaneous or garage sales shall be conducted on the premises. The servicing or repair of motor vehicles, boats, household, industrial, or commercial items shall not be conducted on the premises.

B. Hotels and motels. Applications to establish a hotel or motel facility, including hotels with extended stay accommodations, shall comply with the following requirements in addition to the other provisions of this Code:

1. No hotel or motel shall be located within 600 feet of an elementary school or middle school or junior high measured from the nearest entrance of the hotel or motel by following the shortest route of ordinary pedestrian travel to the property boundary of the school.

2. None of the rooms in the hotel or motel shall be used as a dwelling unit or primary residence by its occupant.

3. Travel trailers, campers, and other similar recreational vehicles shall not be occupied on the premises of a hotel or motel facility or used in any way to provide additional accommodations for the hotel or motel occupants unless otherwise approved by the Zoning Administrator.

4. The length of time for guest occupancy of a hotel or motel unit may be limited as part of the Conditional Use approval. In no case shall the length of stay exceed 90 consecutive days unless otherwise approved by the Zoning Administrator.

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: February 9, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #05-2021, amending Title 6, Chapter 5, Section 7 (Firearms and Weapons) to allow the discharge of a bow within Lehi City limits upon the written permission of the Mayor.

Suggested Action:

Attachments:

Ord 05-2021.docx

LEHI CITY

ORDINANCE NO. 05-2021

AN ORDINANCE AMENDING TITLE 6 CHAPTER 5 SECTION 7 (FIREARMS AND WEAPONS) TO ALLOW THE DISCHARGE OF A BOW WITHIN LEHI CITY LIMITS UPON THE WRITTEN PERMISSION OF THE MAYOR

WHEREAS, Lehi City Code Section 6-5-7(B) prohibits the discharge of a bow within city limits;

WHEREAS, in order to control wildlife in areas of Lehi City, certain entities have requested to be allowed to use bows to do so;

WHEREAS, Section 6-5-7(A) currently provides for the mayor to give written permission to allow a person to discharge a gun, pistol, or firearm within city limits;

WHEREAS, Section 6-5-7(A) would be amended to allow the discharge of a bow within city limits upon the written permission of the mayor;

WHEREAS, on February 9, 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) Section 6-5-7 should be 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:

PART I:

A. Section 6-5-7 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. 05-2021 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.

B. 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.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City, Utah this 9th day of February, 2021.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit “A”

6-5-7: FIREARMS AND WEAPONS:

A. Discharging Firearms: It is unlawful for any person to fire, discharge or set off any bow of any kind, gun, pistol or firearm of any description, or instrument loaded with powder or other explosive within this city except by written permission of the mayor. (1984 Code § 9.36.010; amd. 2015 Code; Ord. 12-2016, 1-26-2016)

B. Discharging Flippers, Slings, Spring Operated Or Air Guns Or Bow: It is unlawful for any person to discharge any flipper, sling, air or spring operated gun, within the limits of this city. (1984 Code § 9.36.020; amd. 2015 Code)

C. Shooting Galleries: It is unlawful for any person to own, operate or conduct any shooting gallery within the limits of the city unless the target thereof be protected by a suitable breastwork or battery to the acceptance of the city, subject to the Lehi City development code. (1984 Code § 9.36.030; amd. 2015 Code)