Lehi City Council Meeting
Agenda
June 14, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of HTRZ funding with Thanksgiving Point Development.

   2.2. Bike and Pedestrian Master Plan Update

   2.3. Discussion of Utah State Auditor Fraud Risk Questionnaire- Finance Department

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. Presentations and Reports

   2.1. Round-Up Rodeo Royalty

   2.2. Employer Support Freedom Award Presentation

3. 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.)

4. Consent Agenda

4.1. Approve Minutes from the May 24, 2022 City Council Meeting.
052422CC.pdf

4.2. Approve Purchase Orders
PO #7182.pdf
po 7182 BACKUP.pdf

Regular Agenda

5. Consideration of Resolution #2022-49, amending Section IV: Leave of the the Lehi City Employee Policy Manual.
Petitioner: Lehi City
Res 2022-49.docx
Employee Policy Manual - June 2022 - Edits - Juneteenth.pdf
Edits - Bereavement Leave for Stillborn or Miscarriages.pdf

6. Budget Amendment for FY 2022
a. Public Hearing
b. Consideration of Resolution #2022-46, amending the Budget for the City of Lehi for fiscal year 2022

Petitioner: Lehi City
Res 2022-46.docx
Budget Adjustment #3.pdf

7. Consideration of Resolution #2022-47, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.
Petitioner: Lehi City
Res 2022-47.docx

8. Consideration of Resolution #2022-48, adopting a Certified Tax Rate for the City of Lehi.
This item has been pulled from the agenda.

Petitioner: Lehi City

9. Consideration of Resolution #2022-51, approving an amended agreement between Waste Management and Lehi City for solid waste collection and recycling.
Petitioner: Lehi City
Res 2022-51.docx
WM Lehi 2022 Extraordinary and Renewal Final.docx

10. Consideration of Resolution #2022-52, approving an agreement between Mountainland Supply Company and Lehi City for the purchase of pressurized irrigation meter parts.

Petitioner: Lehi City
Res 2022-52.docx
Agreement-Pressurized Irrigation Meters (Mountainland)2.docx

11. Consideration of Resolution #2022-55, approving and authorizing the execution of an Interlocal Agreement between Utah County and Lehi City for Substance Misuse Prevention Services and Communities that Care Prevention Model.
Petitioner: Lehi City
Res 2022-55.docx
Lehi CTC 2023 draftdocx.docx

12. Consideration of Resolution #2022-53, approving a network operations agreement with STRATA Networks.
Petitioner: Lehi City
Agreement-STRATA Network Operation (6.13.2022 clean) .docx

13. Consideration of Resolution #2022-54, approving the allocation of PARC tax funds for recreation and cultural facilities and cultural organizations within Lehi City.
Petitioner: Lehi City
Res 2022-54.docx
2022 Lehi PARC Tax - Cultural Requests.pdf
2022 Lehi PARC Tax - Cultural Organization Requests - PARC Advisory Committee Recommendation.pdf
2022 Lehi PARC Tax - Cultural Facility Requests - Staff Recommendation.pdf

14. Consideration of Resolution #2022-50, authorizing the execution of an Interlocal Cooperation Agreement to authorize Lehi City's participation in the Utah Valley Home Consortium program.
Petitioner: Lehi City
Res 2022-50.docx
UVHOME Consortium Agreement 2023-2025_deg_05092022.docx

15. Consideration of Preliminary and Final subdivision approval of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone. (Tabled at the May 24th meeting)
Petitioner: Lehi City
CC Staff Report Family Park Estates Subdivision 06.14.22.docx
Familly Park Estates Final DRC 05.04.22.docx
Family Park Estates Plat and Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf
R1674-002 Geotechnical Report.pdf

Lehi Family Park TIS 20220609 Signed.pdf

16. Consideration of Preliminary subdivision approval of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West. (Tabled at the May 24th meeting)
    Petitioner: X Development
    CC Staff Report 2100 North Preliminary Subdivision 06.14.22.docx
    2100 N Preliminary Subdivision DRC 04.06.22.docx
    2100 North Preliminary Subdivision - Narrative.pdf
    2100 N Subdivision Aerial.pdf
    2100 N Subdivision General Plan.pdf
    2100 N Subdivision Zoning.pdf
    2100 N Subdivision -plan.pdf

17. Consideration of approval for an extension of time for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.
    Petitioner: Chad Staten
    CC Staff Report Staten Farms Plat B Extension Final Subdivision 06.14.22.docx
    Staten Farms Plat B Extension DRC 05.18.22.docx
    Aerial map.pdf
    General Plan map.pdf
    Zoning Map.pdf
    Staten Farms Plat B Extension Approval 05.18.22.pdf

18. Consideration of Ordinance #33-2022, the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to Mixed Use.
    Petitioner: Arnaldo Denzeler
    CC Staff Report Denzeler Zone Change 06.14.22.docx
    Denzeler Zone Change DRC 04.20.22.docx
    Ord 33-2022.docx
    Denzeler Zone Change 04.20.22 - narrative.pdf
    Denzeler Zone Change 04.20.22- map.pdf
    Denzeler Aerial.pdf
    Denzeler General Plan.pdf
    Denzeler Zoning.pdf

19. Consideration of a Plat Amendment for the Crossing at Traverse Phases 4 & 5, adjusting the lot line between 410A and 512A.
    Petitioner: Perry Homes
    CC Staff Report Crossing at Traverse Phase 4 and 5 Plat Amendment 06.14.22.docx
    Crossing at Traverse Phase 4 and 5 Plat Amendment DRC 05.18.22.docx
    Crossings at Traverse Phase 4&5 1st Amendment.pdf
    Aerial Map.pdf

General Plan Map.pdf
Zoning Map.pdf

20. Consideration of Resolution #2022-56, a Resolution of Intent to Adjust the Municipal Boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East.
Petitioner: DR Horton
CC Staff Report - Draper Boundary Line Adjustment Resolution 06.14.22.docx
Draper Municipal Boundaries Adjustment- 4600N 1200E DRC 06.08.22.docx
Res 2022-56.docx
Narrative - Draper Annexation.pdf
Skye - Lehi Addition Boundary Adjustment Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

21. Consideration of Final subdivision approval for the Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone.

Petitioner: Andrew Patterson
CC Staff Report Center Pointe Towns Final Subdivision 06.14.22.docx
Center Pointe Townhomes Final DRC 05.25.22.docx
CENTER POINTE TOWNHOMES - FINAL PLAN.pdf
Center Pointe Towns Elevations.pdf
Elevation Material Percentages.pdf
Developer's Design requirements justification.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

22. Consideration of Ordinance #31-2022, approving the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).
Petitioner: Lee and Mary Kelly
CC Staff Report Kelly General Plan Amendment 06.14.22.docx
Kelly General Plan Amendment DRC 05.11.22.docx
Ord 31-2022.docx
Kelly General Plan Amendment Narrative.pdf
Kelly General Plan Amendment.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

23. Consideration of Concept approval for the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.
Petitioner: Arive Homes
CC Staff Report Harmony Townhomes Plat D Concept 06.14.22.docx
Harmony Townhomes Plat D Concept DRC 5.11.22.docx
Harmony Townhomes Plat D Concept - narrative.pdf
Harmony Townhomes Plat D Concept - plans updated.pdf
Harmony Townhomes Plat D Concept - elevation2.pdf
Harmony Townhomes Plat D Concept - elevation3.pdf
Harmony Townhomes Plat D Concept - elevation1.pdf
Harmony Townhomes Plat D Concept - aerial map.pdf
Harmony Townhomes Plat D Concept - general plan map.pdf
Harmony Townhomes Plat D Concept - zoning map.pdf
IMG_1343.JPG
IMG_1344.JPG
IMG_1342.JPG

24. Consideration of Resolution #2022-57, approving a development agreement between Seely and Sons LLC and Lehi City.
Resolution-Approval of Seely & Sons Development Agreement (Carla's Cove).docx
Development Agreement-Carla's Cove.docx

25. Consideration of Final subdivision approval for Carla’s Cove, a 13-lot residential development located at 2402 West Main Street.
Petitioner: Matthew Jorgensen
CC Staff Report Carla's Cove Final Subdivision 06.14.22.docx
Carla's Cove Final Subdivision DRC 06.01.22.docx
Carla's Cove Final Subdivision - narrative.pdf
Carla's Cove Final Subdivision - plans.pdf
Carla's Cove Final Subdivision - landscape plan.pdf
Carla's Cove Final Subdivision Map - general plan.pdf
Carla's Cove Final Subdivision Map - zoning.pdf
Carla's Cove Final Subdivision Map - aerial.pdf

26. Consideration of Ordinance #32-2022, a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations.
Petitioner: Lehi City
CC Staff Report Chapter 20 - Home Occupations Development Code Amendment 06.14.22.docx
Chapter 20 Home Occupations Development Code Amendment DRC 08.18.21.pdf

Ord 32-2022.docx
Ch 20 Dev Code Amendment - 08.18.21 - text.pdf

27. 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 385-201-2269
- 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: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Discussion of HTRZ funding with Thanksgiving Point Development.

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Bike and Pedestrian Master Plan Update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Discussion of Utah State Auditor Fraud Risk Questionnaire- Finance Department

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Round-Up Rodeo Royalty

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Employer Support Freedom Award Presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the May 24, 2022 City Council Meeting.

Suggested Action:

Attachments:

052422CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 24, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member (Excused for Pre Council)
Katie Koivisto, Council Member
Mike Southwick, Council Member
Paige Albrecht, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Council Condie who will join the Regular Meeting virtually at 7:00 p.m. Councilor Albrecht joined virtually. Councilor Hancock gave the opening comment.

2. Presentations and Reports

2.1 Discussion of HTRZ funding with Thanksgiving Point Development

This item has been postponed and will be heard at a future meeting.

2.2 Discussion with Waste Management on the renewal of their option for trash removal.

Dean Lundell, Finance Director, explained that the City signed a renewal option with Waste Management that expires at the end of June. The recycling market performed well for the city, but costs have now gone up about 14%. They negotiated a 9.9% rate increase for the next 3 1/2 years. Mr. Lundell isn't proposing any rate increases to residents right now. He believes the city can absorb the cost due to some reserve funds, but they may need to increase resident's rates next year. Blake Leonelli with Waste Management was available to answer questions. He stated that the costs for steal, plastic, vehicles, labor, and fuel have all increased.

2.3 Review of the Lehi City Facilities Master Plan

Jason Walker, City Administrator, gave an update on the long-term city facilities master plan. He said that most of the square footage for the new City Hall building would be for the library. The new building would house the library and additional city staff along with a new Council Chambers that can also be used as public space.

3. Fuel Tank Discussion

DRAFT

Jason Walker stated that there was a budget request from fleet for on-site fuel tanks that was denied in the 2023 proposed budget, because they would prefer to fund it this year with a budget amendment. Jeremy Estes, Fleet Manager, stated that they are proposing 2 one-site fuel tanks that will save the city in fuel costs. Tyler Kelsey, IT, Manager, stated that he is also requesting a budget amendment this year to replace ageing infrastructure from the network.

4. Agenda Questions

None.

5. Administrative Report

Jason Walker reported that they recently returned from ICSC and they were successful with establishing contacts to further economic development in the city.

6. Mayor and Council Reports

The Council gave a report on their assigned committees.

Mayor Johnson requested that they adjourn into a Closed Session now rather than at the end of the meeting.

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

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed with 4 in favor and 1 absent.

The meeting adjourned into a Closed Session at approximately 6:00 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, including Councilor Albrecht and Condie who joined virtually. Councilor Southwick led the Pledge of Allegiance.

2. 20 Minute Citizen Input

Steve Boyack inquired about solar panel installation. He wanted to know why the metering isn't available until 2023 and asked it there were other alternatives.

3. Consent Agenda

3.1) Approve Minutes from the May 10, 2022 City Council Meeting.

3.2) Approve Purchase Orders.

3.3) Re-approve the Intent to Annex the Neldon and Jewel Bullock Annexation Resolution #2022-39

DRAFT

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

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

4. Consideration of Resolution #2022-42, adopting the Budget and Consolidate Fee Schedule for the City of Lehi for Fiscal Year 2023 (July 1, 2022 - June 30, 2023).

Mayor Johnson noted that the public hearing for this item was held in the last meeting, but that he would still take public comments.

Michelle Stallings was concerned with the proposed property tax increase and does not support it. She also asked that more money be spent on sidewalks in downtown.

Lori Le was concerned about funds being using to construct a new City Hall building.

The Council discussed options for funding more sidewalk construction.

Motion: Councilor Koivisto moved to approve Resolution #2022-42, adopting the Budget and Consolidate Fee Schedule for the City of Lehi for Fiscal Year 2023 (July 1, 2022 - June 30, 2023). Councilor Southwick seconded the motion.

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

5. Amending the Power Rates Fee Schedule

a. Public Hearing

Joel Eves, Power Director, presented the proposed fee schedule based on the recommendations from the rate study. He also showed comparisons of other rates from municipal owned utilities in Utah County and Rocky Mountain Power. The comps showed that Lehi will be comparable or even lower than the other utilities.

Mayor Johnson opened the public hearing.

Steve Madsen inquired about solar net metering changes.

Steve Boyack also asked about net metering.

Michelle Stallings had questions about the proposed rates. She was not in support of the increase.

David Knutson had a question about the rates.

b. Consideration of Resolution #2022-43, amending the Lehi City Consolidated Fee Schedule for power rates.

Motion: Councilor Hancock moved to approve Resolution #2022-43, amending the Lehi City Consolidated Fee Schedule for power rates. Councilor Koivisto seconded the motion.

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

6. **Consideration of Resolution #2022-40, approving a purchase agreement between Rosenbauer and Lehi City for the purchase of a fire apparatus.**

Chief Jeremy Craft was available for questions.

Motion: Councilor Southwick moved to approve Resolution #2022-40, approving a purchase agreement between Rosenbauer and Lehi City for the purchase of a fire apparatus. Councilor Koivisto seconded the motion.

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

7. **Consideration of Resolution #2022-41, approving an agreement with Fox Construction for the repair of the Vialetto water tank.**

Dave Norman explained that with is needed for a repair to the water tank.

Motion: Councilor Koivisto moved to approve Resolution #2022-41, approving an agreement with Fox Construction for the repair of the Vialetto water tank. Councilor Albrecht seconded the motion.

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

8. **Consideration of Resolution #2022-37, approving an agreement with Myers Power Products for the purchase and installation of North Point Substation 15kV switchgear.**

Motion: Councilor Hancock moved to approve Resolution #2022-37, approving an agreement with Myers Power Products for the purchase and installation of North Point Substation 15kV switchgear. Councilor Koivisto seconded the motion.

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

9. **Consideration of Final subdivision approval for the Dubois Lot Plat A, a 1-lot residential subdivision located at 1192 North Trinnaman Lane.**

Mike Dubois was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Dubois Lot Plat A, a 1-lot residential subdivision located at 1192 North Trinnaman Lane; including Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

10. Consideration of Preliminary subdivision approval for the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West.

The applicant was not present. This item was moved to the end of the agenda.

11. Consideration of Final subdivision approval of Longhorn Meadows Plat A, a 14-lot residential development located at 400 South 1300 West.

Scott Dunn was representing the applicant.

Motion: Councilor Hancock moved to grant Final subdivision approval of Longhorn Meadows Plat A, a 14-lot residential development located at 400 South 1300 West; including Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

12. Consideration of Preliminary and Final subdivision approval of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone.

Mayor Johnson stated that this application complies with State law. The City can develop and sell property. Mayor Johnson stated that this was a create way to help pay for parks and asked that residents provide suggestions.

Mayor Johnson asked for public comments.

Carla Shelton stated that 600 East is a dangerous road and was opposed to the development.

James Legoutski disagrees with the construction of the residential lots. He would like to have the overlook.

Dave Christofferson was concerned with traffic.

Jeanna Christofferson doesn't want the Council to make a hasty decision.

Todd Spencer was concerned with traffic and was not in favor of the development.

Cami Baker was frustrated by the number of plan changes to the park. She would prefer to see the homes at the bottom of the hill.

Hailey Burken doesn't want to lose the park strip and was concerned with loosing the view.

Janelle Christofferson was against the development.

Michelle Stallings was opposed to the development.

Scott Larsen was opposed and does not want to lose the view.

Ben Shelf was concerned with the increase in traffic.

Louis Valasco was opposed to the development.

There was discussion about tabling the item to allow for a geotech study and other traffic reports.

Motion: Councilor Southwick moved to table this item until the geotech report can be conducted. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding to the motion that a traffic study be conducted to look at the turning lanes on 600 East and other traffic concerns. He would also like to see it back on the agenda as soon as possible.

Amended Motion: Councilor Southwick amended his motion to include Councilor Hancock's comments.

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

13. Consideration of Resolution #2022-44, assigning the Mayor of the City of Lehi to the Utah Lake Authority Governing Board.

Motion: Councilor Hancock moved to approve Resolution #2022-44, assigning the Mayor of the City of Lehi to the Utah Lake Authority Governing Board. Councilor Koivisto seconded the motion.

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

14. Consideration of Resolution #2022-45, approving an agreement with RB&G Engineering for construction engineering services for the 2300 West street widening from Main Street to 2100 North.

Motion: Councilor Southwick moved to approve Resolution #2022-45, approving an agreement with RB&G Engineering for construction engineering services for the 2300 West street widening from Main Street to 2100 North. Councilor Koivisto seconded the motion.

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

15. Consideration of Adjourning into a Closed Session for the purpose of discussing the purchase, exchange, or lease of real property.

The Closed Session occurred prior to the Regular meeting.

10. Consideration of Preliminary subdivision approval for the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West.

The applicant was still not present.

Motion: Councilor Koivisto moved to table this item to a time when the applicant could attend. Councilor Hancock seconded the motion.

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

16. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:24 p.m.

Approved: June 14, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO #7182.pdf

po 7182 BACKUP.pdf

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 7182

588376
ISSUED TO: COMPUNET INC.
P.O. BOX 35143

SEATTLE WA 98124-5143

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

DEPARTMENT:

PURCHASE ORDER DATE: 05/25/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	UCS-X REPLACEMENT HARDWARE PROMOTION CHASSIS, 6 BL	151,805.83	151,805.83	63-40-55-000

TOTAL 151,805.83

Authorized By:

Department Head

Jason Walker
Mayor or City Administrator

City Council Approval Date *

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

Lehi City Purchase Requisition Request

Supplier	**Name**		**Vendor #**
Compunet	**Street**		**Date**
	City	**State**	
	Zip	**Phone**	

Invalid signature

IT	63-40-55-000	X
Requesting Department	**Dept. Account No.**	Tyler Kelsey

Signed by: c028fa0c-d1d0-444b-9703-772ec87b1ac4

Quanity	Unit	Materials and Description	Price	Total
1		UCS-X Replacement Hardware Promotion	$151,805.83	$151,805.83
		Chassis, 6 Blades, Fabric Interconnects		
		Total		$151,805.83

Justification:	Price Determination	
Replacement of our existing UCS infrastructure. This is a promotional offer for swapping chassis, blades and fabric interconnects. Exisiting chassis is reaching end of life and 5 of our existing blades are no longer supported for updated vmware software	Verbal Quote	
	Informal Bid	
	Written Bid	
	State Bid	
	Other	

Tyler Morrill
8015062310
tmorrill@compunet.biz

Lehi - UCS Blade Promo Bundle

Contract Information
UT, NASPO, AR3227

Quote Information:

Quote #: TM179452

Version: 4
Quote Date: 04/27/2022
Expiration Date: 04/30/2022

Prepared for:

City of Lehi

Tyler Kelsey
(801) 768-7100
tkelsey@lehi-ut.gov

Bill To:

City of Lehi

Tyler Kelsey
153 North 100 East
Lehi, UT 84043
tkelsey@lehi-ut.gov

Ship To:

City of Lehi

Tyler Kelsey
153 North 100 East
Lehi, UT 84043

Cisco UCS Blade

Part Number	Product Description	Qty	List Price	Unit Price	Ext. Price
UCSX-FIRSTOFFER	UCS-X Launch Offer. Subject to Approval before quote/order	1	$0.00	$0.00	$0.00
UCSX-9508-U	UCS 9508 Chassis Configured	1	$12,925.71	$0.00	$0.00
CON-OSP-UCSX95U8	SNTC-24X7X4OS UCS 9508 Chassis Configured - 36 Months	1	$1,194.00	$907.44	$907.44
UCSX-CHASSIS-SW	Platform SW (Recommended) latest release for X9500 Chassis	1	$0.00	$0.00	$0.00
UCSX-9508-FSBK	UCS 9508 Chassis Front Node Slot Blank	2	$0.00	$0.00	$0.00
UCSX-9508-CAK	UCS 9508 Chassis Accessory Kit	1	$0.00	$0.00	$0.00
UCSX-9508-RBLK	UCS 9508 Chassis Active Cooling Module (FEM slot)	2	$0.00	$0.00	$0.00
UCSX-9508-ACPEM	UCS 9508 Chassis Rear AC Power Expansion Module	2	$0.00	$0.00	$0.00
UCSX-9508-KEY-AC	UCS 9508 AC PSU Keying Bracket	1	$0.00	$0.00	$0.00
	UCS 210c M6 Compute Node w/o CPU, Memory, Storage, Mezz	6	$6,613.40	$2,380.82	$14,284.92
CON-OSP-UCSX210C	SNTC-24X7X4OS UCS 210c M6 Compute Node w/o CPU, Memory - 36 Months	6	$2,112.00	$1,605.12	$9,630.72
UCSX-V4-Q25GML	UCS VIC 14425 4x25G mLOM for X Compute Node	6	$1,514.09	$545.07	$3,270.42
UCSX-TPM-002C	TPM 2.0, TCG, FIPS140-2, CC EAL4+ Certified, for M6 servers	6	$80.65	$29.03	$174.18

Tyler Morrill
8015062310
tmorrill@compunet.biz

Cisco UCS Blade

Part Number	Product Description	Qty	List Price	Unit Price	Ext. Price
UCSX-C-SW-LATEST	Platform SW (Recommended) latest release XSeries ComputeNode	6	$0.00	$0.00	$0.00
UCSX-C-M6-HS-F	UCS 210c M6 Compute Node Front CPU Heat Sink	6	$0.00	$0.00	$0.00
UCS-DIMM-BLK	UCS DIMM Blanks	96	$0.00	$0.00	$0.00
UCSX-X10C-FMBK	UCS X10c Compute Node Front Mezz Blank	6	$0.00	$0.00	$0.00
UCSX-C-DEBUGCBL	UCSX Compute Node Debug Cable	1	$87.57	$31.53	$31.53
UCSX-C-M6-HS-R	UCS 210c M6 Compute Node Rear CPU Heat Sink	6	$0.00	$0.00	$0.00
UCSX-CPU-I6342	Intel 6342 2.8GHz/230W 24C/36MB DDR4 3200MHz	12	$11,276.12	$4,059.40	$48,712.80
UCSX-MR-X16G1RW	16GB RDIMM SRx4 3200 (8Gb)	96	$1,503.48	$541.25	$51,960.00
UCS-SID-INFR-UNK	Unknown	6	$0.00	$0.00	$0.00
UCS-SID-WKL-UNK	Unknown	6	$0.00	$0.00	$0.00
UCSX-I-9108-25G	UCS 9108-25G IFM for 9508 Chassis	2	$14,645.19	$0.00	$0.00
UCSX-PSU-2800AC	UCS 9508 Chassis 2800V AC Dual Voltage PSU	6	$1,706.58	$0.00	$0.00
CAB-C19-CBN	Cabinet Jumper Power Cord, 250 VAC 16A, C20-C19 Connectors	6	$0.00	$0.00	$0.00
DC-MGT-SAAS	Cisco Intersight SaaS	1	$0.00	$0.00	$0.00
DC-MGT-SAAS-EST-C	Cisco Intersight SaaS - Essentials	6	$592.56	$450.35	$2,702.10
SVS-DCM-SUPT-BAS	Basic Support for DCM	6	$0.00	$0.00	$0.00
DC-MGT-IMCS-1S	IMC Supervisor - Advanced - 1 Server License	6	$0.00	$0.00	$0.00
DC-MGT-UCSC-1S	UCS Central Per Server - 1 Server License	6	$0.00	$0.00	$0.00
UCS-FI-6454-U	UCS Fabric Interconnect 6454	2	$50,349.15	$0.00	$0.00
CON-OSP-SFI6454U	SNTC-24X7X4OS UCS Fabric Interconnect 6454 - 36 Months	2	$7,361.55	$5,594.78	$11,189.56
N10-MGT018	UCS Manager v4.2 and Intersight Managed Mode v4.2	2	$0.00	$0.00	$0.00

Tyler Morrill
8015062310
tmorrill@compunet.biz

Cisco UCS Blade

Part Number	Product Description	Qty	List Price	Unit Price	Ext. Price
UCS-PSU-6332-AC	UCS 6332/ 6454 Power Supply/100-240VAC	4	$1,505.49	$541.98	$2,167.92
CAB-N5K6A-NA	Power Cord, 200/240V 6A North America	4	$0.00	$0.00	$0.00
SFP-H25G-CU3M	25GBASE-CU SFP28 Cable 3 Meter	16	$134.42	$48.39	$774.24
UCS-ACC-6332	UCS 6332/ 6454 Chassis Accessory Kit	2	$0.00	$0.00	$0.00
UCS-FAN-6332	UCS 6332/ 6454 Fan Module	8	$0.00	$0.00	$0.00
				Subtotal:	**$145,805.83**

Pro Services

Part Number	Product Description	Qty	List Price	Unit Price	Ext. Price
CNet Pro Services-DC	CompuNet Professional Services-Data Center Service	1	$6,000.00	$6,000.00	$6,000.00
				Subtotal:	**$6,000.00**

Shipping

Description		Qty
Shipping	Ground Shipping To Be Determined, Billed As Actual	1

Quote Summary

Description	Amount
Cisco UCS Blade	$145,805.83
Pro Services	$6,000.00
Total:	$151,805.83

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel any order arising from pricing or other errors. If Customer is purchasing a subscription-based product, Customer agrees to pay all charges for the complete term of the subscription. By signing below or issuing a Purchase Order, Customer agrees to CompuNet's standard terms and conditions, which can be reviewed here. Your electronic signature, per the Electronic Signature Act, is considered equivalent to your signed and faxed signature, and allows you to accept and place your order. A copy of this acceptance and the attached proposal document will be sent to your email address to complete your order acceptance. You are NOT required to electronically sign your order, you may fax or email your signed proposal to your Account Executive.

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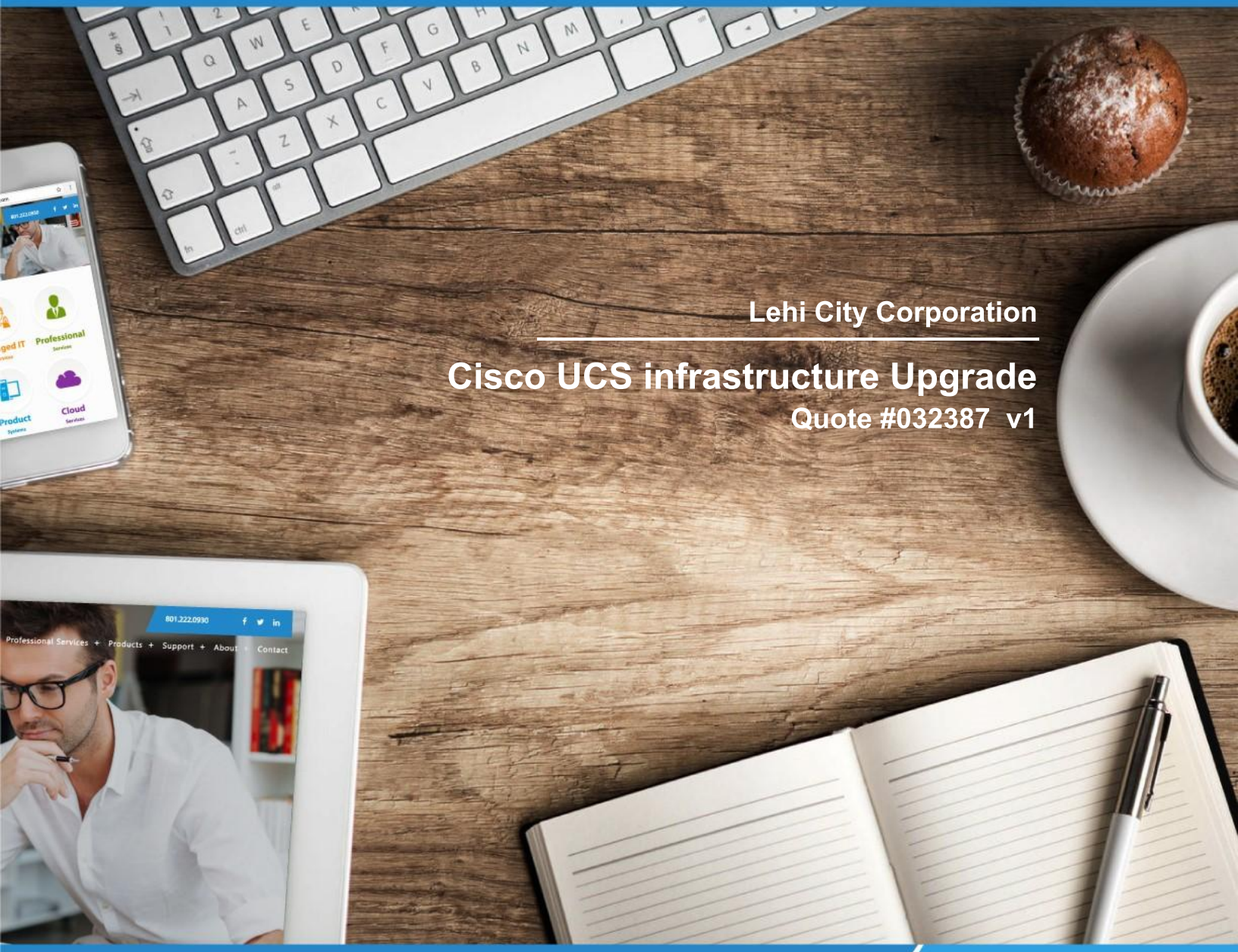


Lehi City Corporation

Cisco UCS infrastructure Upgrade

Quote #032387 v1

Better Solutions | Better Results

Thank you!

CR-T

5 year Smart Net 24x7x4				
Item Number	Description *Optional	One-Time	Qty	Ext. One-Time
UCS-ACC-6332	**UCS 6332/ 6454 Chassis Accessory Kit**	$0.00	2	$0.00
UCS-FAN-6332	**UCS 6332/ 6454 Fan Module**	$0.00	8	$0.00
N10-MGT018	**UCS Manager v4.2 and Intersight Managed Mode v4.2**	$0.00	2	$0.00
DC-MGT-SAAS	**Cisco Intersight SaaS**	$0.00	1	$0.00
DC-MGT-SAAS-EST-C	**Cisco Intersight Essentials - License - 1 License**	$983.39	6	$5,900.34
DC-MGT-IMCS-1S	**IMC Supervisor - Advanced - 1 Server License**	$0.00	6	$0.00
DC-MGT-UCSC-1S	**UCS Central Per Server - 1 Server License**	$0.00	6	$0.00
SVS-SSTCS-DCMGMT	**Solution Support for DC Mgmnt**	$884.99	1	$884.99
CON-SNTP-UCSX95U8	**SNTC-24X7X4 UCS 9508 Chassis Configured (5 year)**	$1,752.84	1	$1,752.84
CON-SNTP-UCSX210C	**SNTC-24X7X4 UCS 210c M6 Compute Node w/o CPU, Memory (5 year)**	$2,898.40	6	$17,390.40
CON-SNTP-SFI6454U	**SNTC-24X7X4 UCS Fabric Interconnect 6454 (5 year)**	$9,592.61	2	$19,185.22
			***One-Time Optional Amount**	**$266,213.37**

One-Time Summary	Amount
3 year Smart Net 24x7x2	$254,289.62
One-Time Total	**$254,289.62**

*Optional	Amount
5 year Smart Net 24x7x2	$276,207.22
3 year Smart Net 24x7x4	$248,295.14
5 year Smart Net 24x7x4	$266,213.37
Optional Subtotal	**$790,715.73**

I agreed to the terms and conditions provided. Taxes, shipping, tariffs, handling and other fees may apply. We reserve the right to cancel order(s). https://cr-t.com/terms-and-conditions/

Line Number	Item Name	Smart Account Mandatory	Description	ListPrice	Extended ListPrice	Discount %	Selling Price
1.0	**UCS-SP-FI6454-2X**	-	UCS SP Select 6454 FI, SFP Cables/FC Optics -2Pk	0.00	0.00	0.00	0.00
1.1	UCS-SP-FI6454	-	(Not sold standalone) UCS 6454 FI	36,561.90	73,123.80	0.00	73,123.80
1.1.1	N10-MGT018	-	UCS Manager v4.2 and Intersight Managed Mode v4.2	0.00	0.00	0.00	0.00
1.1.2	UCS-PSU-6332-AC	-	UCS 6332/ 6454 Power Supply/100-240VAC	0.00	0.00	0.00	0.00
1.1.3	CAB-C13-C14-2M	-	Power Cord Jumper, C13-C14 Connectors, 2 Meter Length	0.00	0.00	0.00	0.00
1.1.4	DS-SFP-FC32G-SW	-	32 Gbps Fibre Channel SW SFP+, LC	0.00	0.00	0.00	0.00
1.1.5	SFP-H10GB-CU3M	-	10GBASE-CU SFP+ Cable 3 Meter	0.00	0.00	0.00	0.00
1.1.6	UCS-ACC-6332	-	UCS 6332/ 6454 Chassis Accessory Kit	0.00	0.00	0.00	0.00
1.1.7	UCS-FAN-6332	-	UCS 6332/ 6454 Fan Module	0.00	0.00	0.00	0.00
1.1.0.1	CON-OSP-SPFI6454	-	SNTC-24X7X4OS (Not sold standalone) UCS 6454 FI	7,011.00	14,022.00	0.00	14,022.00
						SubTotal	**87,145.80**
2.0	**UCS-SP-5108-AC4**	-	UCS SP Select 5108 AC2 Chassis w/2408 IO, 4x SFP cable 3m	28,932.18	28,932.18	0.00	28,932.18
2.1	N20-FW016	-	UCS 5108 Blade Chassis FW Package 4.0	0.00	0.00	0.00	0.00
2.2	CAB-C19-CBN	-	Cabinet Jumper Power Cord, 250 VAC 16A, C20-C19 Connectors	0.00	0.00	0.00	0.00
2.3	UCSB-PSU-2500ACDV	-	2500W Platinum AC Hot Plug Power Supply - DV	0.00	0.00	0.00	0.00
2.4	UCS-IOM-2408	-	UCS 2408 I/O Module (8 External 25Gb Ports, 32 Internal 10Gb	0.00	0.00	0.00	0.00
2.5	N20-CAK	-	Accessory kit for UCS 5108 Blade Server Chassis	0.00	0.00	0.00	0.00
2.6	N20-CBLKB1	-	Blade slot blanking panel for UCS 5108/single slot	0.00	0.00	0.00	0.00
2.7	N20-FAN5	-	Fan module for UCS 5108	0.00	0.00	0.00	0.00
2.8	UCSB-5108-PKG-HW	-	UCS 5108 Packaging for chassis with half width blades.	0.00	0.00	0.00	0.00
2.9	N01-UAC1	-	Single phase AC power module for UCS 5108	0.00	0.00	0.00	0.00
2.10	SFP-H25G-CU3M	-	25GBASE-CU SFP28 Cable 3 Meter	0.00	0.00	0.00	0.00
2.0.1	CON-OSP-P5108AC4	-	SNTC-24X7X4OS UCS SP Select 5108 AC2 Chassis w/2408 IO, 4x S	819.00	819.00	0.00	819.00
						SubTotal	**29,751.18**
3.0	**UCS-M6-MLB**	-	UCS M6 RACK, BLADE MLB	0.00	0.00	0.00	0.00
3.1	UCSB-B200-M6-U	-	UCS B200 M6 Blade w/o CPU, mem, HDD, mezz (UPG)	6,030.45	6,030.45	0.00	6,030.45
3.1.1	UCSB-MLOM-40G-04	-	Cisco UCS VIC 1440 modular LOM for Blade Servers	1,654.85	1,654.85	0.00	1,654.85
3.1.2	UCSX-TPM-002C	-	TPM 2.0, TCG, FIPS140-2, CC EAL4+ Certified, for M6 servers	88.72	88.72	0.00	88.72
3.1.3	N20-FW018	-	UCS 5108 Blade Chassis FW Package 4.2	0.00	0.00	0.00	0.00
3.1.4	UCSB-FBLK-M6	-	Cisco B200 M6 Front Drive Blank Sleds	0.00	0.00	0.00	0.00
3.1.5	UCS-DIMM-BLK	-	UCS DIMM Blanks	0.00	0.00	0.00	0.00
3.1.6	UCSB-HS-M6-F	-	CPU Heat Sink for UCS B-Series M6 CPU socket (Front)	0.00	0.00	0.00	0.00
3.1.7	UCSB-HS-M6-R	-	CPU Heat Sink for UCS B-Series M6 CPU socket (Rear)	0.00	0.00	0.00	0.00
3.1.8	UCS-CPU-I6326	-	Intel 6326 2.9GHz/185W 16C/24MB DDR4 3200MHz	6,421.88	12,843.76	0.00	12,843.76
3.1.9	UCS-MR-X64G2RW	-	64GB RDIMM DRx4 3200 (16Gb)	6,349.44	50,795.52	0.00	50,795.52
3.1.10	UCS-SID-INFR-OI	-	Other Infrastructure	0.00	0.00	0.00	0.00
3.1.11	UCS-SID-WKL-OW	-	Other Workload	0.00	0.00	0.00	0.00
3.1.0.1	CON-OSP-UCSB2M6U	-	SNTC-24X7X4OS UCS B200 M6 Blade w/	1,650.00	1,650.00	0.00	1,650.00
3.2	DC-MGT-OPTOUT	-	Intersight Opt Out	0.00	0.00	0.00	0.00
3.2.1	OPTOUT-USE-UCSM	-	Customer using alternate systems mgt. tool: UCSM	0.00	0.00	0.00	0.00
						SubTotal	**73,063.30**
						Estimate Total	**189,960.28**

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-49, amending Section IV: Leave of the the Lehi City Employee Policy Manual.

Suggested Action:

Attachments:

Res 2022-49.docx

Employee Policy Manual - June 2022 - Edits - Juneteenth.pdf

Edits - Bereavement Leave for Stillborn or Miscarriages.pdf

LEHI CITY

RESOLUTION NO. 2022-49

A RESOLUTION AMENDING SECTION IV: LEAVE (LEAVE OF ABSENCES)
OF THE LEHI CITY EMPLOYEE POLICY MANUAL

WHEREAS, Lehi City has adopted an Employee Policy Manual;

WHEREAS, Lehi City now desires to revise the manual to amend Section IV: Leave (Leaves of Absence) i) to comply with state law regarding employee leave for stillbirths and miscarriages; and ii) to modify the holiday leave calendar by replacing a Thanksgiving Break holiday with Juneteenth Freedom Day;

WHEREAS, on June 14, 2022, 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 that: (i) The Lehi City Employee Policy Manual should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Lehi City Employee Policy Manual is hereby amended as shown on the attached Exhibits “A” and “B”.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 14th day of June, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit A

Exhibit B

144 vacation hours each year. Vacation hours for these employees will be used in 24 hour increments, which equates to 6 vacation days a year.

B. After five years of completed service, fulltime Fire/EMS personnel working 24 hour shifts will earn one additional 24 hour vacation day for every four years of completed service to a maximum of 336 vacation hours, 14 vacation days.

C. Fire/EMS personnel working 24 hour shifts may carry over to the next calendar year a maximum of 336 hours, 14 days of vacation leave.

Years of Completed Service	Hours of Vacation Accrued per Bi-weekly Pay Period
0 – 4 years	5.54 (6 – 24 hr. days/year)
5 – 8 years	6.46 (7 – 24 hr. days/year)
9 – 12 years	7.38 (8 – 24 hr. days/year)
13 – 16 years	8.31 (9 – 24 hr. days/year)
17 years and beyond	9.23 (10 – 24 hr. days/year)

iv. Benefited part-time employees accrue vacation credit beginning their fourth year of employment with Lehi City. Benefited part-time employees earn vacation as follows:

A. Benefited part-time employees earn 75% vacation leave beginning with the sixth year of eligible service with the City, a benefited part-time employee shall earn additional vacation hours based on 75% of the accrued vacation hours covered in the fulltime employee vacation section.

d. Use of Vacation Leave shall be scheduled by the employee in consultation with the employee's supervisor.

e. Any unused Vacation leave hours above carry over max will be lost at the end of the calendar year unless authorized by the city Administrator, or designee.

Employee Type	Vacation Carry Over Max
Regular Full-time	240
Police Full-time	258
Fire/EMS Full-time	336
Benefitted Part-time	180

3. Holiday Leave
   a. The following holidays are observed:

Back to Table of Contents

Holiday	Date
New Year's Day	January 1
Martin Luther King Jr. Day	Third Monday in January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Juneteenth Freedom Day	Third Monday in June
Independence Day	July 4
Pioneer Day	July 24
Labor Day	First Monday in September
Veterans Day	November 11
Thanksgiving Break	Fourth Thursday and Friday in November
~~Thanksgiving Break~~	~~As determined by the City Administrator~~
Christmas Day	December 25
Christmas Break	As determined by the City Administrator

b. Annually, regular full-time employees are entitled to 12 (120 hours) paid holidays.
c. Annually, Police full-time employees are entitled to 12 (132 hours) paid holidays.
d. Fire/EMS personnel working 24 hour shifts are entitled to 6, 24 hour paid holidays each calendar year. These employees working 24 hour shifts will be advanced their holiday hours at the beginning of each calendar year. These paid holidays will be used as determined by the Fire Department Administration.
e. Benefited part-time employees will receive paid holidays based on 75% of a regular full- time employee's normal work schedule.
f. Holiday pay must be used within the calendar year.
g. If a paid holiday falls on a weekend, the observed holiday pay (time off) will be designated by City Administrator, such as the Thursday/Friday before, or the Monday after the actual holiday

4. Sick Leave

a. Sick leave is a form of insurance to protect employees from loss of income due to illness or injury. Sick leave is earned and accumulated so the employee will have leave with pay during a bona-fide illness or injury up to the total amount of sick leave accrued. Sick leave shall be allowed only in case of necessity and actual personal sickness or disability except as otherwise indicated below.

b. Qualifying employees include regular full-time employees, full-time police employees, and full-time Fire/EMS personnel, and benefited part-time employees.

c. Sick leave is accrued as follows, beginning upon full-time employment:

Back to Table of Contents

Section IV: Leave
Subject: Leaves of Absences

POLICY PURPOSE STATEMENT

While attendance is very important, the City understands there will be times that an employee will need time off work for both medical and personal reasons. This policy is intended to allow employees a reasonable amount of time off to meet their personal health or family needs while at the same time ensuring that the City is able to successfully operate its business. Whenever possible the goal of the City is to help employees recover so that they can return to productive work with the City.

POLICY GUIDELINES AND PROCEDURES

1. Absent Without Leave

    a. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the City Administrator.

    b. Any employee who is absent for three (3) or more consecutive work days without authorized leave shall be deemed to have resigned without notice. Where extenuating circumstances are found to have existed, however, such absence may be covered by the City Administrator or designee, by subsequent grant of leave with or without pay as the circumstances dictate.

2. Vacation Leave

    a. Vacation leave benefits are provided to permit time away from the job for rest, recreation, and the pursuit of non-employment objectives.

    b. Qualifying employees include regular full and part-time benefited employees as defined:
        i. Regular full-time employees who are scheduled to work 2080 hours/year
        ii. Police employees who are scheduled to work 2236 hours/year
        iii. Fire/EMS employees who are scheduled to work 2912 hours/year
        iv. Benefited part-time employees who are scheduled to work less than 2080 hours/year

    c. Vacation leave is accrued as follows:
        i. Regular full-time employees shall accrue vacation leave upon hire at the rate of 90 hours a year, increasing 5.71 hours for each additional year of service up to 170 hours a year.

Back to Table of Contents

unless the City establishes that the circumstances have so changed as to make reemployment impossible or unreasonable. If on military leave for 90 days or less, eligible employees may be reinstated to their own position. If on military leave for over 90 days, eligible employees may be reinstated to their own position or a similar position of like seniority, status or pay.

g. Upon return from military leave, employees must comply with the current provisions of the law in regards to notification of and time frame in which they must return to work. Employees who fail to report to work within ninety (90) days of completing active military service will be considered to have voluntarily terminated their employment.

11 Jury Leave. A regular or probationary employee may be granted leave with full pay when performing jury duty or when required to serve as a witness in any municipal, county, state, or federal court, or before an administrative tribunal. Any compensation, including travel and expense allowance, received by the employee must be turned back to Lehi City. Paid leave will not be granted when the employee is serving as his own witness in financial and related suits that he has initiated or in suits that have no connection with his employment duties.

12. Administrative Leave. A regular or probationary employee may be granted administrative leave with pay to perform authorized duties in connection with Lehi City business, attend trade or professional meetings which relate to official duties, participate in recognized and authorized training programs, or facilitate the needs of Lehi City.

13. Funeral Leave for an Immediate Family Member. When a death occurs in an employee's immediate family, the City Administrator or designee shall grant all regular full time employees to take up to three (3) days off with pay to attend the funeral, make funeral arrangements, or settle the affairs of the deceased. The City Administrator or designee may require verification of the need for the leave, especially in the event when out-of-state travel is not necessary. Such leave shall not be charged against accrued sick or annual leave. Immediate family members are defined as an employee's spouse, parents, stepparents, siblings, children (including stillborn or miscarriage), stepchildren, grandparents, spouse's grandparents, father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, uncle, aunt, or grandchild.

14. Leave Without Pay

a. Upon recommendation of the City Administrator, an employee may be granted leave without pay for a specified period of time, not to exceed one (1) year. At the expiration of a leave without pay, the employee shall return to the same position, where feasible, or to a similar position. Failure of the employee to report promptly at the expiration of such leave without pay shall be considered a resignation without notice.

Back to Table of Contents

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment for FY 2022
a. Public Hearing
b. Consideration of Resolution #2022-46, amending the Budget for the City of Lehi for fiscal year 2022

Suggested Action:

Attachments:

Res 2022-46.docx

Budget Adjustment #3.pdf

LEHI CITY

RESOLUTION NO. 2022-46

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2022; and

WHEREAS, for the purpose of amending the Fiscal Year 2022 Budget, a public hearing was scheduled and notice thereof given in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. Lehi City Budget. The Lehi City budget for fiscal year 2022 shall be amended according to the attached detail identified as "Attachment A"

Section 2. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 14th day of June, 2022.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #3

FISCAL YEAR 2021-2022

Lehi City
Budget Amendment #3
Fiscal Year 2021-22
June 2022

Amendment 3a – Family Park Improvements

- Costs to install parking lot improvements in Family Park.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Road Impact Fees	Family Park Improvements	0	500,000	500,000	Park Impact Fees

Amendment 3b – Impact Fees Study

- In order to keep impact fees current with current costs and legal statutes, the City will be updating impact fees studies more frequently. The first three to be updated will be sewer, pressurized irrigation and roads.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Sewer Impact Fees	Impact Fee Study	0	20,000	20,000	Sewer Impact Fees
Pressurized Irrigation Fees	Impact Fee Study	0	20,000	20,000	PI Impact Fees
Road Impact Fees	Impact Fee Study	100,000	40,000	140,000	Road Impact Fees

Amendment 3c – K9 Donations

- The City has recently received donations to K9 program. This amendment allows those funds to be spent.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	K9 Supplies	12,000	11,250	23,250	External Donation

Amendment 3d – City Campus

- The 2023 budget includes phase I of the City Campus. This amendment provides funding for the design of City Hall, Court House, and the demolition of three structures.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Capital Projects	City Hall Design	0	600,000	600,000	Capital Reserves
Capital Projects	Court House	0	300,000	300,000	Capital Reserves
Capital Projects	Building Demolition	0	70,000	`70,000	Capital Reserves

Amendment 3e – Library Grants

- The Library has recently received grants. This amendment allows the grants funds to be spent.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Library Books	210,000	60,075	270,075	Grants

Amendment 3f – Retirement Funds

- Recent retirements have led to payouts of accrued vacation and benefits.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Culinary Water	Benefits	617,130	74,000	691,130	Reserves

Amendment 3g – Patterson Donation

- $70,000 from a generous donation from the Patterson family will be directed towards the construction of a city dog park.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Capital Projects	Dog Park	0	70,000	70,000	Donation

Amendment 3h – Cold Springs Substation

- Impact Fees funds will be used to construct the Cold Springs Substation.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Power Impact Fees	Cold Springs Substation	0	400,000	400,000	Power Impact Fees

Amendment 3i – Cisco Servers

- The replacement of these servers is on the City's replacement list. There is an opportunity to save $50,000 by taking advantage of manufacturer discounts.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Information Technology	Hardware Replacement	0	152,000	152,000	Reserves

Amendment 3j – Fuel Tanks

- The purchase of our own fuel tanks will allow the City to save money on fuel purchases and will increase access to fuel.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fleet	Fuel Tanks	0	100,000	100,000	Reserves

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-47, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.

Suggested Action:

Attachments:

Res 2022-47.docx

LEHI CITY

RESOLUTION NO. 2022-47

A RESOLUTION OF THE LEHI CITY COUNCIL TAKING FORMAL ACTION TO PICK UP REQUIRED EMPLOYEE CONTRIBUTIONS IN THE PUBLIC SAFETY AND FIREFIGHTER TIER I AND PUBLIC SAFETY AND FIREFIGHTER TIER II CONTRIBUTORY RETIREMENT SYSTEM

WHEREAS, Lehi City ("the City") employs employees who are eligible for and participate as members in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement System;

WHEREAS, the City contributes to the Utah Retirement Contributory Retirement Plan as allowed, and in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, the City may take formal action to pick up required employee contributions, which will be paid by the City in lieu of employee contributions;

WHEREAS, on June 14th, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should ("pick up") required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The City formally agrees to fund ("pick up") 100% of the required member contribution for all eligible employees in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System for the 2022-2023 Fiscal Year (effective July 1, 2022) according to the applicable Utah Retirement System Retirement Contribution Rates.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-48, adopting a Certified Tax Rate for the City of Lehi.
This item has been pulled from the agenda.

Suggested Action:

Attachments:

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-51, approving an amended agreement between Waste Management and Lehi City for solid waste collection and recycling.

Suggested Action:

Attachments:

Res 2022-51.docx

WM Lehi 2022 Extraordinary and Renewal Final.docx

LEHI CITY

RESOLUTION NO. 2022-51

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDED AGREEMENT BETWEEN WASTE MANAGEMENT AND LEHI CITY

WHEREAS, Waster Management provides solid waste collection and disposal services for residents and businesses within Lehi City;

WHEREAS, Waste Management and Lehi City desire to extend the term of, and amend certain terms of, the current agreement between the parties due to extraordinary market conditions;

WHEREAS, on June 14th, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an amended Agreement with Waste Management; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement between Waste Management and Lehi City amended as described in the letter attached as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Waste Management
8652 South 4000 West
West Jordan, UT 84088
C: 801.716.0210

May 9, 2022

Dean Lundell
Finance Director
Lehi City
153 North 100 East
Lehi, UT 84043

Re: Renewal and Extraordinary Adjustments

Dear Mr. Lundell,

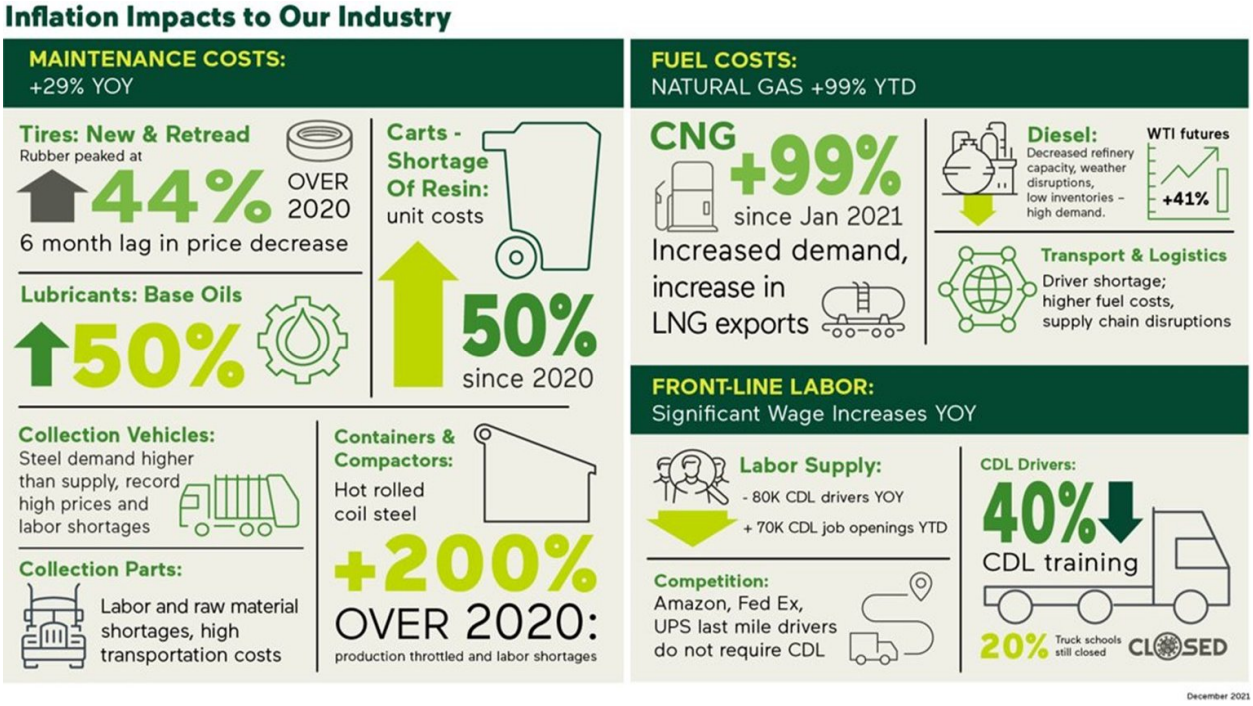
It has been a pleasure serving the citizens of Lehi during the past year. Waste Management sincerely values your patronage and looks forward to continuing our partnership. This letter memorializes our recent conversation regarding upcoming contract renewal and extraordinary adjustments. A summary of those adjustments are as follows:

Summary of Adjustments

- Renewal - Term will be for 42 months effective July 1, 2022 – June 30, 2025.
- Annual CPI Adjustment - Commencing on July 1, 2023 and each date annually thereafter, rates shall be automatically adjusted by a percentage equal to the annual percent change in the average Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services ("CPI"), as published by the Bureau of Labor Statistics, for the 12-month period ending the previous April (compared to the average CPI for the next previous 12-month period ending April), plus 2%.
- Extraordinary Adjustment – Throughout 2021 and into 2022, the U.S. economy has been experiencing the unexpected adverse impacts of inflation caused in large part by an economy re-emerging from COVID-19 but hampered by labor and supply chain constraints. Not since the years immediately following WWII or the late-1970s has the U.S. experienced inflationary price increases at these levels. For WM, disruptions in the supply chain for critical materials and equipment, labor shortages, and significant increases in fuel costs have substantially increased WM's cost to provide services to your community. As examples, the price of the steel WM needs for solid waste and recycling vehicles and containers has increased more than 200% over the past 12 months. Front line labor costs have nearly doubled since 2020, which represent a substantial portion of WM's overall operating costs. Many economists are projecting continued labor shortages and upward pressure on labor and critical material costs. Additionally, WM is seeing 60% plus increases in fuel for both diesel and CNG vehicles to service our communities and customers, and carts to service our customers has increased over 50% vs. 2020.

Waste Management
8652 South 4000 West
West Jordan, UT 84088
C: 801.716.0210

Due to these unforeseen and extraordinary market conditions, which the parties could not anticipate at the time the contract was executed, WM respectfully requests an extraordinary increase of 9.9% per service line per month, effective July 1, 2022 to allow WM's compensation to better keep pace with WM's operating costs to provide critical services in your community. WM is as committed as ever to provide best-in-class service to our customers and the communities we call home. We appreciate your partnership as we address these unusual market conditions.



Attached is the rate exhibit, which demonstrates how we calculated the extraordinary adjustment.

Our goal continues to be to provide the highest quality, environmentally responsible service to The City of Lehi. If you have any additional questions, I can be reached at (801) 716-0210.

Sincerely,

Blake Leonelli
Public Sector Solutions

Waste Management
8652 South 4000 West
West Jordan, UT 84088
C: 801.716.0210

Lehi City - Rate Exhibit
Effective July 1, 2022

Residential Service	Current 2022 Rates	Extraordinary Rate Adjustment 9.9%	New 2022 Rates
First Trash Container	$ 6.13	$ 0.61	$ 6.74
Additional Trash Containers	$ 4.82	$ 0.48	$ 5.30
First Recycling Container	$ 3.74	$ 0.37	$ 4.11
Additional Recycling Container	$ 3.74	$ 0.37	$ 4.11
Green Waste Container	$ 6.56	$ 0.65	$ 7.21
Additional Green Waste	$ 6.56	$ 0.65	$ 7.21
County 1st Container	$ 6.75	$ 0.67	$ 7.42
County 2nd Container	$ 6.75	$ 0.67	$ 7.42
County 1st Recycle	$ 3.74	$ 0.37	$ 4.11
County 2nd Recycle	$ 3.74	$ 0.37	$ 4.11
County 1st Green Waste	$ 6.56	$ 0.65	$ 7.21
Smart Truck Fee			$ 15.00
City Dumpsters 2 yard	$ 34.30	$ 3.40	$ 37.70
City Dumpsters 3 yard	$ 51.46	$ 5.09	$ 56.55
City Dumpsters 4 yard	$ 68.62	$ 6.79	$ 75.41
City Dumpsters 6 yard	$ 102.91	$ 10.19	$ 113.10
City Dumpsters 8 yard	$ 138.18	$ 13.68	$ 151.86
Cleanup Dumpsters	$ 163.04	$ 16.14	$ 179.18

_____
Lehi City Corporation

By:_____

Its:_____

Dated:_____

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-52, approving an agreement between Mountainland Supply Company and Lehi City for the purchase of pressurized irrigation meter parts.

Suggested Action:

Attachments:

Res 2022-52.docx

Agreement-Pressurized Irrigation Meters (Mountainland)2.docx

RESOLUTION NO. 2022-52

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN MOUNTAINLAND SUPPLY COMPANY ("MOUNTAINLAND") FOR THE PURCHASE OF PRESSURIZED IRRIGATION METER PARTS

WHEREAS, Lehi City desires to purchase pressurized irrigation meter parts;

WHEREAS, Mountainland is willing to provide pressurized irrigation meter parts;

WHEREAS, the City issued RFP No. 2022-09 and Mountainland's proposal was determined to be the lowest responsive proposal;

WHEREAS, on June 14, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreement with Mountainland; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

AGREEMENT FOR PURCHASE OF PRESSURIZED IRRIGATION METER PARTS

THIS AGREEMENT FOR THE PURCHASE OF PRESSURIZED IRRIGATION METER PARTS ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Mountainland Supply Company, 1505 West 130 South, Orem, Utah, 84058 ("Contractor").

WHEREAS, City desires to contract for the purchase of pressurized irrigation meter parts as described in the City's RFP No. 2022-09 (the "Parts"); and

WHEREAS, Contractor submitted a proposal which City determined to be the lowest responsive and most responsible proposal and the City desires to contract with Contractor to perform the Work;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to provide the Parts as described in RFP No. 2022-09 (including all addendums, if any), and the Contractor's Material Quote, and the Contractor's Product Submittal and Data Sheets, all attached hereto as Exhibit A, and all of which, including this Agreement, are referred to as the "Contract Documents" and by this reference are incorporated herein and made a part hereof.

2. Term. Contractor shall provide the Parts as described in the Contract Documents immediately upon the Effective Date.

3. Payment. As described in the Contract Documents, City shall pay Contractor a total of $16,908,703.18 ("Payment"), which price shall not be exceeded without prior written approval as described in this Agreement.

4. Changes in Performance. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. Termination. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

   6.1 Before terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least fourteen (14) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next seven (7) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

   6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination. If Lehi City terminates this Agreement without cause, Contractor shall be entitled to payment for all Parts ordered from suppliers which are unable to be cancelled and for all Parts delivered prior to being notified of the non-appropriation event.

   6.3 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the Payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the Payment. In the event of such non-appropriation of resources, Contractor shall be entitled to payment for all Parts ordered from suppliers which are unable to be cancelled and for all Parts delivered prior to being notified of the non-appropriation event.

7. Taxes.

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

8. Representations and Warranties.

8.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

8.2 Contractor represents and warrants that:

8.2.1. Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

8.2.2. Contractor warrants the materials, proper functioning, and manner of the Parts contemplated by this Agreement for a period of one year after installation of the Parts. In the event that any of the Parts do not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements.

9. Authority. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

10. Notice.

10.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

To the City:
Lehi City Corporation
Attn: Dave Norman
153 North 100 East
Lehi, Utah 84043

To Contractor:
Mountainland Supply
Attn:
1505 West 130 South
Orem, Utah 84058

10.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

11. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

12. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

13. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

14. Assignment. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

15. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

16. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

17. Force Majeure. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

18. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

20. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

[*signature page follows*]

Dated the _____ day of _____, 2022.

Mountainland Supply Company

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2022, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Mountainland Supply Company and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board) and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2022.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-55, approving and authorizing the execution of an Interlocal Agreement between Utah County and Lehi City for Substance Misuse Prevention Services and Communities that Care Prevention Model.

Suggested Action:

Attachments:

Res 2022-55.docx

Lehi CTC 2023 draftdocx.docx

RESOLUTION NO. 2022-55

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNTIES THAT CARE PREVENTION MODEL

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, the Lehi City Council has determined that it is in the public interest and welfare of the residents of the City that the City engage in an interlocal cooperation agreement between Utah County and Lehi City for the project known as the Substance Misuse Prevention Services and Communities that Care Prevention Model;

WHEREAS, the Interlocal Cooperation Agreement has been prepared for approval and execution by and between all parties;

WHEREAS, on June 14, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with Utah County; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Interlocal Cooperation Agreement attached hereto as Exhibit “A” is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY ATTEST

_____ _____

Mark Johnson, Mayor

Teisha Wilson, City Recorder

Exhibit “A”

Agreement No. 2022 - _____

ADOPT A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH LEHI CITY FOR SUBSTANCE MISUSE PREVENTION SERVICES AND COMMUNTIES THAT CARE PREVENTION MODEL

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, UTAH, a body corporate and politic of the State of Utah, by and through the Utah County Health Department, (UCHD) 100 East Center Street, Provo, Utah 84601 and the municipality of Lehi City, 128 North 100 East, Lehi, Utah 84043, municipal corporation and a political subdivision of the State of Utah.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953, as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, all of the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, Utah County and Lehi City, within Utah County, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Interlocal Cooperative Agreement for joint or cooperative action.

NOW THEREFORE, in consideration of the covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

DRAFT

Section 1. Effective Date; Duration.

This Agreement shall become effective July 1, 2022, and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution hereof by a majority of the governing bodies of all of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2022, hereof until June 30, 2023. This Interlocal Cooperation Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney's Office, and the American Fork City Attorney. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. Administration of Interlocal Cooperation Agreement.

The parties to this Agreement do not contemplate nor intend to establish an Interlocal entity under the terms of this Interlocal Cooperation Agreement. The parties do agree that pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, that Utah County shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties.

Section 3. Purposes

This Interlocal Cooperation Agreement is established for the following purposes:

a. To coordinate with Lehi City to employ a part-time (up to 20 hours per week, 52 weeks per year) Communities that Care (CTC) Coordinator and provide technical support to establish and maintain the CTC prevention model within the community.

DRAFT

b. To provide funding to Lehi City to employ a CTC coordinator as follows: To provide funding to Lehi City to continue to build capacity within CTC coalition: Utah County will provide Lehi City thirteen thousand dollars ($13,000) for the CTC Coordinator position/costs and thirteen thousand ($13,000) for coalition capacity building for the period of July 1, 2022, through June 30, 2023. Beginning in 2023 Lehi City will provide a yearly minimum match of ten thousand dollars ($10,000).

c. To establish and maintain the Communities that Care system within Lehi City and to work with Utah County Health Department to ensure the CTC model is being implemented with fidelity through the five phases of CTC (http://www.communitiesthatcare.net/).

d. To reduce youth problem behaviors as found in the Hawkins and Catalano Risk and Protective Factor Model.

Section 4. Manner of Financing.

This Interlocal Cooperation Agreement and the joint, cooperative actions contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Interlocal Cooperation Agreement. The funds provided are primarily to be used for:

1. CTC coordinator position costs/salary.
2. Trainings associated with coalition coordinator and coalition members for approved travel costs.
3. Any additional prevention activities as described in the CTC model or community action plan pending approval from UCHD.

Section 5. Coalition Capacity Building Funding

The funds appropriated for coalition capacity building can be used for the following:

1. CTC coalition training costs directly related to benchmarks and action plans.
    a. CTC module trainings
    b. State CTC trainings
    c. Food/mileage/supplies

2. Travel/Training, including but not limited to Principles of Prevention, CADCA and/or National Prevention Network Conference for coordinator and coalition members
    a. Mileage, airfare, per diem, registration, lodging and transportation

3. Town hall/community education events
    a. Advertising, food and recognition awards, coalition needs

4. Workgroup activities
    a. Evaluation contract
    b. Data collection
    c. Meeting costs

5. Minor equipment under $600.00

Section 6. Interlocal Requirements

1. CTC Coordinator will attend and complete Substance Abuse Prevention Specialist Training (SAPST) within the first six months of hire.
2. CTC Coordinator will attend state/county CTC trainings as prioritized by UCHD and Coordinator.
3. Incorporate CTC benchmarks and phases as foundation of fidelity.
4. Complete and provide coalition agendas and minutes for all board and workgroup meetings.
5. Develop and use by-laws and organizational structure to direct coalition.
6. Coordinator will record all completed prevention activities in the DUGS data system within seven days of service.
7. Billings and claims for covered services must be submitted by the **20th of each month**. Billings and claims received by the 20th will reflect requested reimbursements for the previous month**. Final year-end billings must be submitted on or before July 10th**. Billings and claims for final payments received after **July 10, 2023** will not be considered for payment.
8. A bi-annual narrative report (1 page) identifying completed benchmarks and current status of action plan due December 31, 2022.

Section 7. Property Used in Joint and Cooperative Undertaking.

There will be no real or personal property acquired, held, and used pursuant to this

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Interlocal Cooperation Agreement.

Section 8. Methods of Termination.

This Interlocal Cooperative Agreement shall automatically terminate at the end of its term herein pursuant to the parameters of Section 1 of this Agreement. The parties to this Agreement may also withdraw from participation herein by giving at least thirty days' notice to each of the other party to this Agreement. Any notice of termination or notice of withdrawal shall be served upon each of the parties to this Agreement.

Section 9. Indemnification.

Both parties are governmental entities subject to the Governmental Immunity Act of Utah, Utah Code Ann., Section 63G-7-101, et seq., as amended. By entering into this Agreement, neither party waives by this Agreement any defenses or limits of liability available under the Governmental Immunity Act of Utah, or any other applicable federal, state, or common law. Nothing in this Agreement shall be construed as an assumption of any duty for the benefit of any third-party. Subject to, and without waiving any immunities under applicable federal, state, or common law, including those described above, each party shall assume and retain liability and responsibility for the claims, losses, damages, injuries, or other liabilities arising out of the acts, omissions, or negligence of its own officers, employees, agents, and contractors in an amount not to exceed the damage limits in Utah Code Ann., Section 63G-7-604, as amended.

Section 10. Filing of Interlocal Cooperation Agreement.

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County, and with the official keeper of Lehi City records and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 11. Adoption Requirements.

This Interlocal Cooperation Agreement shall be (a) approved by the executive body or officer of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 12. Amendments.

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by a resolution of the legislative body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an authorized attorney of each of the parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each party.

Section 13. Severability.

If any term or provision of this Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 14. Governing Law.

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

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Section15. Committees.

The parties may establish from time to time such committees as shall be deemed appropriate and necessary.

Section 16. Headings.

Section headings are for convenience of reference only and shall not be considered any interpretation of the Interlocal Cooperation Agreement.

Section 17. Entire Agreement.

This Interlocal Cooperation Agreement contains the entire agreement of the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties to it.

Section 18. Execution by Counterparts.

This Interlocal Cooperation Agreement may be executed in counterparts. The original of each executed Agreement shall be filed with Utah County.

Section 19. Sub-recipient Requirements.

By virtue of terms and conditions of the Federal Substance Abuse Prevention and Treatment block grant that funds the services purchased through this Agreement, Lehi City becomes a sub-recipient of the federal grant.

CFDA #: 93.959

As Lehi City is a Sub-recipient of the grant monies, and as such, shall have no authorization, express or implied, to bind Utah County to any agreements, settlements, liability, or understanding whatsoever, and agrees not to perform any acts as agent for the County, except as herein expressly set forth. The Sub-recipient shall be responsible for the payment of all income tax and social security amounts due as a result of payments received from the County for these

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contract services. Persons employed by the County and acting under the direction of the County shall not be deemed to be employees or agents of Lehi City.

a) All Lehi City records with respect to any matters covered by this Agreement shall be made available to the County, OSUMH and the Comptroller General of the United States or any of their authorized representatives.

b) Failure of the city to comply with the above requirements will constitute a violation of this Agreement and may result in the withholding of future payments.

c) In accordance with OMB Circular A-133, *Audits of State, Local Governments and Non-Profit Organizations*, state and local governments or non-profit organizations that expend $500,000 or more in total federal financial assistance (from all sources) in the recipient's fiscal year shall have a Single Audit completed.

d) All Sub-recipient's, regardless of Single Audit eligibility, will make all pertinent financial records available for review, monitoring or audit, in a timely manner to appropriate officials of the federal granting agency, Utah County, any pass-thru entity and/or the General Accounting Office.

Nothing contained in this Agreement is intended to, nor shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Sub-recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The County and program administrator shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Sub-recipient is an independent contractor.

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[Signatures on following page]

WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement on the dates listed below:

Utah County Authorized by Resolution No. 2022-____, authorized and passed on the _____ day of _____ 2022.

Lehi City Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2021.

APPROVED AND ADOPTED this ___ day of July 2021.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____
Thomas Sakievich, Chairman Date

ATTEST:
JOSH DANIELS
Utah County Clerk/Auditor

By: _____
Deputy Date

Lehi City

By: _____
Chief of Police Date

APPROVED AS TO FORM:
DAVID O. LEAVITT
Utah County Attorney

By: _____
Deputy County Attorney Date

By: _____
Lehi City Recorder Date

APPROVED AS TO FORM:

By: _____
Lehi City Attorney Date

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Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-53, approving a network operations agreement with STRATA Networks.

Suggested Action:

Attachments:

Agreement-STRATA Network Operation (6.13.2022 clean) .docx

FIBER OPTIC CABLE LICENSE AND NETWORK OPERATION AGREEMENT

UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS, L.L.C. dba STRATA Networks
("STRATA")
AND

Lehi City ("City")

FIBER OPTIC CABLE LICENSE AND NETWORK OPERATION AGREEMENT

THIS FIBER OPTIC CABLE LICENSE AND NETWORK OPERATION AGREEMENT ("Agreement") is entered into effective_____, 2022 ("Effective Date"), by and between Lehi, a City of the State of Utah, with its principal offices located at 153 North 100 East, Lehi, UT 84043, (the "City") and Uintah Basin Electronic Telecommunications, L.L.C. dba STRATA Networks, a Utah limited liability company with its principal offices located at 211 East 200 North, Roosevelt, Utah 84066 ("STRATA" or "Licensee"), and is incorporated into the parties executed Master Services Agreement made effective on ____ day of _____

RECITALS

WHEREAS, Contractor submitted a Proposal to the City on or about September 3, 2021 proposing a public-private partnership for the design, construction, and operation of an open fiber optic communications network for use by retail service providers to provide retail broadband service to the businesses and residents of the City.

WHEREAS, the City has determined that to facilitate provision of high-capacity broadband and additional services to residents and businesses currently located within the City boundaries, the City desires to construct and deploy a new fiber optic cable network throughout the City to be known as the City Network ("CN") shown on **Exhibit A** hereto.

WHEREAS, the City desires to structure the CN in a manner that enables the provision of high-capacity broadband and other services and capabilities.

WHEREAS, the City previously has entered into an agreement with STRATA to design and construct the CN to permit Retail Service Providers to offer broadband Internet access service and other services, such as voice and video service, to residents, businesses and government offices in the City (the "Services"), pursuant to a separate Retail Services Provider Agreement to be executed by the City and each Retail Services Provider.

WHEREAS, consistent with City and Utah State procurement code, the City has identified and selected STRATA as the best candidate to operate the CN, and to that end has negotiated this Agreement with STRATA.

WHEREAS, to effect the purposes set forth above, the City desires to grant STRATA access to the CN to light, operate, manage, monitor, maintain, expand, and repair the fiber optic cable and associated equipment comprising the CN.

WHEREAS, STRATA agrees to operate, manage, monitor, maintain, expand, and repair the CN and to offer Services as further set forth in, and subject to the provisions of, this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth below, and for other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the City and STRATA agree as follows:

1. Definitions – In this Agreement, the following terms shall have the following meanings:

1.1 "Acceptance Date" means the date on which the City provides a written statement to STRATA that it accepts the CN or a completed portion of the CN which can then be operated by STRATA on behalf of the City, STRATA shall maintain responsibility for operating, managing, monitoring, maintaining, expanding, and repairing the CN.

1.2 "Agreement" means this Agreement, any and all Exhibits and Attachments thereto, and any addenda or written amendments to which the Parties may agree from time to time.

1.3 "Assets" means the CN and any dark fiber strands and Outside Plant associated with the CN and under this Agreement, as specified in **Exhibit B**.

1.4 "Authorizations" means the permissions each Party must have to perform its obligations under this Agreement, which may include franchises; licenses; permits; zoning approvals; variances; exemptions; grants of authority to use public rights of way or facilities; agreements to make attachments; and any other approval of a governmental authority or third persons with respect to operating, managing, monitoring, maintaining, and repairing the CN.

1.5 "CN" means the City Network, a fiber optic loop, including the Fiber Optic Strands, Fiber Drops, and associated network equipment to be constructed by STRATA on behalf of the City and operated, managed, monitored, and maintained by STRATA.

1.6 "CN Route" means the physical path traversed by the Fiber Optic Strands that make up the CN as set forth on **Exhibit A** and in applicable maps and related documents.

1.7 "Customer Premises" means a government building, commercial building, residence, multi-dwelling unit, or buildable lot that can be feasibly and reasonably served by the CN.

1.8 "Customer Premises Equipment" ("CPE") means terminal and associated equipment and inside wiring located at a Customer Premises which are necessary for the receipt of Services, and which are provided and installed by the Retail Services Provider.

1.9 "Effective Date" means the last date upon which this Agreement is executed by the parties.

1.10 "Fiber Optic Strands" means fiber optic cable strands to be installed by STRATA on behalf of the City.

1.11 "FTTP" means fiber to the premises service.

1.12 "Fiber Drops" means the last mile service extensions installed by STRATA on behalf of the City to connect a Customer Premises to the CN and after construction become a part of the CN.

1.13 "License" means the rights conferred by this Agreement to light, operate, manage, monitor, and maintain the CN.

1.14 "Maintenance" means work that must be performed to maintain the Fiber Optic Strands, Fiber Drops and other components of the CN over the life of the Agreement to ensure adequate access to bandwidth and continuity of an acceptable signal in conformance with a manufacturer's specifications, and capable of enabling STRATA to meet the Operations and Maintenance Specifications and Procedures set forth herein.

1.15 "Network Operator" means STRATA in its role under this Agreement, in (i) configuring, activating, operating, managing, monitoring, maintaining, and repairing a community fiber network utilizing the CN and Assets; and (ii) providing data/IP transport services to Retail Service Providers on a non-discriminatory basis.

1.16 "Network Operation Service" means the service provided by STRATA associated with operating, managing, monitoring, maintaining, and repairing the CN in accordance with the terms set forth in the Operations and Maintenance Specifications and Procedures, attached as **Exhibit C** and the Fiber Splicing, Testing, and Acceptance Standards, attached as **Exhibit D**.

1.17 "Open Access" means the separation of the physical access to the network from the delivery of services. In an Open Access network, the owner of the network does not supply services for the network; these services are supplied by separate retail service providers.

1.18 "Optical Network Terminal" "ONT" means media converter equipment, owned by the City as part of the CN, which converts signals between optical and electrical and is used as a point of demarcation at the Customer Premises for the CN.

1.19 "Outside Plant" means the CN and equipment and structure(s) owned by the City that are used to house or support the CN, to which STRATA is granted a right of access under this Agreement.

1.20 "Repair" means work that must be performed by STRATA to resolve outages in service.

1.21 "Retail Services" means may include Video Service, Voice Service, or broadband internet packages.

1.22 "Retail Service Provider" means a provider of Retail Services to which STRATA provides data transport using the CN and the Assets.

1.23 "Special Access" means a high-capacity connection provided over dedicated facilities and utilized by commercial and non-residential institutions to transmit and receive voice and data traffic in point-to-point, point-to-multipoint, and multipoint-to-multipoint locations both inside and outside the CN.

1.24 "Subscriber" means a government, business, or residential customer of retail Services being provided by a Retail Service Provider.

1.25 "Video Service" means a multichannel video programming delivery service as such term is defined under federal law and interpreted by the Federal Communications Commission ("FCC") or its substantial equivalent.

1.26 "Voice Service" means interconnected VoIP service, as such term is interpreted by the FCC, or its substantial equivalent.

2. Grant/Acceptance of License. Subject to the terms of this Agreement, the City hereby grants to STRATA the exclusive License to use the CN and the Assets for the purposes described in this Agreement, as it may be amended from time to time.

2.1 STRATA's Use. STRATA shall have the exclusive right to use the CN to occupy, operate, manage, monitor and maintain the CN for the benefit of the City and to provide Open Access to the Retail Service Providers connected to CN.

2.2 Acceptance. STRATA's Acceptance of License. Licensee hereby accepts the License granted to it under the terms and conditions set forth in this Agreement.

2.3 Title. Legal title of the Assets are, and shall continue to be, held by the City subject to this Agreement and the License granted to STRATA herein, and except as otherwise stated herein, nothing in this Agreement shall convey legal title to real or personal property, nor shall it create any security interest for STRATA or any other person's benefit.

2.4 Sale or Abandonment of the Assets. Subject to Section 2.5, in the event the City sells, assigns, otherwise transfers title in, or abandons the Assets prior to the expiration of the Term, STRATA's right to use the Assets during the Term shall not be affected, and any sale, assignment, or other transfer shall explicitly be made subject to and conditioned upon the continuation of the License granted herein.

2.5 City Sale – STRATA Right of First Refusal. Beginning on the Effective Date, if any person seeks to purchase the Assets and the City is seeking to sell the Assets, the City shall give STRATA written notice of the offer and all

material terms ("Offer Notice"), which will trigger STRATA's right of first refusal to purchase the CN and all the Assets. To exercise the right of first refusal, STRATA shall give the City written notice no later than forty-five (45) days after the date STRATA receives the Offer Notice stating that STRATA will agree to match the terms of the Offer Notice.

3. Term and Termination

3.1 Commencement / Renewal. The Initial Term of this Agreement, and the License granted hereunder, shall commence six months after the Effective Date or on the date the first Subscriber receives Retail Services on the CN, whichever occurs first, and continue for an initial term of five (5) years from the Acceptance Date ("Initial Term"), unless terminated sooner under the provisions of this Agreement. The Initial Term may be renewed for additional periods of three (3) years if either party provides written notice to the other party no less than six (6) months) prior to the end of the Initial Term or any renewal term and upon receiving notice, the receiving party shall have sixty (60) days within which to object in writing to the renewal. If no written objection is received within sixty (60) days, the Agreement shall renew for an additional period; otherwise, this Agreement shall terminate at the end of the Initial Term or current renewal term. Upon termination of the Agreement under this section, STRATA agrees to provide continuity of service under the same terms of this Agreement until a new Network Operator can be found. In no event will STRATA's obligation to provide continuity of service continue for more than twelve (12) months.

3.2 Termination

321 For Material Breach. Either Party may terminate this Agreement in the event of a material breach of this Agreement by the other Party, consistent with and subject to the procedures and remedies for breach set forth in Section 13.

322 Effect of Any Termination. Upon any termination of this Agreement, STRATA shall immediately relinquish and quit all claims under this Agreement, except for rights and obligations specifically designated to survive termination including earned Network Service Fees and fees for early termination pursuant to provision section 3.23. Any equipment installed and purchased by STRATA, other than CPE that belongs to the Subscriber shall be removed by STRATA. Upon any termination of the Agreement, STRATA agrees to provide continuity of service under the same terms of this Agreement until a new Network Operator can be found. In no event will STRATA's obligation to provide continuity of service continue for more than twelve (12) months**.** The City shall provide STRATA a minimum of six (6) months prior notice of its intent to terminate this Agreement (such notice will include a specific termination date) to afford STRATA time to wind down its Network

Operation Services. The intent for a specific termination date is to ensure customer Retail Services are uninterrupted.

323 Early Termination Liability.

In the event the City terminates this Agreement prior to the expiration of the Initial Term (and such termination is not due to STRATA's breach of its obligations under this Agreement), the City shall pay STRATA an early termination fee. The fee for early termination shall be the revenue received by STRATA from City in the final month in which STRATA operates the CN multiplied by the number of months remaining on the Initial Term of the Agreement. For clarity, if STRATA's final month of operating the CN under this Agreement in the Initial Term is month 36, the early termination fee (if such termination is not due to STRATA's breach of its obligations under this Agreement) shall be the revenue received by STRATA from City in month 36 multiplied by the remaining 24 months of the Initial Term.

4. Testing and Acceptance of the CN.

4.1 Testing of the CN. The City has hired STRATA to develop engineering plans and for installation of the CN. During the installation phase, STRATA shall provide opportunities for City inspectors to validate the correctness and completeness of the installation. STRATA shall test and validate the readiness of the CN to meet the expected performance standards for the CN are set forth on **Exhibit D**.

4.2 Acceptance of the CN

In the event that the inspection/testing discloses a material deviation from the standards set forth in **Exhibit D**, such deficiency shall be remedied by STRATA at its expense. Upon completion of inspection and successful testing, STRATA shall notify the City in writing and the City will notify STRATA of its acceptance of the CN. Upon receipt by STRATA of a written acceptance of the CN by the City, the Acceptance Date will be established and STRATA's performance responsibilities under this Agreement shall commence.

5. Access to CN by STRATA. Upon the occurrence of the Acceptance Date, STRATA personnel or its agents shall have continuing reasonable direct ingress and egress to the City's Outside Plant so as to allow STRATA to operate, manage, monitor, and maintain the CN. STRATA personnel and its agents shall, while on such property, comply with all industry standard rules, regulations, and procedures, and other requirements.

6. STRATA Responsibilities. STRATA shall utilize the Assets to configure and activate a fiber network and provide data/IP transport services to Retail Service Providers as set forth herein. Except as otherwise noted, the following shall be provided by STRATA, at STRATA's expense, in exchange for the Network Services Fee, as set forth in Section 9 below:

6.1 Activate and Operate the CN. Procure, install, configure, operate, manage, monitor, and maintain all equipment necessary to activate or "light" the CN. E

6.2 Optical Network Terminal. Procure, install, configure, monitor, maintain, and upgrade as needed the Optical Network Terminal (ONT) to connect the Customer Premises to the CN, enabling the provision of Retail Services. The costs of the ONTs shall be the responsibility of the City as set forth in Section 7, and the ONTs shall remain the property of the City. A schematic of typical demarcation between the CN and a Retail Service Provider CPE can be found in **Exhibit F**.

6.3 Exclusive Operation. Exclusively operate any and all plant connected to the CN.

6.4 Data Transport Service. Offer and provide data transport services to qualified Retail Service Providers for access to the CN from the Points of Presence outlined in **Exhibit F**.

6.5 Network Operation Service. Provide Network Operation Service including Routine Maintenance as set forth in **Exhibit C - Operations and Maintenance Specifications and Procedures.** STRATA is responsible for costs of maintenance of the CN throughout the term of this Agreement, including any and all splicing tasks on the CN or the Fiber Drops (after installation by STRATA), in accordance with the terms of **Exhibit C** and **Exhibit D – Fiber Splicing, Testing, Acceptance, and Performance.**

6.6 Upgrades to the CN. STRATA will perform the installation of upgrades at its expense (excluding new construction or CN build out costs) to the components on the CN. However, the costs of upgraded equipment and/or software shall be the responsibility of the City as set forth in Section 7.

6.7 Repair of the CN. STRATA will be responsible for the Repair of the CN as set forth in **Exhibit C** and **Exhibit D**. Except for Repairs necessitated by STRATA's negligence, all Repairs to the CN and/or Fiber Strands shall be billed by STRATA to the City on a time and materials basis as set forth in **Exhibit C**.

6.8 Installation of Fiber Drops. STRATA shall be responsible for installation of all last mile service extension Fiber Drops from points of interconnection on the CFON, at STRATA's current rates as outlined in Exhibit E.

6.9 Authorizations. Acquire and maintain, at its expense, all applicable Authorizations relating to the installation and use of the Assets and the CN, if such Authorizations are not provided under this Agreement.

6.10 Notice of Damage. STRATA will promptly notify the City of any matters pertaining to any damage or impending damage to the CN, Fiber Drops, or electronics that may adversely affect the CN, Fiber Drops, or electronics, or the Service.

6.11 **Subscriber Locations**. STRATA is responsible for any and all wiring and construction necessary to connect the CN to the ONT at the Customer Premises (excluding on Premises networking and wiring beyond the ONT).

6.12 **Ownership**. All network equipment up to the ONT, utilized to connect the Customer Premises to the CN shall remain the property of the City at all times.

6.13 **Technical Support**. STRATA is solely responsible for receiving, servicing, and resolving directly all requests for technical support from Retail Service Providers.

6.14 **Bad Debts**. STRATA shall not be responsible for any and all bad debts associated with Retail Service Providers use of the CN except for those that are attributable to STRATA's negligent operation of the network.

6.15 **Locates.** The City shall be responsible for responding to all "locate" requests related to the CN pursuant to and in compliance with, the Damage to Underground Utility Facilities Act, Utah Code 54-8a-1 et. seq.

6.16 **CN Expansion Construction.** STRATA shall construct on behalf of the City, or cause to be constructed, the expansion of the CN to meet the performance specifications set forth on Exhibit D.

7. The City's Responsibilities

7.1 **ONTs.** The City is solely responsible for the equipment and installation costs of all ONT's utilized to connect the Customer Premises to the CN, to enable the provision of retail Services by the Retail Service Provider. STRATA shall perform the installation of all ONT's, at STRATA's current rates as outlined in Exhibit E.

7.2 **Upgrades and Updates.** The City is responsible for the cost of all updates or upgrades to the Fiber Optic Strands, electronics, and other components on the CN over the life of the Agreement. The City shall update the components of the CN to keep equipment up-to-date and to maintain the quality and reliability of Services offered on the CN. STRATA shall perform the labor associated with upgrades and updates at STRATA's current rates as outlined in Exhibit E.

7.3 **Update/Upgrade Account.** To ensure there are City funds available for the updates and upgrades to the CN, the City agrees to deposit seven dollars ($7.00) per subscriber, per month into a separately maintained account (the "CN Upgrade Fund") from which STRATA, as the Network Operator, may request disbursements for the updates and upgrades to the Fiber Optic Strands, electronics, and other components of the CN.

7.3.1 The CN Upgrade Fund shall be disbursed as directed by the City. STRATA shall provide written notice to the City Manager or CN

Manager identifying any necessary updates or upgrades of the CN including the equipment costs and installation costs ("Upgrade Notice"). Upon receipt of the Upgrade Notice, the City Manager or designee shall review the Upgrade Notice and enter into discussions with STRATA regarding the identified upgrades. In consultation with STRATA, the City Manager or designee will determine the necessity of the upgrades and shall instruct the disbursement of such expenses from the CN Upgrade Fund.

7.3.2 In the event of a dispute between the City and STRATA regarding the necessity of the identified upgrades, the parties shall use their best efforts to resolve the dispute within sixty (60) days. If the City and STRATA cannot resolve the upgrade dispute within sixty (60) days, STRATA may give the City six (6) months' notice that it is terminating the Network Operation Agreement.

7.4 As-Built Drawings and Existing Infrastructure. The City shall provide STRATA with information about the City's existing infrastructure, if any, and shall provide STRATA with reasonable access to such infrastructure in connection with the inspection and/or operation of the CN.

7.5 Authorizations. The City will facilitate the issuance of any authorizations from the City necessary to allow STRATA to perform its obligations under this Agreement.

7.6 Signposts: The City will maintain all signposts along the CN with the number of the "call before you dig" organization.

7.7 Payment of Network Services Fee. The City shall be responsible for paying the Network Services Fee as set forth in Section 9 below.

7.8 Billing/Collections. STRATA shall be responsible for invoicing, billing, and collecting the fees from the subscribers. Upon reasonable written notice, City shall be entitled to inspect the records and perform whatever audit it deems necessary to verify the accuracy of the billing process.

7.9 Bad Debts. The City shall be responsible for any and all bad debts associated with the CN except for those that are attributable to STRATA's negligent operation of the network.

8. Relocation.

8.1 Emergency Relocation. The City shall have the right at any time to remove or relocate any pole, wire, cable, or structure that presents an imminent danger to life or property at the City's sole discretion, provided that the City shall restore such pole, wire, cable, or structure as soon as commercially reasonable, and the City shall bear all costs associated with such removal or relocation, and notify STRATA

if the emergency relocation may impact the CN.

8.2 Relocation for City Convenience. The City shall have the right and at its sole discretion, with at least ninety (90) days' notice to STRATA, to remove or relocate any pole, wire, cable, or structure that may impact the CN provided the City will be responsible for the costs of any such relocation.

8.3 Minimizing Interruptions. During any planned relocation, the City will use commercially reasonable efforts, in cooperation with STRATA, to minimize (a) any material interruption to STRATA's enjoyment of the Agreement; (b) any material interfering with the CN; and (c) any material interference with STRATA's ability to transport data/traffic on the CN with the equipment used on the CN before the relocation.

9. Network Operation and License Fees. Consideration for Network Operation Service provided by STRATA shall be as follows:

9.1 Network Services Fees. The City shall pay STRATA twenty dollars ($20.00) per month per residential subscriber or thirty dollars per month ($30) per commercial subscriber (the "Network Services Fees").

10. Special Access.

10.1 Special Access via Wholesale Agreement. STRATA shall have exclusive rights to utilize the CN for any/all Special Access, per the terms of the Wholesale Agreement, throughout the term of this Agreement. Should the City choose not to renew this Agreement, or to terminate per provision(s) herein, STRATA may not have continued exclusive and indefeasible rights to utilize the CN for any/all Special Access but would have rights to continue to provide and maintain such services for the duration of the contract term(s) outlined for any/all previously established Special Access connections.

11. Representations and Warranties.

11.1 General Warranties. Each party has, with respect to this Agreement, (a) taken all corporate action necessary for the authorization, execution, and delivery of this Agreement to make this Agreement legal, valid, and binding; and (b) has no agreement or understanding with a third party that interferes with its performance of the party's obligations under this Agreement.

11.2 City Representations Regarding Procurement. The City represents and warrants that its execution of this Agreement is consistent with and permitted by the State Procurement Code, Utah Code 63G-6a-101, et. seq.

11.3 Compliance with Laws. In connection with the negotiation, execution, and performance of this Agreement, both parties represent and warrant that they have complied, and covenants that they shall comply, with all applicable laws, rules, and regulations.

12. Limitation of Liability.

12.1 Direct Damages Only. IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER PARTY (OR ANY INDIVIDUAL OR ENTITY CLAIMING THROUGH SUCH PARTY) FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES OF ANY KIND OR NATURE WHATSOEVER, WHETHER FORESEEABLE OR NOT, INCLUDING BUT NOT LIMITED TO ANY LOST BUSINESS OR PROFITS, INTERRUPTIONS OF SERVICE, LOST REVENUES, LOST SAVINGS, HARM TO BUSINESS, ERROR OR LOSS OF DATA OR INFORMATION, ARISING IN ANY MANNER OUT OF THIS AGREEMENT AND A PARTY'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT OR TORT (INCLUDING STRICT LIABLITY), ALL CLAIMS FOR WHICH ARE HEREBY SPECIFICALLY WAIVED.

13. Termination for Breach

13.1 Material Breach. A Material Breach under this Agreement shall occur if (a) a Party fails to perform one or more of its responsibilities as set forth in this Agreement, (b) such breach is not excused by any provision of this Agreement, and (c) such breach continues un-remedied for a period of thirty (30) days following receipt of written notice from the non-breaching Party. If the breach by its nature cannot be cured within thirty (30) days and the breaching Party within that time has commenced its cure, there shall be no Default as long as the Party diligently continues such cure to completion.

13.2 Remedies. Upon the occurrence of a Material Breach, the non-breaching Party shall have th**e** right, subject to the express limitations contained in this Agreement, to terminate this Agreement, including the License for which it provides. Nothing in this Agreement shall preclude either Party from also pursuing other available remedies, including damages, injunctive relief, and costs.

13.3 Equitable Relief. In the event of a Material Breach or threatened Material Breach monetary damages may be inadequate to fully protect the Parties. Accordingly, in the event of a Material Breach or anticipated Material Breach of this Agreement, the Parties may seek injunctive relief, or any other equitable relief, necessary to protect and enforce the Parties' rights hereunder and prevent further breach of the obligations set forth herein. Nothing herein shall be construed as prohibiting either

Party from pursuing any other remedies available at law or in equity for such breach or threatened breach, including the recovery of damages and attorneys' fees.

Lehi City	UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS, L.L.C.
By:_____	By:_____
Printed:_____	Printed:_____
Title:_____	Title:_____
Date:_____	Date:_____

TABLE OF EXHIBITS

CN Service Area Map	Exhibit A
Wholesale Assets and Term Sheet	Exhibit B
Operations and Maintenance Specifications and Procedures	Exhibit C
Fiber Splicing, Testing, Acceptance, and Performance	Exhibit D
Time and Material Rates	Exhibit E
Schematics of Demarcation	Exhibit F

EXHIBIT A
CN SERVICE AREA MAP

The primary CN service area map will be represented here on a high-level map of Lehi City. This will be provided as soon as it is completed by STRATA the design and construction contractor.

EXHIBIT B

WHOLESALE ASSETS AND TERM SHEET EXHIBIT

1. ASSETS

The particular Assets in which STRATA shall have a right of use under the License set forth in this Agreement shall be as described in this Exhibit B. This Exhibit may be amended by the Parties from time to time in a writing signed by both Parties and referencing this Exhibit B.

As of the Effective Date, Assets include the following:

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-
-

* The exact number and identification of specific fiber optic strands and other specified quantities shall be determined by the Parties in due course and shall include a quantity sufficient to enable the Parties to execute their obligations under this Agreement.

EXHIBIT C

OPERATIONS AND MAINTENANCE SPECIFICATIONS AND PROCEDURES

1. DEFINED TERMS

"**Routine Maintenance**" is all preventive maintenance activities, including but not limited to those activities outlined in this Exhibit.

"**Repairs**" are all efforts and activities in response to an emergency circumstance that require repair and or restoration.

2. GENERAL

2.1 STRATA will operate and maintain a Network Operations Center (NOC) staffed twenty-four (24) hours seven (7) days a week, by trained and qualified personnel. STRATA will maintain a toll-free number to contact personnel at NOC. STRATA's NOC personnel will dispatch maintenance and repair personnel along the Fiber System to handle and repair problems detected through the NOC's remote surveillance equipment, by the City, or otherwise.

2.2 STRATA's maintenance employees will be available for dispatch twenty-four (24) hours a day, seven (7) days a week.

2.3 The City will utilize the list of escalation contacts ("**Operations Escalation List**") provided by STRATA to report and seek immediate initial redress of exceptions noted in the performance of STRATA in meeting maintenance service objectives. STRATA may update the Operations Escalation List from time to time.

2.4 STRATA will take workmanlike care to prevent impairment to the signal continuity and performance of the CN. In addition, STRATA will reasonably co-operate with the City in sharing information and analysing any disturbances regarding the CN.

2.5 STRATA will notify the City at least seven (7) days prior to the date of any planned non-emergency maintenance activity. In the event that a STRATA-planned activity is cancelled or delayed for any reason as previously notified, STRATA will notify the City at STRATA's earliest opportunity and will comply with the provisions of this section to reschedule any delayed activity.

2.6 Non-emergency work that is reasonably expected to produce any signal discontinuity must be coordinated between the Parties and performed in accordance with Scheduled Maintenance Procedures. "**Scheduled Maintenance Procedures**" or "**SMP**" means a pre-arranged period of time reserved for performing certain work on the CN that may impact communication services. Unless otherwise agreed by the City, SMP will be completed after midnight and before 6:00 a.m., local time.

2.7 STRATA will maintain the CN in a manner that permits normal operation of the equipment associated with the CN. Such maintenance includes, but is not limited to, landscaping, weed control, fence repair, installation and operation of smoke detectors, air conditioning, power, and trash removal.

2.8 STRATA will comply with the provisions of the Damage to Underground Facilities Act, Utah Code § 54-8b-1 et. seq. as required when performing maintenance or repairs to the CN. STRATA will not be responsible for locating the CN in response to Blue Stakes requests from third parties.

2.9 STRATA will send email correspondence to the City regarding Routine Maintenance and Repairs at Lehi City.

3. CN

3.1 STRATA will maintain the CN in good and operable condition and repair the CN in workmanlike manner.

3.2 STRATA will maintain the CN in conformance with accepted industry standards to protect the CN from cyber security threats or issues.

3.3 STRATA will maintain the CN in a manner that permits normal operation of the CN.

3.4 STRATA will perform appropriate Routine Maintenance on the CN in accordance with STRATA's then-current preventative maintenance procedures. STRATA's maintenance procedures will not substantially deviate from industry practice.

4. RESTORATION

4.1 When restoring a cut fiber, the Parties agree to work together to restore all traffic as quickly as possible. STRATA, immediately upon arriving on the site of the cut, shall determine the best course of action to be taken to restore the fiber and shall begin restoration efforts.

4.2 It will be the responsibility of STRATA and the City to report to one another any known environmental hazards that would restrict or jeopardize any maintenance work activities in shelters or right of way areas of operations.

4.3 Upon notification of interruption of service, disrepair, impairment or other need for repair or restoration of the CN and the location of the damaged facility, STRATA will mobilize technicians to achieve necessary repair or restoration, including, but without limitation, using reasonable efforts to have maintenance personnel at the affected site within two hours after receipt of such notice with the required restoration material and equipment. If the City's use of the CN is interrupted due to the occurrence of a Force Majeure event, the non-performing party will contact the other party and repairs and restoration will be made as expeditiously as possible.

4.4 The requirement for detection of the fault location is "as exact as possible" utilizing test records, "As-built" documentation, GPS coordinates and OTDR test results of the affected fiber.

4.5 STRATA's maintenance employees will be responsible for correcting or repairing fiber discontinuity or damage, including, but not limited to, the emergency repair of the CN, Fiber Drops, and equipment. Except for Repairs necessitated by STRATA's negligence, all Repairs to the CN and/or Fiber Strands shall be billed by STRATA to the City on a time and materials basis. STRATA shall invoice the City for all such Repair costs.

5. FIBER SPLICING PERFORMED BY STRATA

5.1 During the splicing process, STRATA will ensure splicing machines will report and confirm estimated loss for each splice. STRATA will re-splice until every splice has less than or equal to 0.30 dB estimated loss.

5.2 STRATA will test each fiber from the Fiber Distribution Hub (FDH) back to the fiber shelter via Optical Time Delay Reflectometer (OTDR). The following specifications will be adhered to and proved during OTDR testing:

- 0.35 dB loss per fiber kilometer for 1310 nm
- 0.25 dB loss per fiber kilometer for 1550 nm
- 0.30 dB loss per splice (in addition to loss per fiber kilometer)
- Provide testing results from OTDR to City
- STRATA will test each fiber from the Fiber Distribution Hub (FDH) to each Multi-Service Terminal (MST) port via Optical Time Delay Reflectometer

(OTDR). The following specifications will be adhered to and proved during OTDR testing:

- 0.35 dB loss per fiber kilometer for 1310 nm
- 0.25 dB loss per fiber kilometer for 1550 nm
- 0.30 dB loss per splice (in addition to loss per fiber kilometer)
- Provide testing results from OTDR to City

The City will be provided reasonable notice and time to conduct their own inspections or have a third-party testing at their discretion and expense prior to network acceptance.

6. OVER-SUBSCRIPTION

6.1 To manage over-subscription and ensure a non-blocking connection for each subscriber, STRATA will monitor the baseline on the core and edge circuits and keep that baseline at or below 70% of maximum. That 70% is calculated separate from redundant paths or circuits. STRATA will maintain 3 separate peering connections with upstream internet providers. If the network requires 100G of upstream bandwidth, core and edge capacity will be maintained at ~>=140G even with the loss of one of those peers or paths to any edge peer. At the internet edge specifically, STRATA predicts and makes efforts to stay ahead of that 70% number by about 1 year. This means that the calculation is based on what is estimated (using the baseline) that will be needed in a year from today, not actuals from today.

6.2 STRATA will adhere to the following measures:

a. Every interconnected port on the network is monitored and baselined. (standard SNMP, 5-minute intervals)
b. Maintain a minimum 30% buffer at all times on all edge and core circuits.
c. Plan for internet edge bandwidth 1 year out.

On the loop or customer side of the network we use net flow data to monitor real time traffic flows. This helps us to better understand where traffic will move on the network, or what is happening at any given time on a per customer basis.

EXHIBIT D

FIBER SPLICING, TESTING AND ACCEPTANCE STANDARDS

1. FIBER SPLICING TESTING STANDARDS AND ACCEPTANCE

1.1 During initial construction, the City shall ensure every conduit and micro duct is usable and viable within areas of known capacity. The City will provide to STRATA maps and data for the conduit and micro duct it believes is usable and viable. STRATA shall conduct its own validation of viability of conduit and micro duct routes prior to beginning construction in each area and add conduit and micro duct to each area found deficient. STRATA shall complete and conduct all required testing of the CN. Once the City receives the data and notification of completion of testing and viability of network for use, it will be deemed accepted and viable to begin utilization by City customers.

1.2 The City's certification of the usability and viability of the CN must include the following information:

- Every fiber splice has less than or equal to .30 db estimated loss.
- Each fiber from the Fiber Distribution Hub (FDH) back to the fiber shelter OTDR will be proofed to the following specifications:
    - 0.35 db loss per fiber kilometer for 1310 nm
    - 0.25 db loss per fiber kilometer for 1550 nm
    - 0.30 db loss per splice (in addition to loss per fiber kilometer)

1.3 STRATA will ensure that any city facility or fiber shelter utilized in the CNwill adhere to telecommunications industry standards with respect to grounding, lightning protection, fire suppression, climate control, security/access, and leak detection. The City will make reasonable provisions to ensure the continuous supply of power to the City racks, including the use of generators with an onsite fuel supply capable of operating the City facility for a minimum of 72 hours where possible in the event of a utility power outage.

EXHIBIT E

TIME AND MATERIALS RATE

The time and materials rate table incorporated by reference may be updated every six months by STRATA based on prevailing market conditions and rates for labor, materials, and other input items that may affect the unit rate of the items listed. Upon executing an update to the rate table, STRATA will send City a dated rate table with the unit rates applicable for the six-months following the date listed on the updated table.

ITEM NUMBER	ITEM NAME	DESCRIPTION/NOTES	UNIT	LABOR & EQUIP RATE
EX001	EXCAVATION* **	MINI-EXCAVATOR (WITH OPERATOR)	HOURLY	$ 140.00
EX002	EXCAVATION* **	BACKHOE (WITH OPERATOR)	HOURLY	$ 140.00
EX003	EXCAVATION* **	TRACKED EXCAVATOR (WITH OPERATOR)	HOURLY	$ 200.00
PD001	PLACE DROP	PLACE NEW DROP (RESIDENTIAL) (UP TO 250')	EACH	$ 1,000.00
PD002	PLACE DROP	PLACE NEW DROP (COMMERCIAL) (UP TO 250')	EACH	$ 2,400.00
ML001	MISC LABOR**	MISCELLANEOUS LABOR	HOURLY	$ 80.00
ML002	MISC LABOR**	MISCELLANEOUS OVERTIME LABOR	HOURLY	$ 120.00
TR001	PICKUP TRUCK	PICKUP TRUCK	HOURLY	$ 25.00
TR002	SPLICE TRAILER	FIBER SPLICING TRAILER (INCLUDES FUSION SPLICER AND ASSOCIATED MISC TOOLS)	HOURLY	$ 35.00
TR003	TRANSPORT**	TRANSPORT OF HEAVY EQUIPMENT (UP TO 30,000 LBS) (EXCLUDES MOBILIZATION)	MILE	$ 1.45
TR004	TRANSPORT**	TRANSPORT OF HEAVY EQUIPMENT (UOVER 30,000 LBS) (EXCLUDES MOBILIZATION)	MILE	$ 2.54
MB001	MOBILIZATION**	HEAVY EQUIPMENT MOBILIZATION (UP TO 30,000 LBS)	EACH	$ 150.00
MB002	MOBILIZATION**	HEAVY EQUIPMENT MOBILIZATION (OVER 30,000 LBS)	EACH	$ 200.00
MA001	MATERIALS	MISCELLANEOUS MATERIALS (AT COST)	EACH	AT COST

NOTES:
*FOUR-HOUR (4) MINIMUM CHARGE
**OVERTIME CHARGES APPLY OUTSIDE OF 8AM TO 5PM WEEKDAYS (M-F)
- ALL RATES SUBJECT TO ANNUAL REVIEW AND ADJUSTMENT -

EXHIBIT F

SCHEMATICS OF DEMARCATION

Access to the CN from the Points of Presence shall be determined by the Parties in due course and shall comply with the terms of this Agreement.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-54, approving the allocation of PARC tax funds for recreation and cultural facilities and cultural organizations within Lehi City.

Suggested Action:

Attachments:

Res 2022-54.docx

2022 Lehi PARC Tax - Cultural Requests.pdf

2022 Lehi PARC Tax - Cultural Organization Requests - PARC Advisory Committee Recommendation.pdf

2022 Lehi PARC Tax - Cultural Facility Requests - Staff Recommendation.pdf

LEHI CITY

RESOLUTION NO. 2022-54

A RESOLUTION APPROVING THE ALLOCATION OF PARC TAX FUNDS FOR RECREATION AND CULTURAL FACILITIES AND CULTURAL ORGANIZATIONS WITHIN LEHI CITY

WHEREAS, on November 2, 2021, Lehi City voters approved a 1/10th of 1% increase in the local sales and use tax as a means of enhancing the funding for recreation and cultural facilities and cultural organizations within Lehi City; and,

WHEREAS, to decide how funds generated by the PARC tax should be distributed, the City Council has received recommendations from city staff and from the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee;

WHEREAS, on June 14, 2022, 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) the recommendations received by city staff and the PARC Advisory Committee should be adopted; and ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City:

PART I:

1. The funding recommendations from city staff and the PARC Advisory Committee shown on Exhibit A are hereby approved.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

2022 Lehi PARC Tax | Cultural Requests

Utah State Code specifies that Lehi's PARC funds set aside for arts and culture can finance the following two categories: cultural facilities and ongoing operating expenses of cultural organizations. The requests received fall into one of the two categories. See the table below for the categorization of each request.

Organization	Request	Project Categorization
Hutchings Museum Institute	Storage unit and security costs	1 year of an operational cost of a cultural organization
Lehi Historical Society and Archives	Subscription fees for online catalog system	1 year of an operational cost of a cultural organization
Lehi Arts Council	Show rights	1 year of an operational cost of a cultural organization
Thanksgiving Point Institute	Staff costs	3 months of an operational cost of a cultural organization
Hutchings Museum Institute	Shelving system and storage drawers	Capital cost to improve a government-owned cultural facility
Hutchings Museum Institute	Accessible stained-glass side doors	Capital cost to improve a government-owned cultural facility
Lehi Historical Society and Archives	Historical marker program	Capital cost to improve a government-owned cultural facility
Lehi Historical Society and Archives	Shelving system	Capital cost to improve a government-owned cultural facility
Lehi Arts Council	Bathroom remodel	Capital cost to improve a government-owned cultural facility
Lehi Arts Council	Sound and lighting	Capital cost to improve a government-owned cultural facility
Lehi Arts Council	Onsite storage sheds	Capital cost to improve a government-owned cultural facility
Roots of Humanity Foundation	Stained glass display at Public Safety Building	Capital cost to improve a government-owned cultural facility

2022 Lehi PARC Tax | Cultural Organization Requests | PARC Advisory Committee Recommendation

PARC Advisory Committee Members: Nicole Kunze (chair), Jill Allgaier, Callin Baker, Jason Bond, Kori Gammon, Lindsay Gehman, Shaye Ruitenbeek

Committee Recommendation

Organization	Request	Requested Amt	Recommended Amt
Hutchings Museum Institute	Storage unit and security costs	$8,880	$8,880
Lehi Historical Society and Archives	Subscription fees for online catalog system	$5,060	$5,060
Lehi Arts Council	Show rights	$17,600	$17,600
Thanksgiving Point Institute	Staff costs	$300,000	$40,000[1]

Total Requested Amount: $ 331,540

Total Recommended Amount: $ 71,540

Reasoning for Variations Between Requested Amount and Recommendation

1. Thanksgiving Point's recommended amount is lower than requested for the following reasons:
    a. The requested amount is approximately 67-75% of the PARC funds reserved for arts and culture and 20-30% of the total estimated PARC funds. The committee feels this is too large of a percentage for one organization, especially given the existing $100,000 annual donation from Lehi City to the applicant. In comparison, Hogle Zoo received approximately 13% of the total 2020 ZAP tax funds, based on the applicant's presentation and the Salt Lake County budget document.
    b. The request for staff salaries is too broad. The committee would like to see a more targeted impact.
    c. The request does not create new programs or opportunities. The funding goes towards existing employees in existing programs and events.
    d. The measurable impact of the request is low. The committee feels there is no good way to measure how the increase in funds correlates to an increase in impact.

Recommendation for Remaining PARC Funds

If the committee and staff requests are approved by the City Council, additional funds will be remaining from the established 30% for arts and culture. The committee recommends that the City Council roll over the remaining funds for future years. The committee expects to receive more grant applications in future years than this first year because the PARC program will be more widely known and the application period will be longer.

Brief Description of Each Request

Organization	Request	Brief Description
Hutchings Museum Institute	Storage unit and security costs	A storage unit has already been rented that is temperature, moisture, and pest controlled with security. This grant would pay the rental fee for 12 months. The security costs are for the pink house west of the Legacy Center that the Museum uses for storage. A security system is required for the collections to be insured.
Lehi Historical Society and Archives	Subscription fees for online catalog system	These funds would pay for the archives vendor-hosted collections management system (ArchivEra) subscription fee for 2023, and the Lehi Historical Society and Archives will take high-quality photographs of the Mary Ann Judd Johnson Collection to post on their website.
Lehi Arts Council	Show rights	This grant would pay for the cost of the rights to do the adult theater program and the children's workshop programs. Approving this request will allow the Arts Council to move money around to cover the cost of their facility request of new lighting and sound.
Thanksgiving Point Institute	Staff costs	These funds are requested to go towards employee salaries for their signature experiences and learning & engagement teams. These teams work on the tulip festival, luminaria, garden of quilts, scarecrow festival, summer camps, after school programs, and outreach programs.

2022 Lehi PARC Tax | Cultural Facility Requests | Staff Recommendation

Staff Recommendation

Organization	Request	Requested Amt	Recommended Amt
Hutchings Museum Institute	Shelving system and storage drawers	$29,700	$29,700
Hutchings Museum Institute	Accessible stained-glass side doors	$95,960	$0[1]
Lehi Historical Society and Archives	Historical marker program	$57,200	$78,800[2]
Lehi Historical Society and Archives	Shelving system	$18,200	$18,200
Lehi Arts Council	Bathroom remodel	$10,000	$40,000[3]
Lehi Arts Council	Sound and lighting	$20,000	$0[4]
Lehi Arts Council	Onsite storage sheds	$30,000	$30,000
Roots of Humanity Foundation	Stained glass display at Public Safety Building	$111,000	$111,000[5]

Total Requested Amount: $ 372,060

Total Recommended Amount: $ 307,700

Reasoning for Variations Between Requested Amount and Recommendation

1. The FY 2023 budget currently has funding to replace the main doors of the museum for $40,000 and the new doors will be handicap accessible. Staff does not feel that replacing the side doors is necessary at this time.
2. The most recent estimate for this project has increased since the applicant submitted the request. The recommended amount reflects the increase in costs.
3. The requested amount for the Arts Council bathroom remodel is not based on an actual bid. The Arts Council is working with staff to get a bid to better determine the recommended amount. At this time, staff recommends approving an estimated amount of $40,000.
4. The funding for sound and lighting for the Arts Council is not needed if the City Council approves the recommended amount of the rights to the shows, per the PARC Advisory Committee's recommendation. The Arts Council can cover the cost of the sound and lighting if the show rights are approved.
5. Staff would like to recommend approving the Roots of Humanity-stained glass display at the public safety building since the artwork can be installed in the Broadbent Community Room, which is frequently used by the public. However, staff also recommends that the project is not funded until Roots of Humanity raises the remaining $41,800 needed for the project.

Brief Description of Each Request

Organization	Request	Brief Description
Hutchings Museum Institute	Shelving system and storage drawers	The Museum left some shelving behind in the bank building for the Archives when the Museum moved out. These shelves would help make up for the shelving that they lost. This also includes $1,700 in supplies for the shelving system.
Hutchings Museum Institute	Accessible stained-glass side doors	This funding would provide handicap-accessible side doors to the museum designed in stained glass, which will tell the story of Lehi. The Museum would like to turn these side doors into the main entrance.
Lehi Historical Society and Archives	Historical marker program	The Lehi Historical Society and Archives, the Hadfield Family Trust, and the PARC Program would establish the Lehi, Utah, Historical Marker Program to identify, mark, and preserve the stories of people, places and events in Lehi by installing 36 historical markers over the next five years at some of Lehi's most notable sites. The signs would be installed in the City right-of-way in sidewalks.
Lehi Historical Society and Archives	Shelving system	Approximately 306' linear shelf feet of static cantilever shelving would be installed, and hundreds of books would be assigned a location and entered into their collections management system.
Lehi Arts Council	Bathroom remodel	The Arts Council would like to remodel the bathrooms in the arts building by replacing the toilets, stall, and sinks.
Lehi Arts Council	Sound and lighting	The Arts Council sound and light boards are out-of-date and no longer supported by the manufacturers. They also need new speakers and stage lights.
Lehi Arts Council	Onsite storage sheds	The Arts Council currently uses a semi-trailer and Conex for storage. They would like to purchase three large storage sheds to clean up and better organize the area.
Roots of Humanity Foundation	Stained glass display at Public Safety Building	This project would fund the commissioning of stained-glass windows for the new Lehi Public Safety Building, depicting the historical accounting of law enforcement in Lehi from the Pony Express to the present. The artwork would be installed in the Broadbent Community Room.

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-50, authorizing the execution of an Interlocal Cooperation Agreement to authorize Lehi City's participation in the Utah Valley Home Consortium program.

Suggested Action:

Attachments:

Res 2022-50.docx

UVHOME Consortium Agreement 2023-2025_deg_05092022.docx

RESOLUTION NO: 2022-50

RESOLUTION OF AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT TO AUTHROIZE LEHI CITY'S PARTICIPATION IN THE UTAH VALLEY HOME CONSORTIUM IN THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S HOME PROGRAM FOR FEDERAL FISCAL YEARS 2023, 2024, 2025

WHEREAS, Lehi City recognizes the need to provide decent, safe, sanitary, and affordable housing for low income families within Lehi City; and

WHEREAS, the Utah Interlocal Cooperation Act authorizes any two or more public agencies, as defined in the Act, to enter into agreements with one another for joint or cooperative action and to perform any governmental service, activity, or undertaking which each public agency entering into the agreement is authorized by law to perform; and

WHEREAS, it is in the public interest and welfare of the residents of Lehi City to engage in a cooperative effort with Provo City, Orem City, and Utah County by entering into an Interlocal Cooperation Agreement to form a consortium ("Consortium") for the purpose of qualifying for and administering a United States Housing and Urban Development HOME Investment Partnerships Program (hereinafter referred to as the "HOME Program"), and other associated activities and projects within Utah County; and

WHEREAS, it is proposed that Provo City should act as lead entity for the Consortium to administer the HOME Program under and pursuant to Title II of the Cranston-Gonzalez National Affordable Housing Act; and

WHEREAS, on June 14, 2022, the Lehi City Council ("Council") held a duly noticed public meeting to ascertain the fact regarding this matter, which facts are found in the meeting record; and

WHEREAS, after considering the facts presented to the Council, the Council finds (i) the Interlocal Cooperation Agreement ("Agreement") covering federal fiscal years 2023, 2024, and 2025 between the participating parties should be executed, (ii) such Agreement forms a Consortium, states the purpose thereof, the extent of the required participation of the parties, and the rights, duties, responsibilities and obligations of the parties in the conduct and administration of the HOME Program as specified therein, and (iii) execution of the Agreement reasonably furthers the health, safety, and general welfare of the citizens of Lehi City.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

The agreement, as attached hereto, entitled the HOME Investment Partnerships Program Interlocal Cooperation Agreement relating to the conduct of the Housing and Urban Development HOME Program for the Federal Fiscal Years 2023, 2024 and 2025 and is hereby approved and the Mayor is authorized and directed to execute the Agreement.

This resolution shall take effect immediately.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 14th day of June, 2012.

ATTEST:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

HOME INVESTMENT PARTNERSHIPS PROGRAM

INTERLOCAL COOPERATION AGREEMENT

Relating to the establishment and conduct of the Utah Valley HOME Consortium

UNITED STATES HOUSING AND URBAN DEVELOPMENT HOME PROGRAM

for **FEDERAL FISCAL YEARS 2023, 2024, AND 2025**

THE AGREEMENT is entered into and shall be effective as of July 1, 2023, by and between Provo City (hereinafter "Provo"), a municipal corporation of the State of Utah, City of Orem (hereinafter "Orem"), City of Lehi (hereinafter "Lehi"); and Utah County, an Urban County as defined by Section 102(a)(6) of the Housing and Community Development Act of 1974 as amended.

RECITALS:

A. On November 28, 1990, the United States Congress enacted the Cranston-Gonzalez National Affordable Housing Act (Pub. L. 101-625, title II, Sec. 211, Nov. 28, 1990, 104 Stat. 4096.) Title II of the legislation entitled the HOME Investment Partnerships Act (hereinafter the "Act" or "HOME Program"), which authorizes the Secretary of the Department of Housing and Urban Development (hereinafter "HUD") to make funds available to participating jurisdictions for investment to increase the number of families served with decent, safe, sanitary, and affordable housing and to expand the long-term supply of affordable housing in accordance with the Act.

B. The primary objective of the HOME Program include: (1) Expanding the supply of decent, affordable housing for low and very-low income families; (2) Building state and

local capacity to carry out affordable housing programs; (3) Providing for coordinated assistance to participants in the development of affordable low-income housing; and (4) Affirmatively further fair housing by promoting non-discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability); and ensure fair and equal housing opportunities for all.

C. Under the Act, a consortium of geographically contiguous Units of General Local Government (hereinafter "UGLG"), which separately may not qualify to receive HOME funding, may, by entering into a cooperation agreement in accordance with the requirements as set forth in the regulations, join for the purpose of receiving a HOME allocation and administering the HOME Program as a single Participating Jurisdiction (hereinafter "PJ").

D. A Metropolitan City is defined by the Community Development Block Grant Program funding (hereinafter "CDBG") statute as a city that is receiving a CDBG entitlement grant. Provo, Orem, and Lehi, being designated as such, are eligible to join a HOME consortium to receive HOME funding.

E. An Urban County is defined by Section 102(a)(6) of the Housing and Community Development Act of 1974 as amended. An Urban County is a county receiving a CDBG Entitlement Grant and includes UGLGs that sign an Interlocal Cooperation Agreement with the Urban County. Utah County, being designated as such, is eligible to join a HOME consortium to receive HOME funding.

1. When a UGLG agrees to be part of an Urban County for the CDBG program, it also agrees to participate in the HOME program if the Urban County joins a consortium. Accordingly, when an Urban County joins a HOME consortium, a UGLG that is a member of the Urban County is included in the consortium through its participation in the Urban County. All UGLGs within Utah County that sign an Interlocal Cooperation Agreement to be included as a part of the Urban County for the CDBG program qualification and grant calculation purposes shall be included in the HOME Consortium, participating through Utah County.
2. An UGLG that has chosen to not join the Urban County to participate in the CDBG program may choose to join the HOME Consortium by signing the HOME Consortium Agreement. By signing the Consortium Agreement, the UGLG within the Urban County, not participating in the CDBG Urban County, becomes a member of the HOME consortium.

F. Pursuant to the Act and HOME regulations, Provo, Orem, Lehi, and Utah County intend to form a consortium that is eligible to receive entitlement grants as a PJ under the Act and shall direct its activities to the alleviation of housing problems within the State.

G. The Act requires UGLGs acting as a consortium to submit a Consolidated Plan (CP) that covers the entire geographic area encompassed by the consortium.

H. In accordance with section 91.402 of the Consolidated Plan Final Rule, all UGLGs that are Consortium Members are on the same program year that starts on July 1st and ends on June 30th for CDBG, and HOME Programs.

I. Pursuant to 24 CFR 92.101(a)(2)(ii), the consortium must have one member UGLG authorized to act in a representative capacity for all members for the purposes of administering the HOME Program, and the representative member assumes overall responsibility for ensuring that the consortium's HOME program is carried out in compliance with the requirements of the HOME Program, including requirements concerning the Consolidated Plan; such member UGLG shall hereinafter be referred to as "Lead Entity".

J. Under general provisions of Utah law governing contracting between governmental entities and by virtue of specific authority granted in the Interlocal Cooperation Act, Utah Code Annotated, §11-13-101, *et. seq.*, 1953, as amended, any two or more agencies of the State may enter into agreements with one another for joint or cooperative action and any one or more agencies may contract with one another or with a legal or administrative entity created pursuant to that act to perform any governmental service, activity, or undertaking which each agency entering into the contract is authorized by law to perform.

K. The parties hereto have determined that it will be mutually beneficial and in the public interest to enter into this Interlocal Cooperation Agreement regarding the formation and administration of a consortium under the HOME Act.

NOW THEREFORE, in consideration of the premises and the cooperative actions contemplated hereunder, the parties agree as follows:

1. CONSORTIUM

   a. Provo, Orem, Lehi, and Utah County agree to act jointly as a consortium to become a Participating Jurisdiction to be known as the **Utah Valley HOME**

Consortium (hereinafter collectively "UVHC" or "Consortium"; and individually "Consortium Members" or "Members"). Provo, Orem, Lehi, and Utah County shall act jointly as the Consortium for the purposes of applying jointly for federal funding under the HOME Investment Partnerships Program and administering affordable housing programs, including undertaking or assisting in undertaking HOME eligible housing assistance activities described in Title II of the Act, the latter to include, but not be limited to, acquiring, rehabilitating, constructing affordable housing, providing down-payment assistance and tenant-based rental assistance to serve eligible, qualified beneficiaries.

b. As provided in Section 92.101, subpart C, of the HOME Final Rule, the Consortium's status shall continue until HUD is notified that the Consortium is dissolved, or HUD revokes its designation as a PJ. A fully executed copy of this Interlocal Cooperation Agreement, together with the resolutions of all parties, shall be submitted to HUD as part of the Consortium's qualification documentation.

c. The Consortium shall be governed by a Board of Directors (hereinafter "Board") comprised of representatives from each Consortium Member, one representative per 100,000 residents within each Consortium Member's respective jurisdiction.

d. The Board shall provide leadership and have overall management responsibility to direct the Consortium activities. Further, the Board shall make appropriate policy assessments and decisions concerning issues including, but not limited

to, those relating to existing and potential HOME projects, programs, activities, and its policies and procedures.

i. Each party to this Agreement shall, within thirty (30) days from the date of execution thereof, appoint its Board of Directors representative(s) as follows:

I. The Board representative(s) shall be a resident of the jurisdiction he or she represents, and

II. The Board representative(s) shall be knowledgeable in housing issues, and

III. The Board representative(s) shall be appointed as otherwise required by local law, and

IV. Written notice of appointment, together with a written acceptance of appointee, shall be provided by the Clerk or Recorder of each appointing party to the Provo City Recorder.

ii. Each of the parties agrees that each member of the Board may cast one vote; and that the passage of any proposal by the Board shall require the affirmative vote of a simple majority.

2. <u>DESIGNATION OF A CONSORTIUM MEMBER REPRESENTATIVE TO HUD</u>

a. Provo, Orem, Lehi, and Utah County agree that Provo City shall serve as the Lead Entity and administer the Consortium through the staff of the Development Services Department, CDBG/HOME Division, of Provo City Corporation. Division staff shall provide effective leadership, support, and management of the Consortium's required functions.

b. Provo's HOME Program Administrator, as the Executive Director of the Consortium, shall function as a consultant to Board members, providing direction and guidance on HOME regulations and policies, and assisting the Board in the determination of eligible projects and activities. The Executive Director is not a voting member of the Board.

c. Provo may provide a recording secretary for each meeting who shall be responsible for a record of the meeting and for maintaining pertinent written and audio minutes. The secretary does not serve as an officer of the Board nor is he/she a voting member.

3. LEAD ENTITY RESPONSIBILITIES

a. The parties hereto recognize and understand that the Lead Entity shall be the governmental entity required to execute all grant agreements received from HUD pursuant to Lead Entity's request for HOME funds. The Lead Entity shall thereby become and shall be held by HUD to be legally liable and have full responsibility for the execution of the HOME Program. The Lead Entity shall be responsible for the Consortium's Five-Year Consolidated Plan with an annual Action Plan component and annual Action Plans for the remaining four years, as required.

b. All projects and project applicants shall be reviewed and pre-screened for threshold criteria, compliance, and conformance with the relevant HOME rules, regulations, and guidelines by the Lead Entity, and only those which meet the requirements shall be eligible to be reviewed for funding recommendations by the Board.

c. The Lead Entity shall utilize a pre-application process providing project assessment, technical assistance, and resource coordination to lesser experienced applicants.

d. Threshold criteria developed for each funding round shall be developed by the Lead Entity. Such criteria shall be consistent with related plans from individual CDBG entitlement jurisdictions pursuant to §91.220 (hereinafter "Action Plans") and individual housing elements in each jurisdiction's master plans.

e. The Lead Entity, in collaboration with Board members may develop a fair and appropriate system to assist in the selection of projects; such system to reflect existing policy, priorities and criteria established by the jurisdictions' comprehensive housing plans, Consolidated Plan and Action Plans. The Lead Entity, in collaboration with Board members may develop appeals process by which proponents of a proposed project either not recommended for funding by the Board or recommended for funding at a lesser amount than requested may appeal to the Board for reconsideration.

f. The Board shall review eligible projects for conformity to the priorities and policies included in the Consolidated Plan, Action Plans, relevant jurisdictions' comprehensive housing plans and/or specific self-directed priority project(s), and criteria established by the Board, including threshold criteria concerning periods of affordability, which may be stricter than those required by HOME regulations, as defined in §92(252) (e). The Board shall prioritize projects based on the evaluation described in this paragraph and make funding recommendations as constrained by the availability of funds.

g. Consortium Members agree that the recommendations made by the Board shall be reviewed for final approval by each Member's legislative body subject to Paragraph 8 of this Agreement and other terms contained in this paragraph. All projects selected by the Board must conform to the jurisdictions' comprehensive housing plan, Consolidated Plan, related Action Plans, minimum criteria established and self-directed priority projects.

h. The Lead Entity's program, supervisory and administrative obligations to Consortium Members shall be limited to the performance of the administrative and program tasks necessary to make HOME funds available to them and to provide at least annual monitoring for the performance of their various projects funded with HOME funds throughout the corresponding period of affordability to ensure compliance with applicable Federal laws and regulations. The Lead Entity shall be responsible for determining eligibility and confirming the compliance of the HOME projects with applicable Federal laws and regulations.

i. The Lead Entity shall make all its financial records related to the administration of the HOME funds available for inspection to all persons, including representatives from corporations and governments, in accordance with its own policies and regulations and with State law.

j. The Lead Entity will act to protect the Consortium's interest in enforcing and reviewing contracts, agreements, memorandums, and or any other legal instruments entered into in the process of administering the HOME Program and utilizing legal counsel to represent the Consortium while protecting these

interests. Orem, Lehi, and Utah County agree to have Provo City Legal Department staff act as head counsel in these matters.

4. GENERAL ADMINISTRATION

a. Provo, as the designated Lead Entity of the Consortium, has the ultimate and overall responsibility under the Act for ensuring that the HOME Program is carried out as required in 24 CFR, Part 92, including the submission and approval of a Comprehensive Housing Affordability Strategy for the use of HOME funds as set forth in Paragraph 5 below, which has been mutually agreed upon by all Consortium Members, and for providing all assurances or certifications as required under 24 CFR, Part 92. Therefore, Provo requires Orem, Lehi, and Utah County, and Orem, Lehi, and Utah County require Provo, to agree to strict adherence to the Program description as approved and to all assurances and certifications provided, including agreeing to take all actions necessary to assure compliance with Provo's certification under the Fair Housing Act; Executive Order11063 (Equal Opportunity in Housing) and Title VI of the Civil Rights Act of 1964, the Uniform Relocation Assistance, Real Property Acquisition Policy Act of 1970, and the Davis Bacon Act at 40 USC 276a, *et.seq.* Provo shall not provide HOME funds for activities or support any Member that does not affirmatively further fair housing within its own jurisdiction or activities that impede Provo's action to comply with Fair Housing certification. In addition, the Lead Entity is responsible for taking all required actions to comply with provisions of the National Environmental

Policy Act of 1969. Orem, Lehi, and Utah County shall readily support the Lead Entity as requested to meet these requirements.

b. Annual allocation of HOME funds to Consortium Members for self-directed projects shall be based upon information listed by HUD's "HOME Consortia Participating Members Percentage Report" posted annually in HUD's HOME Consortia website for the corresponding Fiscal Year. Alternatively, shall HUD delay a timely posting of such Report, the allocation may be based upon an approximation estimated from the previous Fiscal Year allocation. The funds so dedicated to the PJ may be from any HOME funds, including program income, available to the Consortium. Consortium Members can self-direct funds by notifying the Board of their jurisdictional funding self-direction recommendations **thirty (30) business days** prior to the Board's final meeting to develop recommendations for funding. Any of the available self-directed funds not allocated by individual Consortium Members will no longer be dedicated to self-direction and will be made available for allocation by the Board. If funds are allocated to a jurisdiction, but not used timely by that jurisdiction, the Board shall have the right to re-allocate those funds to other member jurisdictions in whole or in part.

c. Disputes arising between Consortium Members regarding direction, policy, or procedure shall be resolved by the Board. Should the Board be unable to agree upon the resolution, it should be referred to the Legislative bodies of the Consortium Members for resolution. If no resolution is forthcoming, the parties may terminate this Agreement in accordance with Paragraph 6 below.

d. Each Consortium Member shall be responsible for providing its own pro rata share of matching non-federal funds required by the Act for any HOME funds allocated and accepted for use by that Member.

e. When conducting their own self-directed projects, Consortium Members shall use their own jurisdictions' general funding for expenditures of HOME projects, and subsequently request reimbursement of HOME funds from the Lead Entity. The Lead Entity shall review expenditure documentation prior to drawing down HOME funds from the U.S. Treasury and releasing those funds to the Consortium Member.

f. *Program Income*, as defined at 24 CFR 92.2, generated by any HOME project will be held by the Lead Entity. Program Income shall be used first before any HOME funds are drawn or requested from HUD by the Lead Entity.

g. *Recaptured Funds.* Recaptured funds received from any of the Consortium's homebuyer programs during the period of affordability shall be held by the Lead Entity and shall be used for eligible activities and in accordance with HOME requirements.

h. *Monitoring.* The Lead Entity shall be responsible for reviewing the performance of each Subrecipient and Developer at least annually and shall continue to monitor projects and activities assisted with HOME funds during the corresponding period of affordability.

i. When conducting their own self-directed projects, Consortium Members shall provide the Lead Entity with a semi-annual HOME Program activity report of all HOME funded projects. Consortium Members shall provide the Lead Entity

with semi-annual reports that capture and identify Program Income derived from the funded activities.

j. Consortium Members shall cooperate with the Lead Entity for consolidation into one report the following reports, if applicable, for submission to HUD according to applicable deadlines: Impediments to Fair Housing, Citizen Participation Plan, Minority Business Enterprise/Women's Business Enterprise reports, Federal Cash Transaction reports, and annual HOME Consolidated Action Plan Evaluation Report(s) (CAPER) as well as preparing and submitting any other reports that are required by HUD.

k. *Repayments.* Any HOME funds invested in housing that does not meet the affordability requirements, is terminated before completion, or is determined to be ineligible must be repaid to HUD by the Consortium. When conducting their own self-directed projects, each Consortium Member assumes full responsibility for repayment of HOME expenditures made within its jurisdiction that are disallowed by HUD.

5. AFFIRMATIVELY FURTHERING FAIR HOUSING

Each Consortium Member agrees to affirmatively further fair housing. The City of Provo, as Lead Entity for the Consortium, will conduct an assessment of fair housing within the jurisdiction corresponding with the PJs submittal of its Five-Year Consolidated Plan. Each Consortium Member will consider appropriate actions to overcome the effects of any impediments identified through that assessment and maintain records reflecting that assessment and actions in this regard.

6. EFFECTIVE DATE, DURATION AND TERMINATION

a. This Agreement shall go into effect July 1, 2023, and shall continue in full force and effect for the consecutive three Federal Fiscal Years 2023, 2024 and 2025 (hereinafter, "Qualification Period") during which the Consortium qualifies to receive HOME funds and which will end on June 30, 2026, unless HUD revokes the Consortium's designation as a PJ, or Utah County fails to re-qualify as an Urban County for a Fiscal Year included in the Consortium's Qualification Period, or the Consortium fails to receive a HOME allocation for the first Federal Fiscal year of the Consortium's Qualification Period and does not request to be considered to receive a HOME allocation in each of the subsequent two years. The terms of this Agreement cover the period necessary to carry out all activities that will be funded from funds awarded during the indicated qualification period. This Agreement remains in effect until the HOME funds from each of the Federal Fiscal Years of the Qualification Period are closed pursuant to 24 CFR 92.507

b. Pursuant to 24 CFR 92.101(e), during the Qualification Period additional UGLGs may join the Consortium, but no Consortium Members may withdraw from the Consortium or terminate this Agreement during the Qualification Period.

i. New members may be added to the Consortium upon consent of a simple majority of the Consortium Board of Directors. When a new member is added, the Agreement will be amended accordingly, and the parties agree to execute such further instruments as may be reasonably required to effect such

amendment. The Agreement will be amended in the Federal Fiscal Year before the year in which the new member is to be added.

7. AUTOMATIC RENEWAL PROVISION.

   a. This Agreement shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each. No later than the date specified by HUD's consortia designation notice or HOME Consortia web page, the Lead Entity shall notify each Consortium Member in writing of its right to decide not to participate in the Consortium for the next qualification period and the Lead Entity shall send a copy of each notification to the HUD field office.

   b. If a Consortium Member decides not to participate in the Consortium for the next qualification period, the Consortium Member shall notify the Lead Entity, and the Lead Entity shall notify the HUD Field Office, before the beginning of the new qualification period.

   c. Before the beginning of each new qualification period, the Lead Entity shall submit to the HUD Field Office a statement of whether any amendments have been made to this Agreement, a copy of each amendment to this Agreement, and, if the Consortium's membership has changed, and the State certification required under 24 C.F.R. 92.101(a)(2)(i). The Consortium shall adopt any amendments to this Agreement that are necessary to meet HUD requirements for consortium agreements in successive qualification periods.

   d. The automatic renewal of the Agreement will be void if:

i. The Lead Entity fails to notify a Consortium Member, or the HUD Field Office as required under this automatic renewal provision; or

ii. The Lead Entity fails to submit a copy of each amendment to this Agreement as required under this automatic renewal provision.

8. INTERLOCAL COOPERATION ACT.

The following provisions are included in this Agreement to comply with the requirements of the Interlocal Cooperation Act:

a. Financing and Budget. The Provision for the financing of the cooperative actions contemplated by this Interlocal Cooperation Agreement and the budget thereof are found in Paragraph 4(b) hereof.

b. Filing. The Parties shall each file a copy of this Agreement with the keeper of records of each of the parties hereto.

c. Authorizing Resolutions. The respective Legislative bodies of the parties shall adopt resolutions authorizing this Agreement, which resolutions must include the authorization of the automatic renewal provision.

d. Legal Opinion. Each of the parties has submitted this Agreement to its legal counsel for review as to proper form and compliance with applicable law.

9. INDEMNIFICATION.

All parties to this Agreement are governmental entities under the Utah Government Immunity Act as set forth in Title 63G, Chapter 7, Utah Code Ann., 1953 as amended. Consistent with the terms of that Act, it is mutually agreed that each party hereto shall be responsible and liable for its own wrongful or negligent acts which it commits, or which are committed by its agents, officials, or employees.

None of the parties hereto waive any defenses otherwise available under the Utah Governmental Immunity Act.

10. LAWFUL AGREEMENT.

    The parties represent each of them have lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

11. UTAH LAW.

    This Agreement shall be interpreted pursuant to the laws of the State of Utah.

12. INTERPRETATION OF AGREEMENT.

    The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number and vice versa, and the use of any gender shall include any other and all genders. The paragraph and section headings in the Agreement are for convenience only and do not constitute a part of the provisions hereof.

13. AMENDMENTS.

    No oral modifications or amendments to this Agreement shall be effective, but this Agreement may be modified or amended by written Agreement signed by all Consortium Members. The Agreement may be amended to add provisions or for other reasons upon written approval from the Denver HUD Field Office.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly authorized and executed by each jurisdiction on the date specified on the respective signature pages.

SIGNATURE PAGE FOR **PROVO CITY**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2023, 2024, AND 2025

Approved this _____ day of _____, 2022

By: _____

Michelle G. Kaufusi, Mayor

ATTEST: _____

Heidi Pepinos, City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Provo City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with Utah Code 11-13-202. The terms and provisions of the Agreement are fully authorized under state and local law and the Agreement provides full legal authority for the Consortium to undertake or assist in undertaking housing assistance activities for the HOME Investment Partnerships Program.

Dated this _____ day of _____, 2022

By: _____

Legal Counsel for Provo City

SIGNATURE PAGE FOR **CITY of OREM**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2023, 2024, AND 2025

Approved this _____ day of _____, 2022

By: _____

David Young, Mayor

ATTEST: _____

Orem City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of City of Orem, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2022

By: _____

Legal Counsel for Orem City

SIGNATURE PAGE FOR **CITY of LEHI**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2023, 2024, AND 2025

Approved this _____ day of _____, 2022

By: _____

Mark Johnson, Mayor

ATTEST: _____

Lehi City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of City of Lehi, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2022

By: _____

Legal Counsel for Lehi City

SIGNATURE PAGE FOR **UTAH COUNTY**
HOME INVESTMENT PARTNERSHIPS PROGRAM
INTERLOCAL COOPERATION AGREEMENT
for FEDERAL FISCAL YEARS 2023, 2024, AND 2025

Approved this _____ day of _____, 2022

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By: _____

Thomas Sakievich, Chair

ATTEST: _____

Utah County Clerk/Auditor

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable Utah State law.

Dated this _____ day of _____, 2022

By: _____

Utah County Attorney

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone. (Tabled at the May 24th meeting)

Suggested Action:

Attachments:

CC Staff Report Family Park Estates Subdivision 06.14.22.docx

Familly Park Estates Final DRC 05.04.22.docx

Family Park Estates Plat and Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

R1674-002 Geotechnical Report.pdf

Lehi Family Park TIS 20220609 Signed.pdf

FAMILY PARK ESTATES PRELIMINARY AND FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed preliminary and final subdivision		
Location	Approximately 600 East and Airport Drive		
Existing General Plan Designation	Low Density Residential (LDR)		
Existing Zoning	R-1-15		
Existing Land Use	Undeveloped		
Number of Lots/Units	9 lots		
Adjacent Zoning and Land Use	*North*	TH-5	Future Family Park
	South	Public Facility	Cemetery
	East	R-1-8/RA-1/PF	Homes & Water tank
	West	TH-5	Future Family Park
Date of DRC Review	April 6, 2022		
Date of Planning Commission Review	April 28, 2022		
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 11.180. 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.

Table 05-040-A. Table of Bulk and Intensity Requirements Agriculture and Residential Districts.

	R-1-15
Minimum Lot Size	Single-Family Dwelling 15,000 Sq.Ft.[a] Other Allowed Uses 15,000 Sq.Ft.[a]
Maximum Dwelling Units Per Acre	2.5[a]

	R-1-15
Minimum Lot Width/Frontage	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]
Minimum Front Yard	25 Ft.
Minimum Rear Yard (Interior Lots)	30 Ft.
Minimum Rear Yard (Corner Lots)	30 Ft.
Minimum Side Yard	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.
Minimum Side Yard (Corner Lot)	20 Ft.
Height	Max. 35 Ft. or 2 Stories. Min. 1 Story
Minimum Ground Floor Area Per Residential Unit	1,000 Sq.Ft. [g]
Min. Area For PRD	10 Acre min.

PROPERTY HISTORY

June 26, 2002	Property came into the City as part of the Thomas Peck Addition
March 23, 2021	City Council approved an agreement to acquire property for 600 East from the Jensen Family
June 8, 2021	City Council approved the General Plan Amendment from Public Facility to Low Density Residential
September 14, 2021	City Council approved the 600 East Family Park Zone Change from TH-5 to R-1-15
May 24, 2022	The City Council tabled this item at their regular meeting

REPORT ANALYSIS

The applicant requests approval of the Family Park Preliminary and Final Subdivision a nine-lot development located at approximately 600 East and Airport Drive in an R-1-15 zone.

This item was previously tabled at the May 24th meeting. The Council stated that this would allow the residents to propose alternative options and also for a geotechnical study to be completed.

The proposed lots meet the frontage and lot size requirements of the R-1-15 zone. The lots range in size from 16,014 to 21,207 square feet. The layout also matches the concept seen with both the General Plan and Zone change applications. Subdivisions are an administrative action, meaning if they meet the Code requirements, they must be approved. This meets all of the requirements but does include one requested exception.

The reviewing departments (DRC) reviewed the final subdivision plans following the Planning Commissions review of the preliminary subdivision. The plans did not change, but some of the DRC comments changed. Specifically, the recommendation to require the seven-foot planter but to grant a variance instead to the front yard setback.

The DRC had the following five comments:

1. Label pipe type, size and slope for new line out of turn out structure to tank. This line has been installed and is 16" DI at 1.9%.
2. I assume keynote 9 references the connection of the new 12" back to the existing 16"? Show mainline valve symbol at this location.
3. A soils report is needed
4. Consider removing lot 9 since they are the least buildable, and it would preserve a larger lookout area for the park.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed preliminary and final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the R-1-15 zone.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Family Park Estate Preliminary Subdivision on April 28, 2022. The minutes and motion from that meeting follow:

2.8) Public hearing and recommendation of Lehi City's request for preliminary subdivision review of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone.

Brittney Harris presented information on the agenda item. The City Engineer granted a city deviation for a 7 foot planter strip due to the slope and elevation of the lots.

Commissioner Everett asked if the proposal originally had less lots than what is now being proposed. Commissioner Carlson and Lorin Powell, City Engineer, engaged in conversation where Commissioner Carlson feels it appears as a conflict of interest with the City approving and developing the request. Commissioner Carlson also asked about changing code for park strips and the setback to the front of the house and would recommend reconsidering that decision. Commissioner Carlson is concerned with the City being the applicant, developer and receiving revenue. Lorin Powell

stated the intent was to develop the subdivision to help build and pay for Family Park. Craig Chambers, Lehi City Assistant Attorney, stated this is the Planning Commissions opportunity to act as the hearing body to hear the pros and cons of the request. Brittney clarified questions from Commissioners and stated the homes and lot sizes still meet code requirements. Commissioner Nielsen stated the process should've been sold off to a private developer and not to the City. He is concerned about park strips being a safety issue because of the limited buffer between cars and pedestrians.

Commissioner Nielsen opened the public hearing.

LaNae Stout, a Lehi resident, said she was under the impression the Peck's donated the property and the City bought the property to build a park, where there was a controversy where the City couldn't afford to build the Park. She was under the impression the PARC tax would pay for the park. She feels like this area is a great secret to this area with a great view of Utah County. Ms. Stout feels it is short sighted to put houses to block the view. She feels it could be a safety issue to block the view of the park.

James Slogowsky, a Lehi resident, echoed LaNae's comments. The view is an unintended amenity at the west end of Airport Drive. If houses are built, the overlook is gone. He would hope the houses would not be built. He suggested if the houses were built, maybe an intentional overlook could be built for people to enjoy.

Dave Christofferson, a Lehi resident, stated he has issues with all of it. There is sand where the houses are being built and there are already complaints of yards eroding. He feels the City knows it is sand where the City where be building homes. The City would need a wider road to help maintain the traffic of the park, which would cut into the variance of the lots, and doesn't know how it would be a viable road less than 7 feet. He feels that the timing is awful and does not feel that he agrees with that. He doesn't know that he agrees with where the money for the park if this is where it is coming from. He doesn't think it is fair for the city to pick and choose what they enforce. He doesn't think the City should be able to pick and choose what works and what doesn't just so they can benefit.

Commissioner Nielsen closed public hearing.

Ross Dinsdale stated the city intentionally did not build anything on the north end to maintain the view and overlook. The road is being widened and will match the width of the existing road. There is a geotech company that has been hired to study the area. Kim Struthers wanted to clarify the City purchase the land from the Pecks, it was not donated, and was a trade as the homes picked up north of Airport Drive. The concept for Family Park shows a lookout and wanted to preserve a lookout. Ross Dinsdale stated there were RDA agencies and isn't out of the norm to be a developer. The PARC tax is committed and will cover other items that have been underfunded for years. He stated the other factor is the Mayor said he would find creative ways to fund parks, which is what he did, and this is a way to pay back the purchase of the land. Lorin Powell said there was about 1.2 million to buy the property and with maintenance and improvements there will be very little, if any funding, left over.
The Commissioners discussed the pros and cons of the development and stated their recommendations through the meeting.

Commissioner Eyre motioned to extend the meeting until all items were heard. Commissioner Everett seconded. All in favor.

Motion: Commissioner Carlson moved to forward a negative recommendation to the City Council of **Lehi City's request for preliminary subdivision review of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone;** with the proposed findings that the subdivision meets the requirements of the r-1-15 zone, however a geotech report has not been provided, the proposed zone does not meet requirements of Lehi City code without exception to the park strips and do not recommend granting that exception, other findings include that the overlook portion is an important element of the park and may interfere with that amenity. Including all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The motion passed unanimously.

Family Park Estates Final Subdivision
DRC Redline Comments

Lehi City- requests final subdivision review of Family Park Estates, a 9-lot single family development located at approximately 600 East and Airport Drive in an R-1-15 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 3/23/22
Time Start: 1:47pm
Time End: 2:05pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Label pipe type, size and slope for new line out of turn out structure to tank. This line has been installed and is 16" DI at 1.9%.
2. I assume keynote 9 references the connection of the new 12" back to the existing 16"? Show mainline valve symbol at this location.

Trent – Parks:
Gary – Building/Inspections:
3. A soils report is needed

Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
4. An exception from the City's standard 7' planter strip on 600 East may be approved by the City Engineer & City Council based on the steep slope of the lots. An alternative option could be including the park strip and reducing the front yard setback from 25’ to 20’.
5. Consider removing lot 9 since they are the least buildable, and it would preserve a larger lookout area for the park.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Show lot addresses on the final plat (must coordinate with Planning Division).
2. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435). NEEDED IF INCLUDES TANK AND FILL
3. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). This should be the last item completed prior to scheduling a preconstruction meeting.
4. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
5. Address any comments or conditions from City Council approval.
6. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
7. 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. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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.

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 MAY 24th

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.

FAMILY PARK ESTATES PLAT 'A'
CONSTRUCTION PLANS

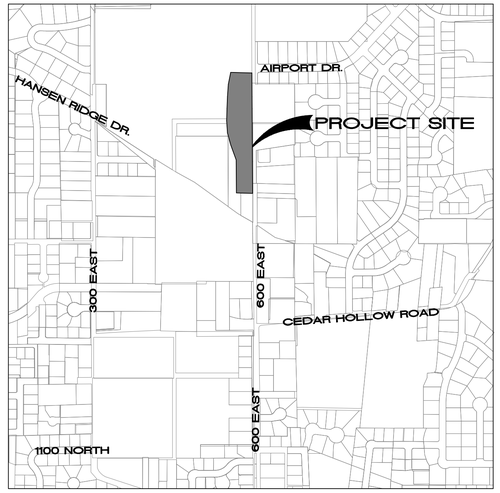
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

LEHI, UTAH

prepared for:

LEHI CITY

153 NORTH 100 EAST
LEHI, UT 84043
PHONE: (385) 201-1000



VICINITY MAP
-NTS-

SHEET INDEX

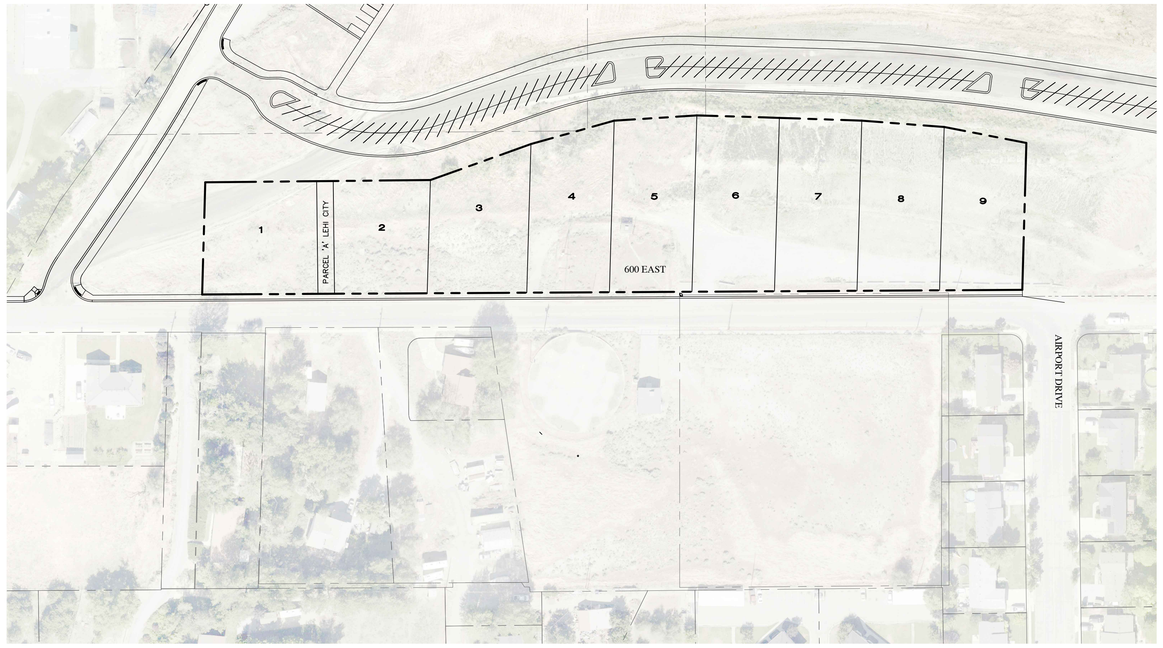
SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	600 EAST PLAN AND PROFILE
4	STORM WATER POLLUTION PREVENTION PLAN
5	BMPS
6	DETAIL SHEET

LAND USE:	
PROJECT AREA=	4.09 ACRES
ZONING=	R-1-15
TOTAL LOTS=	9 LOTS
OVERALL DENSITY=	2.27 LOTS PER ACRE

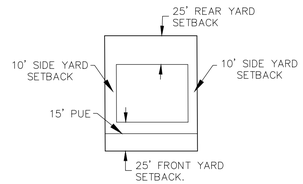
prepared by:

TRANE ENGINEERING

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



SITE MAP



TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL
NOTE: 15' PUE REQUIRED DUE TO NO PARK STRIP

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 BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
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 PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

UTILITIES AND SERVICES

NATURAL GAS	DOMINION
ELECTRIC	LEHI POWER
TELEPHONE	CENTURYLINK
CABLE TELEVISION	COMCAST

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

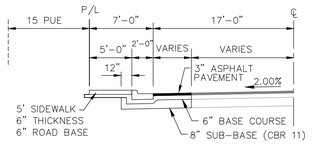
LEHI, UTAH

FAMILY PARK ESTATES
A RESIDENTIAL SUBDIVISION

COVER

JOB PPLEHI

SHEET NO. 1



600 EAST TYPICAL STREET SECTION
–NTS–

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. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR APPROVED EQUAL.

KEY NOTES:

1. CONST. ADA PEDESTRIAN RAMP AS PER LEHI CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
3. EXISTING POWER POLE TO BE RELOCATED.
4. EXISTING FIRE HYDRANT AND BLOW–OFF TO BE RELOCATED TO PL
5. OVERFLOW AREA TO BE COORDINATED WITH PARK PLANS.
6. RELOCATE EXISTING WATER METER READING TOWER (COORDINATE WITH LEHI CITY WATER DEPARTMENT)
7. EXISTING TANK, WELL AND ASSOCIATED FACILITIES TO BE REMOVED.
8. CONNECT TO 10" PI LINE AT CONSTRUCTION VALVE AND CONSTRUCT 12" PURPLE DR–18 PVC PI PIPING TO CONNECT TO EX. TANK, INSTALL VALVE ON EXISTING 16" OUTLET OF TANK (COORDINATE WITH LEHI CITY WATER DEPARTMENT)
9. VALVE ON EXISTING 16" CULINARY WATER LINE. (TO BE INSTALLED AS PART OF THE TANK PROJECT)
10. CONNECT TO EXISTING MANHOLE WITH NEW CORE TO ACCOMMODATE ADJUSTED ANGLE (AS PART OF THE TANK PROJECT)
11. RECONFIGURE TURN OUT STRUCUTRE LINE FROM WELL HOUSE TO CONNECT TO CONVERTED PI TANK SO PUMPING WASTE CAN BE DIVERTED TO PI TANK. CAP OLD LINE GOING TO OLD TANK TO THE WEST.
12. RECONNECT EXISTING STORM DRAIN LINE TO NEW COMBINATION BOX, THIS LINE IS FROM THE TURN OUT STRUCUTRE OFTHE WELL HOUSE.

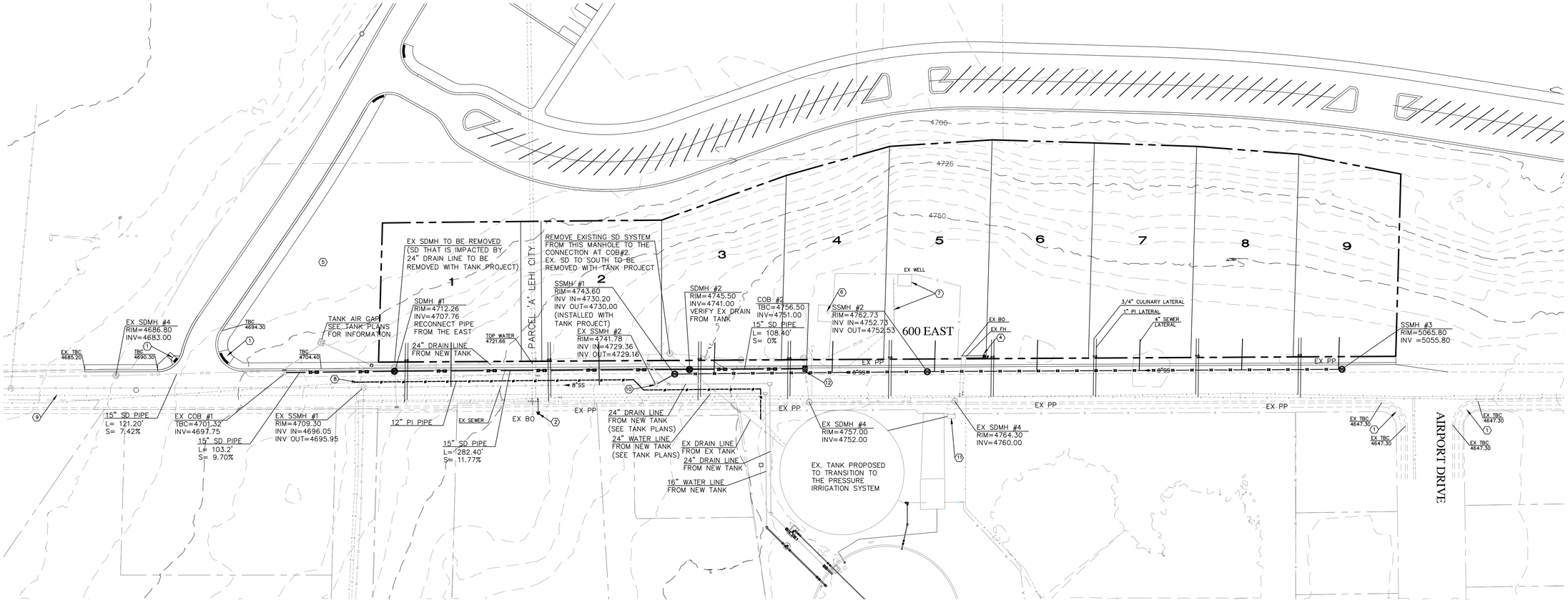
0 50 100 150

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

LAND USE:	
PROJECT AREA=	4.09 ACRES
ZONING=	R–1–15
TOTAL LOTS=	9 LOTS
OVERALL DENSITY=	2.27 LOTS PER ACRE

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- CUL — EX 6" PVC C–900 CULINARY WATERLINE
- SEC — EX 8" PVC C–200 SECONDARY WATERLINE
- SD — PROPOSED 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



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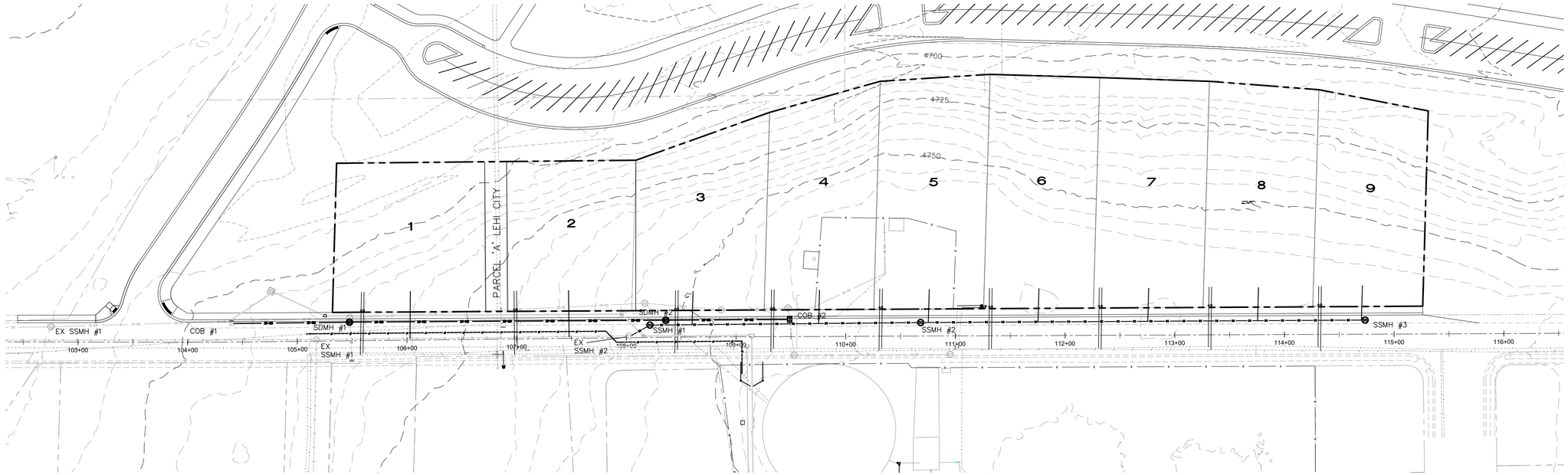
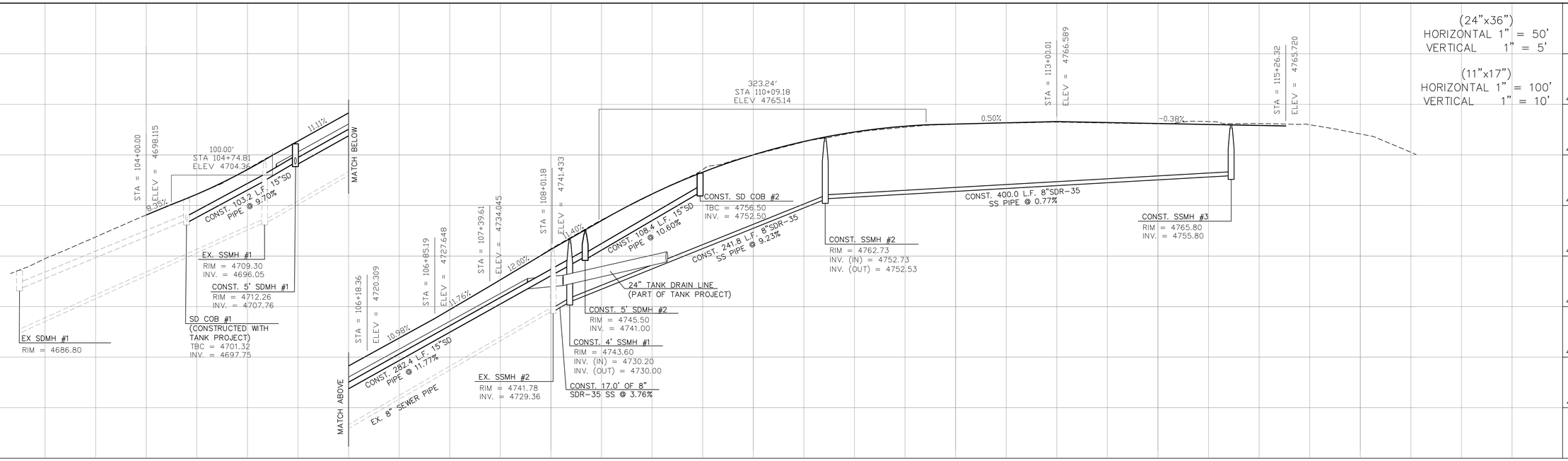
UTILITY AND GRADING

JOB PPLEHI

SHEET NO. 2





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LEHI, UTAH

600 EAST LEHI
A RESIDENTIAL SUBDIVISION

PLAN & PROFILE
600 EAST

JOB
PPLEHI

SHEET NO.
3

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.

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.

SILT FENCE

1. INSTALL SILT FENCE ALONG THE SOUTH AND WEST PROPERTY LINE AS SHOWN AND AS PER MANUFACTURES SPECIFICATIONS.
2. INSPECT FENCE AFTER ANY RAINFALL AND REPAIR OR REPLACE ANY DAMAGED AREAS AND REMOVE ACCUMULATED SEDIMENT.

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
4. SILT FENCE
5. CONCRETE WASTE MANAGEMENT AND PORTABLE TOILET AREA

LEGEND

SILT FENCE

0 50 100 150

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

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

LEHI, UTAH

FAMILY PARK ESTATES
A RESIDENTIAL SUBDIVISION

SWPPP

JOB PPLEHI

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

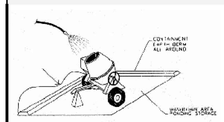
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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 wlmin 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/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Dust 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

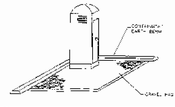
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

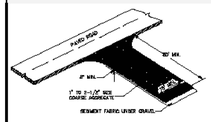
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

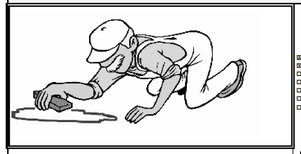
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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 materials 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.

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

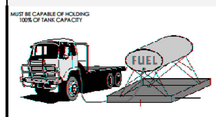
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: 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 adsorbent 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.

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

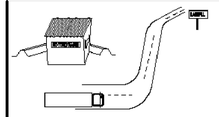
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: 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 earthen 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 Porta-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).

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

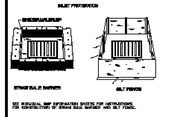
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

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



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ 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.

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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	03/20/22
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

FAMILY PARK ESTATES
A RESIDENTIAL SUBDIVISION

BMPS

JOB GSLEHI

SHEET NO. 5

SEE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS 2016 FOR ADDITIONAL DETAILS

STANDARD DETAILS SHOWN ARE FROM THE LEHI CITY STANDARDS BOOK. CONTRACTOR TO VERIFY ALL DETAILS WITH ACTUAL LEHI CITY STANDARDS BOOK

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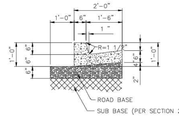
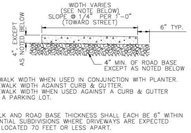
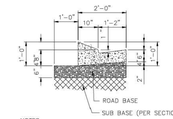


HIGH BACK CURB & GUTTER



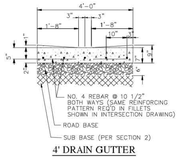
NOTES:
1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE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

SIDEWALK



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.

REVERSE SLOPE CURB & GUTTER



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.

4' DRAIN GUTTER

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5

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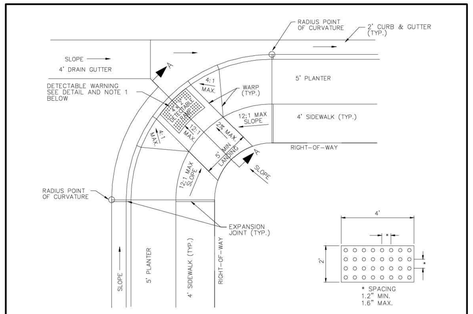
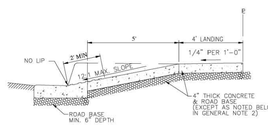


DETECTABLE RAMP DETAIL



SECTION A-A

DOME DETAIL

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

DETECTABLE WARNING DETAILS
— RAISED TRUNCATED DOMES —

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

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

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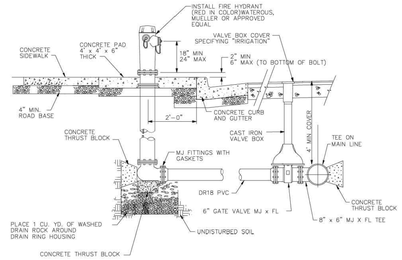

FIRE HYDRANT WITH VALVE

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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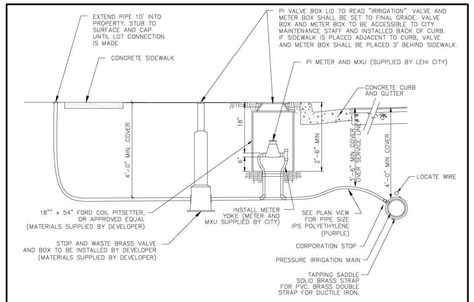

GENERAL NOTES:
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS 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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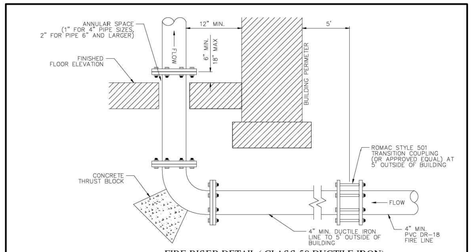
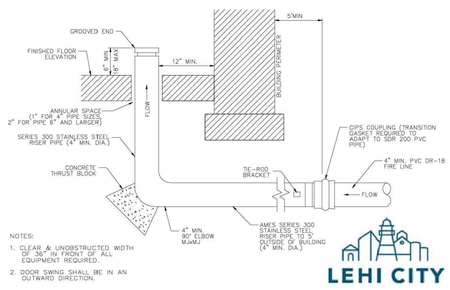


FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)



NOTES:
1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.

UNDERGROUND FIRE RISER DETAIL (STAINLESS STEEL)

LEHI CITY

STANDARD DETAIL
TYPICAL FIRE RISER DETAILS

LEHI CITY STANDARD DRAWINGS WATER-11

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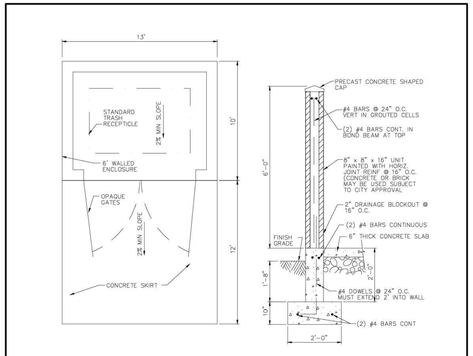

DUMPSTER

TRASH ENCLOSURE WALL DETAIL

ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL

LEHI CITY

STANDARD DETAIL
TRASH ENCLOSURE

LEHI CITY STANDARD DRAWINGS TRASH-1

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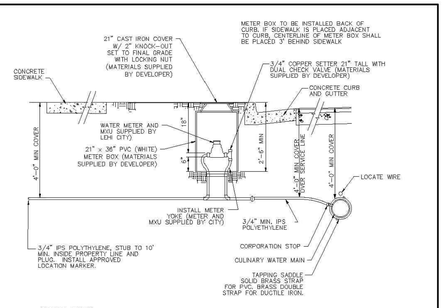


GENERAL NOTES:
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS 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

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1			TGT	DESIGNED BY:	TGT
2			TGT	DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	03/20/2022
J:\LEHI\PECK PARK\dwg\06_Detail.dwg				CDGD FILE:	

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

LEHI, UTAH

FAMILY PARK ESTATES
A RESIDENTIAL SUBDIVISION

DETAIL SHEET

JOB TPARK

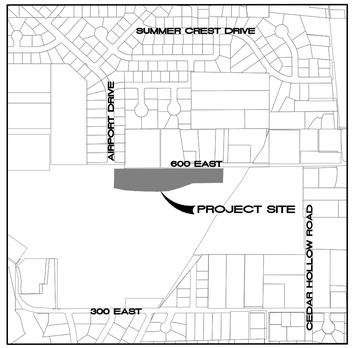
SHEET NO. 6

FAMILY PARK ESTATES PLAT "A"

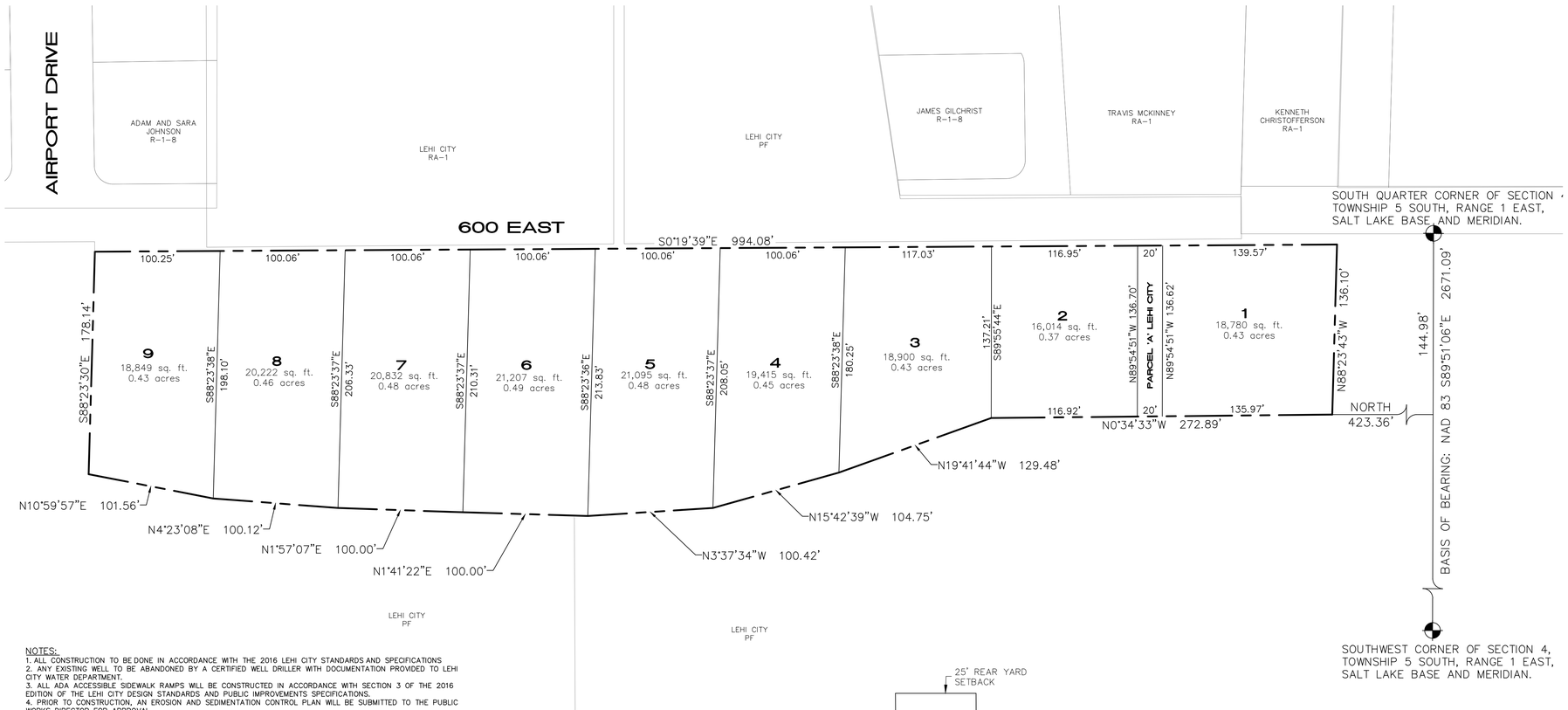
LOCATED IN THE SOUTHWEST QUARTER
SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

0 50 100 150

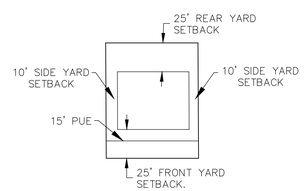
SCALE: 1" = 50'



VICINITY MAP



NOTES:
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. ANY EXISTING WELL TO BE ABANDONED BY A CERTIFIED WELL DRILLER WITH DOCUMENTATION PROVIDED TO LEHI CITY WATER DEPARTMENT.
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. 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.SIDE
6. 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.
7. 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.
8. A DEVIATION FROM THE STANDARD LEHI CITY 7' PLANTER STRIP ON THE WEST SIDE OF 600 EAST HAS BEEN APPROVED BY THE CITY ENGINEER BASED ON THE STEEP SLOPE OF LOTS.
9. PROPERTY OWNERS TO COORDINATE WITH LEHI CITY PRIOR TO INSTALLING FENCING ALONG THE BACK OF THE LOTS TO CREATE A COHESIVE FENCING STYLE ALONG THE PARK.



TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL

NOTE: 15' PUE REQUIRED DUE TO NO PARK STRIP

LAND USE:	
PROJECT AREA=	3.96 ACRES
ZONING=	R-1-15
TOTAL LOTS=	9 LOTS
OVERALL DENSITY=	2.27 LOTS PER ACRE

OWNER\DEVELOPER
LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043
385-201-1000

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as RIDGEPARK ESTATES PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°51'06" West 144.98 feet along the section line and North 423.36 feet from the South Quarter Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°34'33" West 272.89 feet; thence North 19°41'44" West 129.48 feet; thence North 15°42'39" West 104.75 feet; thence North 03°37'34" West 100.42 feet; thence North 01°41'22" East 100.00 feet; thence North 01°57'07" East 100.00 feet; thence North 04°23'08" East 100.12 feet; thence North 10°59'57" East 101.56 feet; thence South 88°23'30" East 178.14 feet; thence South 00°19'39" East 994.08 feet; thence North 88°23'43" West 136.10 feet to the point of beginning.

Parcel contains: 4.09 acres

DATE _____ SURVEYOR _____

OWNER'S DEDICATION

Know all men 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 RIDGELINE ESTATES PLAT "A" 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 "A"

FAMILY PARK ESTATES

A RESIDENTIAL SUBDIVISION

LEHI _____ UTAH COUNTY, UTAH
SCALE: 1"= 50 FEET

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

Family Park Estates

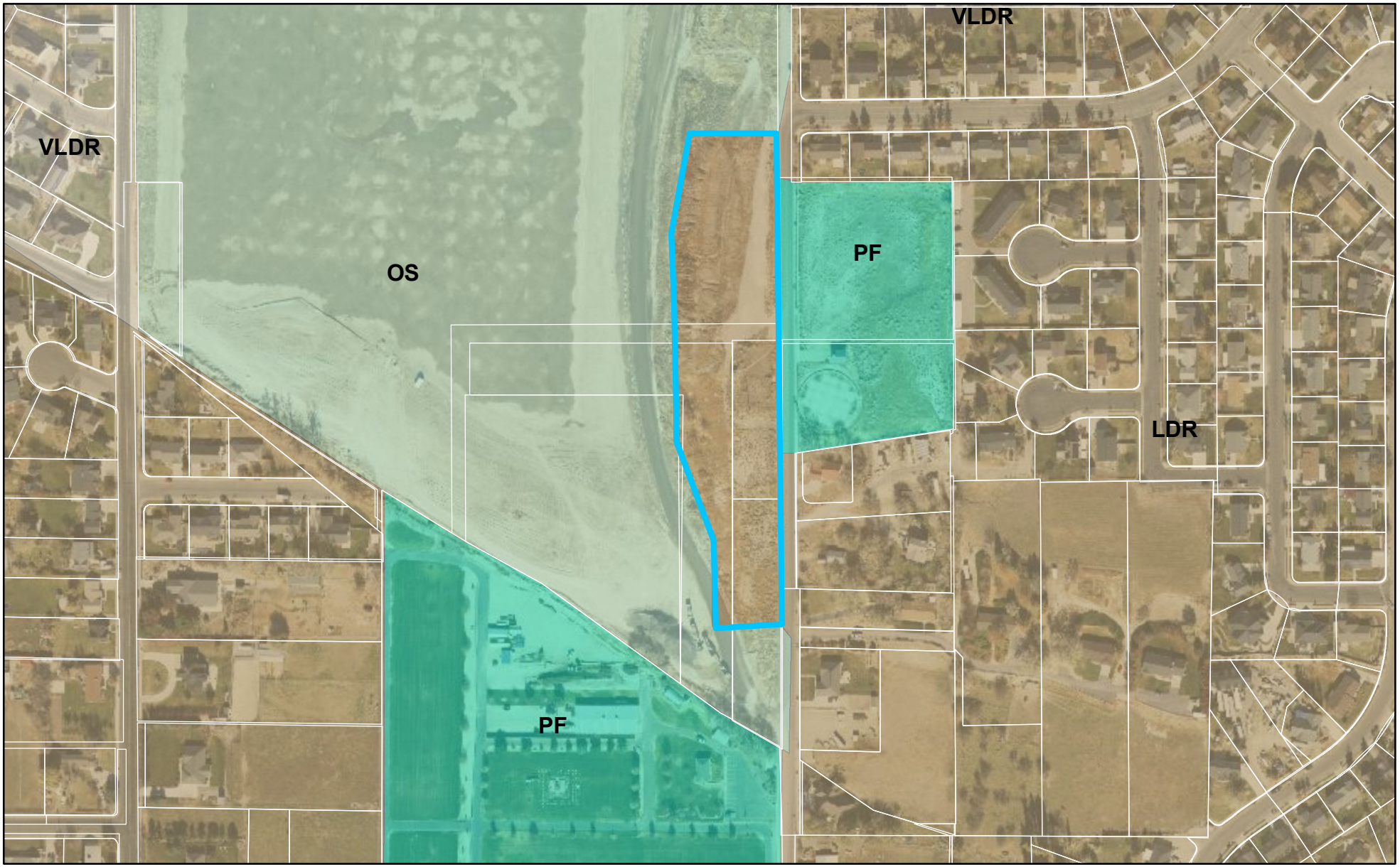
Aerial

0 300 600 Feet

LEHI CITY

Family Park Estates

General Plan

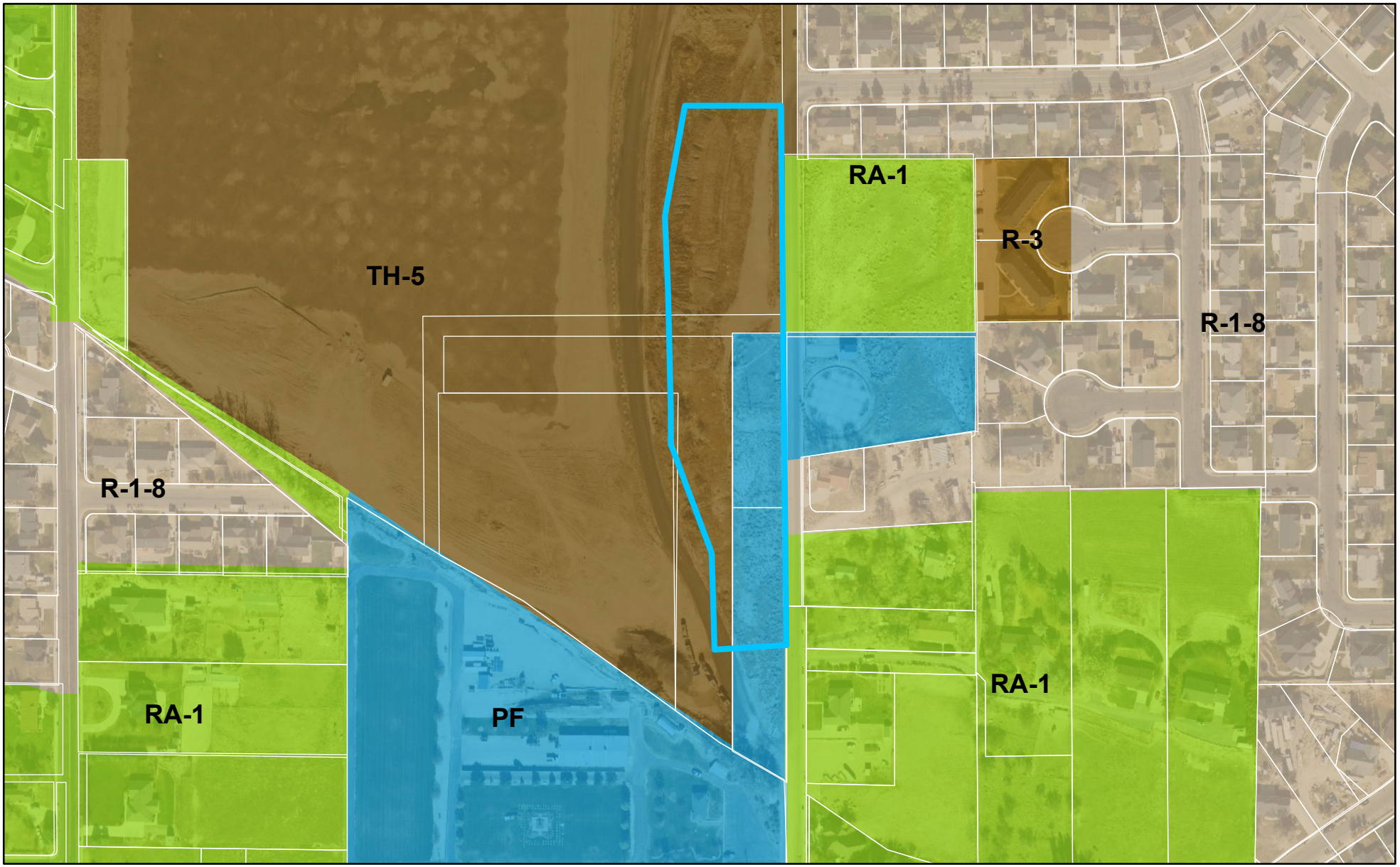


0 330 660 Feet

LEHI CITY

Family Park Estates

Zoning



0 300 600 Feet

LEHI CITY

GeoStrata

Geotechnical Investigation

Family Park Residential Lots

Intersection of 600 East and Airport Drive
Lehi, Utah

June 9, 2022

Prepared For:

Lehi City
Attention: Ross Dinsdale, P.E.
153 North 100 East
Lehi, Utah 84043
rdinsdale@lehi-ut.gov

GeoStrata Job No. 1647-002

Office - 14425 South Center Point Way Bluffdale, Utah 84065
Phone (801) 501-0583 | info@geostata-llc.com

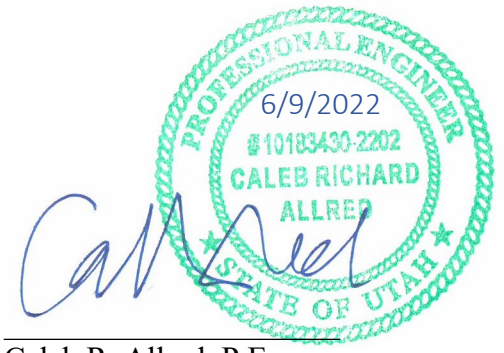
GeoStrata 14425 South Center Point Way Bluffdale, Utah 84065
T: (801) 501-0583 ~ info@geostrata-llc.com

Prepared for:

Lehi City
Attention: Ross Dinsdale, P.E.
153 North 100 East
Lehi, Utah 84043
P: 385-201-2292
rdinsdale@lehi-ut.gov

Geotechnical Investigation
Family Park Residential Lots
Intersection of 600 East and Airport Drive
Lehi, Utah

GeoStrata Job No. 1674-002



Caleb R. Allred, P.E.
Project Geotechnical Engineer

Reviewed by:

J. Scott Seal, P.E.
Associate Principal

GeoStrata
14425 South Center Point Way
Bluffdale, UT 84065
(801) 501-0583

June 9, 2022

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 2

2.1 PURPOSE AND SCOPE OF WORK 2
2.2 PROJECT DESCRIPTION 2

3.0 METHODS OF STUDY 3

3.1 FIELD INVESTIGATION 3
3.2 LABORATORY INVESTIGATION 3
3.3 ENGINEERING ANALYSIS 4

4.0 GENERALIZED SITE CONDITIONS 5

4.1 SURFACE CONDITIONS 5
4.2 SUBSURFACE CONDITIONS 5
4.2.1 Soils 5
4.2.2 Groundwater 6
4.2.3 Hydro-Collapse Potential 6

5.0 GEOLOGIC CONDITIONS 7

5.1 GEOLOGIC SETTING 7
5.2 FAULTING AND SEISMICITY 7

6.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS 10

6.1 GENERAL CONCLUSIONS 10
6.2 EARTHWORK 10
6.2.1 General Site Preparation and Grading 15
6.2.2 Excavation Stability 15
6.2.3 Soft Soil Stabilization 16
6.2.4 Structural Fill and Compaction 16
6.3 FOUNDATIONS 18
6.3.1 Installation and Bearing Material 18
6.3.2 Bearing Pressure 18
6.3.3 Settlement 18
6.3.4 Frost Depth 19
6.3.5 Construction Observation 19
6.4 CONCRETE SLAB-ON-GRADE CONSTRUCTION 19

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6.4.1 Post Tensioned Slab-on-Ground *20*
6.5 EARTH PRESSURES AND LATERAL RESISTANCE 20
6.6 FOUNDATION DRAINAGE 22
6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE 22
6.8 PAVEMENT DESIGN AND CONSTRUCTION ..... **ERROR! BOOKMARK NOT DEFINED.**
6.8.1 Subgrade Preparation ..... ***Error! Bookmark not defined.***
6.8.2 Drainage and Maintenance ..... ***Error! Bookmark not defined.***
6.9 SOIL CORROSION 23
7.0 CLOSURE 25
7.1 LIMITATIONS 25
7.2 ADDITIONAL SERVICES 25
8.0 REFERENCES CITED 27

APPENDICES

Appendix A Plate A-1 .....Site Vicinity Map
Plate A-2 .....Exploration Location Map

Appendix B Plate B-1 to B-4 .....Test Pit Log of the Foundation Excavation
Plate B-5.....Soil Symbols and Description Key

Appendix C Plate C-1.....Lab Summary Report
Plate C-2.....Atterberg Limits Test Results
Plates C-3 to C-4.....Grain Size Distribution Test Results
Plate C-5.....Compaction Test Results
Plates C-6 to C-8.....Direct Shear Results

Appendix D Plates D-1 and D-20.....Slope Stability Results

Appendix E Plates E-1 and E-2.....Important Information about this Report

1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed Family Park Residential Lots to be located near the intersection of 600 and Airport Drive in Lehi, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils at the site. We also understand that portion of slope may be constructed of fill material that was not documented. We will evaluate the slope stability with the subsurface finding and recommendations for general site grading and the design and construction of foundations, slab-on-grades and exterior concrete flatwork.

Based on the results of our analysis, it is our opinion that the site is suitable for the proposed development provided that the recommendations contained in this report are incorporated into the design and construction of the project.

Based on the results of our field observations as well as on our cursory review of applicable surficial geologic maps, the site appears to be overlain by varying amounts of fill material observed from our investigation location at depths between 0 and 10 feet and underlain by Upper Pleistocene-aged Deltaic deposits. These deposits persisted to the full depth of our explorations.

Groundwater was not encountered in borehole or test pits advanced for this investigation. Seasonal fluctuations in precipitation, surface runoff from adjacent properties, or other on or offsite sources may increase moisture conditions; groundwater conditions can be expected to raise several feet seasonally depending on the time of year; however, it is not anticipated that groundwater will impact the proposed development as currently planned.

Strip and spread footings should be a minimum of 18 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 30-inches below final grade for frost protection and confinement. Conventional strip footings founded entirely on native soils or entirely on properly compacted structural fill that extends to native soils. Footing may be proportioned for a maximum net allowable bearing capacity of **1,500 psf**. All footing excavations should be observed by the Geotechnical Engineer prior to footing placement.

Recommendations and analysis of the slope stability are included in Section 6.2.1.

Recommendations for pavement sections, general site grading, design of foundations, slabs-on-grade, moisture protection as well as other aspects of construction are included in this report.

IMPORTANT INFORMATION ABOUT THIS GEOTECHNICAL ENGIEERING REPORT:

Do not rely on the executive summary. The executive summary omits a number of details, any one of which could be crucial. Read and refer to the report in full. Do not rely on this report if this report was prepared for a different client, different project, different purpose, different site, and/or before important events occurred at the site or adjacent to it. All recommendations in this report are confirmation dependent. A two-page document prepared by GBA explains these items with greater detail is found in Appendix E (Plates E-1 and E-2).

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2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed Family Park Residential Lots to be located near the intersection of 600 East and Airport Drive in Lehi, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils at the site and to provide recommendations for general site grading and the design and construction of foundations, slab-on-grades, exterior concrete flatwork, and pavements. We also are looking at the slope stability of the construction slope at the site and provide recommendation for the construction at the top of this slope.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report. Our services were performed in accordance with our proposal, dated March 25, 2022 and your signed authorization.

The recommendations contained in this report are subject to the limitations presented in the "Limitations" section of this report (Section 7.1).

2.2 PROJECT DESCRIPTION

The subject property is located to the west of 600 East near the intersection of 600 East and Airport Drive in Lehi, Utah (see Plate A-1, *Site Vicinity Map*). Based on information provided from the Client, we understand that the proposed development will consist of single-family residential structures located on approximately 3 acres. We understand that potentially undocumented fill material has been imported to the site and utilized to create relatively flat building lots. Historic photographs presented on Plate A-2 shows the approximate extend of the fill material. For the purposes of this geotechnical report and the included recommendations we have assumed structural loads of the proposed construction on the order of 4 to 5 kips per lineal foot and column loads up to 55 kips.

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3.0 METHODS OF STUDY

3.1 FIELD INVESTIGATION

As part of our site investigation, the subsurface soil conditions were explored by excavating 3 test pits and advancing one borehole at the site. The test pits were advanced using a trackhoe excavator and excavated to depths approximately 11½ to 12 feet below the site grade as it existed at the time of our investigation. The borehole was advanced using a truck-mounted CME 55 drill rig equipped with hollow stem augers to a maximum depth of 41½ feet. The approximate locations of the explorations are shown on the *Exploration Location Map*, Plate A-2 in Appendix A. Exploration points were selected to provide a representative cross section of the subsurface soil conditions in the anticipated vicinity of the proposed structures. Subsurface soil conditions as encountered in the explorations were logged at the time of our investigation by a qualified geotechnical engineer and are presented on the enclosed Borehole Logs and Test Pit Logs, Plates B-1 to B-4 in Appendix B. A *Key to USCS Soil Symbols and Terminology* is presented on Plate B-5.

Split spoon samples were taken from the borehole at intervals of 2½ feet for the top ten feet and 5 feet from for the remainder of the borehole. Bulk samples were obtained in each of the test pit explorations in the form of bag and bucket samples. All samples were transported to our laboratory for testing to evaluate engineering properties of the various earth materials observed. The soils were classified according to the *Unified Soil Classification System* (USCS) by the Field Professional and by Geotechnical Engineer. Classifications for the individual soil units are shown on the attached Borehole and Test Pit Logs.

3.2 LABORATORY INVESTIGATION

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests conducted during this investigation include:

- Grain Size Distribution Analysis (ASTM D422)
- Atterberg Limits (ASTM D4318)
- Compaction Test (ASTM D1557)
- Direct Shear Test (ASTM D3080)

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The results of laboratory tests are presented on the test pit logs in Appendix B (Plates B-1 to B-4), the Lab Summary Report (Plate C-1), and on the test result plates presented in Appendix C (Plates C-2 through C-8).

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classification. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

The nearly rectangular-shaped subject property covers approximately 3 acres, located west of 600 East. The surface of the proposed subdivision has some near surface disturbance with recent placement of fill materials. The eastern 20 to 80 feet of the proposed building lots (to the west of 600 East Street), the site is relatively flat. The western portion of the proposed building lots slope at an approximate 2.7H:1V to 2.6H:1V slope for a total height of approximately 57 to 66 feet. The downhill slope is not uniform, so there are locations in the in the slope that are steeper than approximate 2H:1V.

4.2 SUBSURFACE CONDITIONS

As previously mentioned, subsurface soil conditions were explored at the site by advancing a borehole and three test pits within the subject property. The borehole was advanced to 41½ feet below existing site grade. Test pits extended to depths of approximately 11½ to 12 feet below existing site grade. Subsurface soil conditions were logged during our field investigation and are included on the exploration logs in Appendix B (Plates B-1 to B-4). The soil and moisture conditions encountered during our investigation are discussed below.

4.2.1 Soils

Based on the results of our field observations as well as on our cursory review of applicable surficial geologic maps, the site appears to be overlain with varying amounts of undocumented fill ranging from 0 to 10 feet thick. In general, the fill soils became thicker on the west of the lot. The fill soils were underlain by sediments mapped by Biek (2005) as consisting of Upper Pleistocene-aged Deltaic deposits associated with the Bonneville Lake cycle. Where observed, the native soils consisted of loose to very dense, moist, granular soils (Poorly Graded SAND with gravel (SP), Poorly Graded SAND with silt and gravel (SP-SM), and Poorly Graded GRAVEL with sand (GP). These deposits were uniform and similar in each of our explorations and persisted to the full depth of our borehole and test pits.

The stratification lines shown on the enclosed test pit and borehole logs represent the approximate boundary between soil types (Plates B-1 to B-4). The actual in-situ transition may

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be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations.

4.2.2 Groundwater

Groundwater was not encountered in the borehole or test pits advanced for this investigation. Seasonal fluctuations in precipitation, surface runoff from adjacent properties, or other on or offsite sources may increase moisture conditions; groundwater conditions can be expected to raise several feet seasonally depending on the time of year; however, it is not anticipated that groundwater will impact the proposed development.

4.2.3 Hydro-Collapse Potential

Collapse (often referred to as “hydro-collapse”) is a phenomena whereby undisturbed soils exhibit volumetric strain and consolidation upon wetting under increased loading conditions. Collapsible soils can cause differential settling of structures and roadways. Collapsible soils do not necessarily preclude development and can be mitigated by over-excavating porous, potentially collapsible soils and replacing with engineered fill and by controlling surface drainage and runoff. For some structures that are particularly sensitive to differential settlement, or in areas where collapsible soils are identified at great depth, a deep foundation system should be considered.

Soils that have a potential to collapse under increased loading and moisture conditions are typically characterized by a pinhole structure and relatively low unit weights. In general, potentially collapsible soils are observed in fine-grained soils that include clay and silt, although collapsible soils may include sandy soils. From our observations in the test pit the native granular soils have a low collapse potential. As such, it is anticipated that collapsible soils present a low risk to the foundation elements within the proposed development.

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5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

The proposed subdivision is located at elevations between 4,693 to 4,762 feet above mean sea level within the northern portion of Utah Valley. The Utah Valley is a deep, sediment-filled structural basin of Cenozoic age flanked by the Wasatch Range to the east and the Lake Mountains, East Tintic Mountains, and the West Hills to the West (Hintze, 1980). The Wasatch Range is the easternmost expression of pronounced Basin and Range extension in north-central Utah.

The near-surface geology of Utah Valley is dominated by sediments deposited within the last 30,000 years by Lake Bonneville (Scott and others, 1983). As the lake receded, streams began to incise large deltas formed at the mouths of major canyons along the Wasatch Range, and the eroded material was deposited in shallow lakes and marshes in the basin and in a series of recessional deltas and alluvial fans. Sediments toward the center of the valleys are predominately deep-water deposits of clay, silt and fine sand. However, these deep-water deposits are in places covered by a thin post-Bonneville alluvial cover. Surface soil units as mapped by Biek (2005) consisted of Upper Pleistocene-aged lacustrine fine-grained deposits. Based on the soil and groundwater conditions encountered during our investigation, it is considered likely that each of our test pits were terminated in the mapped deposit.

5.2 FAULTING AND SEISMICITY

The site lies within the north-south trending belt of seismicity known as the Intermountain Seismic Belt (ISB) (Hecker, 1993). The ISB extends from northwestern Montana through southwestern Utah. An active fault is defined as a fault that has had activity within the Holocene (<11ka). Based on information provided by Geologic Hazards on the Utah Geologic Hazard Portal, no faults associated with the Wasatch Fault Zone (WFZ) are present at or adjacent to the subject property. In addition, when considering the most recently published geologic maps containing the subject site, no active faults are mapped through or immediately adjacent to the site (Black and others, 2003, and Constenius, et al., 2011). The site is located approximately 1¾ miles southeast of the nearest mapped segment of the Salt Lake City segment of the Wasatch Fault Zone. The Salt Lake City segment of the Wasatch Fault Zone is mapped along the western flank of the Wasatch Mountains and the Salt Lake Salient. The Salt Lake City segment of the Wasatch Fault Zone was reportedly last active approximately 1,800 years ago and has a

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recurrence interval of approximately 2,400 years (Black et. al., 1996, Black et. al., 2003). The site is also located approximately 3½ miles west of the northern strand of the Provo section of the Wasatch Fault Zone. The Provo section is one of the longest sections of the Wasatch Fault Zone (Hecker, 1993) and is estimated to be approximately 43 miles long with a reported rupture length of 37 miles and a maximum potential to produce earthquakes up to magnitude (M_s) 7.5 to 7.7 (Black and others, 2003). The site is also located approximately 3 miles north to northeast of the mapped Utah Lake Faults and Folds (ULFF). The ULFF consists of several northeast to northwest trending faults and folds located beneath Utah Lake and are reported to have been active in the past 15 ka (Black et al, 2003). However, since the ULFF is at the bottom of a large lake these faults are poorly understood – as such, the USGS does not include ULFF in their fault database for seismic hazard analysis. Analysis of the ground shaking hazard along the Wasatch Front suggests that the Wasatch Fault Zone is the single greatest contributor to the seismic hazard in the Salt Lake City region. Each of the faults listed above show evidence of Holocene-aged movement and is therefore considered active.

Spectral responses for the Risk-Targeted Maximum Considered Earthquake (MCE_R) are shown in the table below. These values generally correspond to a one percent probability of structure collapse in 50 years for a "firm rock" site. To account for site effects, site coefficients which vary with the magnitude of spectral acceleration are used. Based on our field exploration to 10 feet and our geologic review of the site, it is our opinion that this location is best described as a Site Class D (default). The spectral accelerations are calculated based on the site's approximate latitude and longitude of 40.40828° and -111.84056˚ respectively and the Seismic Design Maps web-based application at https://seismicmaps.org/.

Description	Value
Site Class	$D^{default}$
S_s - MCE_R ground motion (period – 0.2s)	1.267
S_1 - MCE_R ground motion (period – 1.0s)	0.461
F_a - Site amplification factor at 1.0s	1.200
F_v - Site amplification factor at 1.0s	1.839
PGA - MCE_G peak ground acceleration	0.568
PGA_M – Site modified peak ground acceleration	0.682

It should be noted that our investigation did not include a site-specific ground motion hazard analysis and a Site Class D (default) has been used to determine the seismic parameters

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presented above based on maximum depths explored of 41½ feet and our geologic review. The seismic parameters presented herein may be used for design of the proposed structures provided that structural design allows for the ground motion hazard analysis exception in ASCE 7-16 Section 11.4.8. Alternatively, GeoStrata may be contacted to complete a ground motion hazard analysis in accordance with ASCE 7-16 Chapter 21.

6.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL CONCLUSIONS

Supporting data upon which the following recommendations are based have been presented in the previous sections of this report. The recommendations presented herein are governed by the physical properties of the earth materials encountered and tested as part of our subsurface exploration and the anticipated design data discussed in the **PROJECT DESCRIPTION** section. If subsurface conditions other than those described herein are encountered in conjunction with construction, and/or if design and layout changes are initiated, GeoStrata must be informed so that our recommendations can be reviewed and revised as changes or conditions may require.

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed development provided that the recommendations contained in this report are incorporated into the design and construction of the project.

6.2 EARTHWORK

Prior to the placement of foundations, general site grading is recommended to provide proper support for foundations, exterior concrete flatwork, and concrete slab-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in preventing differential settlement of foundations as a result of variations in subgrade moisture conditions and slope instability.

6.2.1 Slope Stability Analysis

The global stability of the proposed subdivision was modeled by using three cross-sections as shown on Plate A-2 Exploration Location Map, and the SLIDE computer application incorporating (among others) Bishop's Method of analysis. Calculations for stability were developed by searching for the minimum factor of safety for a circular-type and user-defined slope parallel failure surfaces. Homogenous earth materials and arcuate failure surfaces were assumed. The profile for the lot was obtained from ARC GIS data and confirmed by onsite measurements. The location of the proposed residence was estimated utilizing a preliminary site plan, and an estimated load of 1,500 psf was placed along the cross section in this area to represent the loading of the proposed structure. Soil strength parameters utilized in our modeling

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are based on our direct shear testing completed as part of our investigation. As part of our laboratory investigation program, GeoStrata completed a total of three direct shear tests on specimens obtained during our field investigation, the results of which indicate that the strength parameters of the encountered sediments consisted of a friction angle ranging from 28 to 32 degrees and a cohesion value ranging from 95 to 315 psf. As part of our modeling, we have elected to assign the undocumented fill soils a friction angle of 31 degrees and a cohesive value of 30 psf. Groundwater was not modeled because it was not encountered in the explorations advanced as part of our investigation and is anticipated to be relatively deep within the area of the subject site and the soil encountered consisted of granular soil with good drainage properties.

Slope stability was performed for the static and pseudo-static conditions. The pseudo-static assessment used one half of the peak ground acceleration equal to 0.284g as presented in Section 5.2 of this report. Slopes with factors of safety of 1.5 and 1.0 for static and pseudo-static conditions, respectively, are considered stable.

6.2.1.1 Existing Topography Slope Stability

The following results have been obtained for our seismic and static investigations of the existing site conditions.

Stability Analysis Results	Static Conditions	Seismic Conditions
Profile A-A'	1.527	0.949
Profile B-B'	1.341	0.831
Profile C-C'	1.785	1.032

Results of these reported slope stability analyses may be found in Appendix D as Plates D-1 and D-2, D-9 and D-10, and D-17 and D-18. As summarized above, the stability of the existing slope illustrated on Profile A does not meet the required factor of safety for seismic conditions, and Profile B does not meet the factors of safety for both static and pseudo-static (seismic) conditions as outlined by the industry standards of care. Profile C meets the factors of safety for both static and pseudo-static (seismic) conditions as outlined by the industry standards of care.

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6.2.1.2 Profile A Slope Stability Analysis

As discussed above, the slope stability for Profile A did not meet the industry standard of care for seismic conditions. For Profile A, GeoStrata has completed three different slope stability models designed to investigate various potential mitigation techniques designed to increase the stability of the slope. These mitigation techniques are as follows; excavation for a walkout basement (approximately 8 foot excavation), grading the slope below the residence to 2H:1V (Horizontal:Vertical), and an excavation for deep walkout basement (approximately 16 foot excavation). The following results have been obtained for our seismic and static of the modified slope for Profile A.

Stability Analysis Results	Static Conditions	Seismic Conditions
Profile A – 8-foot Excavation	1.450	0.914
Profile A – 8-foot Excavation and 2H:1V Slope Grading'	1.598	0.976
Profile A – 16-foot Excavation	1.615	1.002

Results of these reported slope stability analyses may be found in Appendix D as Plates D-3 to D-8. As summarized above, the stability of existing slopes Profile A with the 8-foot excavation does not meet the factors of safety for both static and pseudo-static (seismic) conditions as outlined by the industry standards of care. Profile A with the 8-foot excavation and the slope grading to 2H:1V slope and does not meet the factors of safety for pseudo-static (seismic) conditions and a deformation analysis was completed on the slope profile using the methods developed by Bray and Travassarou (2007). Based on the results of our deformation analysis, the hillside as modeled Profile A with the 2H-1V slopes and the 8-foot excavation could experience upwards of 3¾ inches (9.4 cm) of deformation during a seismic event. Profile A with an excavation for deep walkout basement (approximately 16-foot excavation) meets the factors of safety for both static and pseudo-static (seismic) conditions as outlined by the industry standards of care.

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6.2.1.3 Profile B Slope Stability Analysis

As discussed previously, the slope stability for Profile B did not meet the industry standard of care. For Profile B, GeoStrata has completed three different slope stability models designed to investigate various potential mitigation techniques designed to increase the stability of the slope. These mitigation techniques are as follows; excavation for a walkout basement (approximately 8 foot excavation), grading the slope below the residence to 2H:1V (Horizontal:Vertical), and an excavation for deep walkout basement (approximately 16 foot excavation) with a 2H:1V grade slope. The following results have been obtained for our seismic and static of the modified slope for Profile B.

Stability Analysis Results	Static Conditions	Seismic Conditions
Profile B – 8-foot Excavation	1.327	0.834
Profile B – 8-foot Excavation and 2H:1V Slope Grading'	1.581	0.911
Profile B – 16-foot Excavation with the 2H:1V Slope Grading	1.614	0.926

Results of these reported slope stability analyses may be found in Appendix D as Plates D-11 to D-16. As summarized above, the stability of existing slopes Profile A with the 8-foot excavation does not meet the factors of safety for both static and pseudo-static (seismic) conditions as outlined by the industry standards of care. Profile B with the 8-foot excavation and the slope grading to 2H:1V slope and does not meet the factors of safety for pseudo-static (seismic) conditions and a deformation analysis was completed on the slope profile using the methods developed by Bray and Travassarou (2007). Based on the results of our deformation analysis, the hillside as modeled Profile B with the 2H:1V slopes and the 8-foot excavation could experience upwards of 5 inches (12.7 cm) of deformation during a seismic event. Profile B with an excavation for deep walkout basement (approximately 16-foot excavation) and the slope graded to 2H:1V slopes does not meet the factors of safety for pseudo-static (seismic) conditions and a deformation analysis was completed on the slope profile using the methods developed by Bray and Travassarou (2007). Based on the results of our deformation analysis, the hillside as modeled

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Profile B with the 2H:1V slopes and the 16-foot excavation could experience upwards of 4¾ inches (11.7 cm) of deformation during a seismic event.

6.2.1.4 Profile C Slope Stability Analysis

With the slope stability for Profile C meeting the industry standard of care. We have analyzed the slope modified for the residence and the residential load of 1500 psf. The modification to the slope that we considered is the excavation for a walkout basement (approximately 8-foot excavation). The following results have been obtained for our seismic and static of the modified slope for Profile C.

Stability Analysis Results	Static Conditions	Seismic Conditions
Profile C – 8-foot Excavation	1.785	1.032

Results of these reported slope stability analyses may be found in Appendix D as Plates D-19 to D-20. Profile C with an excavation for walkout basement (approximately 8-foot excavation) meets the factors of safety for static and pseudo-static (seismic) conditions.

6.2.1.5 Slope Stability Analysis Recommendations and Conclusions

The results of the slope stability analysis completed indicates that existing slope varies from unstable to stable from the north to south along 600 East. From our results we recommend that the slope is modified to provide a stable condition for the slope below the residences or that structures are design to stabilize the slopes (i.e. caissons, piers, reinforced tie-backs, post-tension slabs, etc.). Deformation of 5 inches or less typically can be mitigated by a structural design alternative. This slope stabilize can be completed by the methods that we have recommended (excavations for the residence, grading the slope to 2H:1V) or other designs based on lot/residence specific investigations.

For the grading of the slope to be successful we recommended that this is completed for the entire proposed subdivision as part of the subdivision development. The results of the slope grading effort could provide different than modeled results. These variances will depend on the material and compaction use to grade the slope. We recommend that the slope grading material should have direct shear results that meet or exceed the 31 degrees for a friction angle and 30 psf

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for cohesion. A GeoStrata representative shall periodically monitor grading activities, if completed. Inspection and testing of soil before placement of grading fill is recommended to detect any field conditions not encountered in the investigation which would alter the stability analysis models and assumptions. All grading fill material shall be tested under the direction of a geotechnical engineer for material and compaction requirements.

6.2.2 General Site Preparation and Grading

Within areas to be graded (below proposed structures, fill sections, or concrete flatwork), any existing vegetation, topsoil, undocumented fill, debris, or otherwise unsuitable soils should be removed. Any soft, loose, or disturbed soils should also be removed. If over-excavation is required, the excavation should extend a minimum of one foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond flatwork, pavements, and slabs-on-grade. Following the removal of vegetation, topsoil, undocumented fill, unsuitable soils, and loose or disturbed soils, as described above, site grading may be conducted to bring the site to design elevations.

In our field investigation, we observed approximately 0 to 10 feet of fill material overlying the site. For all situation areas beneath proposed structures, fill sections, concrete flatwork, or pavements, should include the removal of all the fill materials.

6.2.3 Excavation Stability

Based on Occupational Safety and Health Administration (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied, however, the presence of fill soils, loose soils, or wet soils may require that the walls be flattened to maintain safe working conditions. When the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. Based on our soil observations, laboratory testing, and OSHA guidelines, native soils at the site classify as Type C soils. Deeper excavations, if required, should be constructed with side slopes no steeper than one and one and one half horizontal to one vertical (1.5H:1V). If wet conditions are encountered, side slopes should be further flattened to maintain slope stability. Alternatively, shoring or trench boxes may be used to improve safe work conditions in trenches. The contractor is ultimately responsible for trench and site safety. Pertinent OSHA requirements should be met to provide a safe work environment. If site specific conditions arise that require engineering analysis in accordance with OSHA regulations, GeoStrata can respond and provide recommendations as needed.

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We recommend that a GeoStrata representative be on-site during all excavations to assess the exposed foundation soils. We also recommend that the Geotechnical Engineer be allowed to review the grading plans when they are prepared in order to evaluate their compatibility with these recommendations.

6.2.4 Soft Soil Stabilization

Soft or pumping soils may be exposed in excavations at the site. Once exposed, all subgrade surfaces beneath proposed structure, pavements, and flat work concrete should be proof rolled with heavy wheeled-construction equipment. If soft or pumping soils are encountered, these soils should be stabilized prior to construction of footings. Stabilization of the subgrade soils can be accomplished using a clean, coarse angular material worked into the soft subgrade. We recommend the material be greater than 2 inches diameter, but less than 6 inches. A locally available pit-run gravel may be suitable but should contain a high percentage of particles larger than 2 inches and have less than 7 percent fines (material passing the No. 200 sieve). A pit-run gravel may not be as effective as a coarse, angular material in stabilizing the soft soils and may require more material and greater effort. The stabilization material should be worked (pushed) into the soft subgrade soils until a firm relatively unyielding surface is established. Once a firm, relatively unyielding surface is achieved, the area may be brought to final design grade using structural fill.

In large areas of soft subgrade soils, stabilization of the subgrade may not be practical using the method outlined above. In these areas, it may be more economical to place a woven geotextile fabric against the soft soils covered by 18 inches of coarse, sub-rounded to rounded material over the woven geotextile. An inexpensive non-woven geotextile “filter” fabric should also be placed over the top of the coarse, sub-rounded to rounded fill prior to placing structural fill or pavement section soils to reduce infiltration of fines from above. The woven geotextile should be Mirafi RS280i or prior approved equivalent. The filter fabric should consist of a Mirafi 140N, or equivalent as approved by the Geotechnical Engineer.

6.2.5 Structural Fill and Compaction

All fill placed for the support of structures, grading the soil, concrete flatwork, or pavements should consist of structural fill. Structural fill may consist of native soils with particles larger than 4 inches in diameter removed or an imported material; however, the contractor should be

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aware that the native silt and clay soils may be difficult to moisture condition and compact. The contractor should have confidence that the anticipated method of compaction will be suitable for the type of structural fill used as the fine-grained soils may be difficult to moisture condition and compact to the specified density. All structural fill should be free of vegetation, debris or frozen material, and should contain no inert materials larger than 4 inches nominal size. Alternatively, an imported structural fill meeting the specifications below may be used. If soil is imported for use as structural fill, we recommend that it be a relatively well graded granular soil with a maximum of 50 percent passing the No. 4 mesh sieve and a maximum fines content (minus No.200 mesh sieve) of 25 percent. All structural fill soils should be approved by the Geotechnical Engineer prior to placement. Clay and silt particles in imported structural fill should have a liquid limit less than 35 and a plasticity index less than 15 based on the Atterberg Limit's test (ASTM D-4318). The contractor should anticipate testing all soils used as structural fill frequently to assess the maximum dry density, fines content, and moisture content, etc.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 10-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. We recommend that all structural fill be compacted on a horizontal plane and should be cut a minimum of 3 feet into native slopes if applicable. Structural fill should be compacted to at least 95% of the maximum dry density, as determined by ASTM D-1557 if the total fill height is less than 8 feet. Structural fill should be compacted to at least 98% of the maximum dry density, as determined by ASTM D-1557 if the total fill height is more than 8 feet. The moisture content should be at or slightly above the optimum moisture content at the time of placement and compaction. Also, prior to placing any fill, the excavations should be observed by the geotechnical engineer to observe that any unsuitable materials or loose soils have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report (Section 6.2.2).

Fill soils placed for subgrade below exterior flat work and pavements, should be within 3% of the optimum moisture content when placed and compacted to at least 95% of the maximum dry density as determined by ASTM D-1557. All utility trenches backfilled below the proposed structure, pavements, and flatwork concrete, should be backfilled with structural fill that is within 3% of the optimum moisture content when placed and compacted to at least 95% of the maximum dry density as determined by ASTM D-1557. All other trenches, in landscape areas,

should be backfilled and compacted to at least 90% of the maximum dry density (ASTM D-1557).

The gradation, placement, moisture, and compaction recommendations contained in this section meet our minimum requirements but may not meet the requirements of other governing agencies such as city, county, or state entities. If their requirements exceed our recommendations, their specifications should override those presented in this report.

6.3 FOUNDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings, or grade beams. Strip and spread footings should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 30 inches below final grade for frost protection and confinement. Interior shallow footings not susceptible to frost conditions should be embedded at least 18 inches for confinement.

6.3.1 Installation and Bearing Material

The proposed building foundations may be placed on native soils or entirely on structural fill which is bearing on native, undisturbed soils or on properly placed and compacted mass grading fill soils. Foundation elements should not be founded on undocumented fill soils, and if these soils are encountered, they should be over-excavated until suitable, native soils are exposed. Structural fill should meet material recommendations and be placed and compacted as recommended in Section 6.2.5.

6.3.2 Bearing Pressure

Conventional strip and spread footings founded as described above may be proportioned for a maximum net allowable bearing capacity of **1,500 pounds per square foot (psf).** The recommended net allowable bearing pressure refers to the total dead load and can be increased by 1/3 to include the sum of all loads including wind and seismic.

6.3.3 Settlement

Settlements of properly designed and constructed conventional footings and grade beams, founded as described above, are anticipated to be less than 1 inch. Differential settlements should be on the order of half the total settlement over 30 feet. Total and differential settlement of

foundations and floor slabs of garage structures overlying undocumented fill soils may exceed these values.

Discussion regarding differential settlement within slabs or post tensioned slab on ground design may be found in Section 6.4.1.

6.3.4 Frost Depth

All exterior footings are to be constructed at least 30 inches below the ground surface for frost protection and confinement. This includes walk-out areas and may require fill to be placed around buildings. Interior footings not susceptible to frost conditions should be embedded at least 18 inches for confinement. If foundations are constructed through the winter months, all soils on which footings will bear shall be protected from freezing.

6.3.5 Construction Observation

A GeoStrata representative shall periodically monitor excavations prior to installation of footings. Inspection of soil before placement of structural fill or concrete is required to detect any field conditions not encountered in the investigation which would alter the recommendations of this report. All structural fill material shall be tested under the direction of a geotechnical engineer for material and compaction requirements.

6.4 CONCRETE SLAB-ON-GRADE CONSTRUCTION

All concrete slabs should be constructed over at least 4 inches of compacted gravel overlying a zone of structural fill that is at least 12 inches thick. Structural fill should be compacted to at least 95% of the maximum dry density as determined by ASTM D-1557 (modified proctor) prior to placement of gravel. The requirement for 12 inches of structural fill beneath slabs may be omitted if the slab is designed as a post tensioned slab-on-ground (See Section 6.4.1). The gravel should consist of road base or clean drain rock with a ¾-inch maximum particle size and no more than 12 percent fines passing the No. 200 mesh sieve. The gravel layer should be compacted to at least 95 percent of the maximum dry density of modified proctor or until tight and relatively unyielding if the material is non-proctorable. All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with welded wire, re-bar, or fiber mesh.

6.4.1 Post Tensioned Slab-on-Ground

Post tensioned (PT) slab-on-ground design should be completed in accordance with PTI DC10.1-08: Design of Post Tensioned Slabs-on-Ground or equivalent newer edition if applicable. Post tensioned slab-on-ground is typically applicable to reduce effects of differential settlement or swelling of subgrade soils, and to reduce material costs for concrete and rebar compared to traditional concrete slab construction.

The PTI DC10.1-08 provides requirements for geotechnical parameters to be provided for post tensioned slab-on-ground design for three different soil conditions, 1) swelling soil sites, 2) compressible soil sites, and 3) sites with non-active ground conditions. Based on our assessment, the subject site may be considered a compressible soil site.

For design of post tensioned slabs-on-ground, a differential settlement between edge of slab to center of slab of half the calculated deformation should be used. If stiffener ribs are used in the design of the PT slabs, an allowable bearing capacity of 1,500 psf may be used for the stiffener ribs. If a uniform thickness is used for the PT slab, an allowable bearing capacity of 500 psf may be used for the slab.

6.5 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.34 should be used for fine-grained soils against concrete. Where footings are underlain by granular soils or structural fill, a coefficient of friction of 0.43 should be used.

Ultimate lateral earth pressures from native soil backfill acting against retaining walls and buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in the following table:

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Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active[1]	0.32	38
At-rest[2]	0.48	58
Passive[1]	3.12	372
Seismic Active[3]	0.30	36
Seismic Passive[4]	-0.40	-48

[1]Based on Coulomb's equation

[2]Based on Jaky

[3]Based on Lew et al. (2010)

[4]Based on Mononobe-Okabe Equation

These coefficients and densities assume level, coarse-grained soils used as backfill with no buildup of hydrostatic pressures. The force of the water should be added to the presented values if hydrostatic pressures are anticipated. If sloping backfill is present, we recommend the geotechnical engineer be consulted to provide more accurate lateral pressure parameters once the design geometry is established.

Walls and structures allowed to rotate slightly should use the active condition. If the element is constrained against rotation, the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

For seismic analyses, the *active* and *passive* earth pressure coefficient provided in the table is based on Lew et al (2010) and Mononobe-Okabe respectively and only accounts for the dynamic horizontal thrust produced by ground motion. Hence, the resulting dynamic thrust pressure should be added to the static pressure to determine the total pressure on the wall. The pressure distribution of the dynamic horizontal thrust may be closely approximated as an inverted triangle with stress decreasing with depth and the resultant acting at a distance approximately 0.6 times the loaded height of the structure, measured upward from the bottom of the structure.

The coefficients shown assume a vertical wall face. Hydrostatic and surcharge loadings, if any, should be added. Over-compaction behind walls should be avoided. Resisting passive earth pressure from soils subject to frost or heave, or otherwise above prescribed minimum depths of embedment, should usually be neglected in design.

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6.6 FOUNDATION DRAINAGE

Groundwater was not encountered in the test pits or the borehole advanced for this investigation. The IRC Section R405 states “Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains perforated pipe or other approved systems, or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system.” An exception to this provision is provided in Section R405.1, which states; “A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soils Classification System, Group I soils, as detailed in Table R405.1”. The advanced borehole and test pits extended to a well-drained gravel or sand/gravel mixture soils, and it is likely that a dedicated drainage system is not required for the residences foundations.

6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE

In or field investigation and laboratory testing program, collapsible soils were not observed in the field or our laboratory testing. However every effort should be made to minimize the saturating the native soils by applying the following recommendations. Moisture should not be allowed to infiltrate the soils in the vicinity of the foundations. We recommend the following mitigation measures be implemented at the building location.

- The ground surface within 10 feet of the entire perimeter of the building should slope a minimum of five percent away from the structure.
- Roof runoff devices (rain gutters) should be installed to direct all runoff a minimum of 10 feet away from the structure and preferably day-lighted to the curb where it can be transferred to the storm drain system. Rain gutters discharging roof runoff adjacent to or within the near vicinity of the structure may result in excessive differential settlement.
- We do not recommend storm drain collection sumps be used as part of this development. However, if necessary, sumps should not be located adjacent to foundations or within roadway pavements due to the presence of potentially collapsible soils.
- We recommend irrigation around foundations be minimized by selective landscaping and that irrigation valves be constructed at least 5 feet away from foundations.
- Jetting (injecting water beneath the surface) to compact backfill against foundation soils may result in excessive settlement beneath the building and is not allowed.

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- Backfill against foundations walls should consist of on-site native fine-grained soils and should be placed in lifts and compacted to 90% modified proctor to create a moisture barrier.

Failure to comply with these recommendations could result in excessive total and differential settlements causing structural damage or below grade flooding.

6.8 SOIL CORROSION

One (1) representative soil sample was tested for soil chemical reactivity. Chemical reactivity tests were performed to determine soil pH, resistivity, and concentrations of water-soluble sulfate ions. Results from these tests are summarized in the table below.

Test Pit Number	Depth (ft)	Sulfate (ppm)	Resistivity (Ω-cm)	Soil pH
B-1	7½	43	8,500	9.11

Test results indicate that the soluble sulfate concentrations of 43 ppm. Based on the American Concrete Institute (ACI) Building Code, these concentrations represent "negligible" degree of sulfate attack on concrete structures. Any type of Portland Cement Concrete (PCC) can be used for concrete elements in contact with the onsite soils or properly placed and compacted granular structural fill.

Laboratory soil resistivity has a direct impact on the degree of corrosion in underground steel structures. A decrease in resistivity relates to an increase in corrosion activity and therefore dictates that protective treatment to be used. Results from the laboratory resistivity tests indicate a resistivity of 8,500 ohm-cm. Based on the resistivity test results, the onsite soils are considered to be "moderately corrosive" to ferrous metals if saturated in the field.

Results of the ion hydrogen concentration (pH) tests were 9.11. Concentrations greater than 5 and less than 10 are less likely to contribute to corrosion attack on subsurface steel structures.

Anticipated underground steel structures (i.e., pipes, exposed steel) should be protected against corrosion and Type I/II Portland Cement Concrete is recommended for the site. We also recommend that a corrosion engineer review the results of our laboratory testing presented in the table above and provide additional recommendations for protection of steel and concrete as needed.

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These recommendations are for the native soils at the site. We recommend that additional corrosion testing be performed on the import soils used in the mass grading of the site.

7.0 CLOSURE

7.1 LIMITATIONS

The recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, GeoStrata should be notified.

This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No other warranty, expressed or implied, is made.

It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

7.2 ADDITIONAL SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction. GeoStrata staff should be on site to verify compliance with these recommendations. These tests and observations should include, but not necessarily be limited to, the following.

- Observations and testing during site preparation, earthwork and structural fill placement.
- Observation of foundation soils to assess their suitability for footing placement.
- Observation of soft/loose soils over-excavation.
- Observation of temporary excavations and shoring.
- Consultation as may be required during construction.
- Quality control and observation of concrete placement.

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We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding the report or wish to discuss additional services, please do not hesitate to contact us at your convenience at (801) 501-0583.

8.0 REFERENCES CITED

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APPENDIX A

Legend

Approximate Site Boundary

400 0 400 800 1200 1600 ft

1:9000

N

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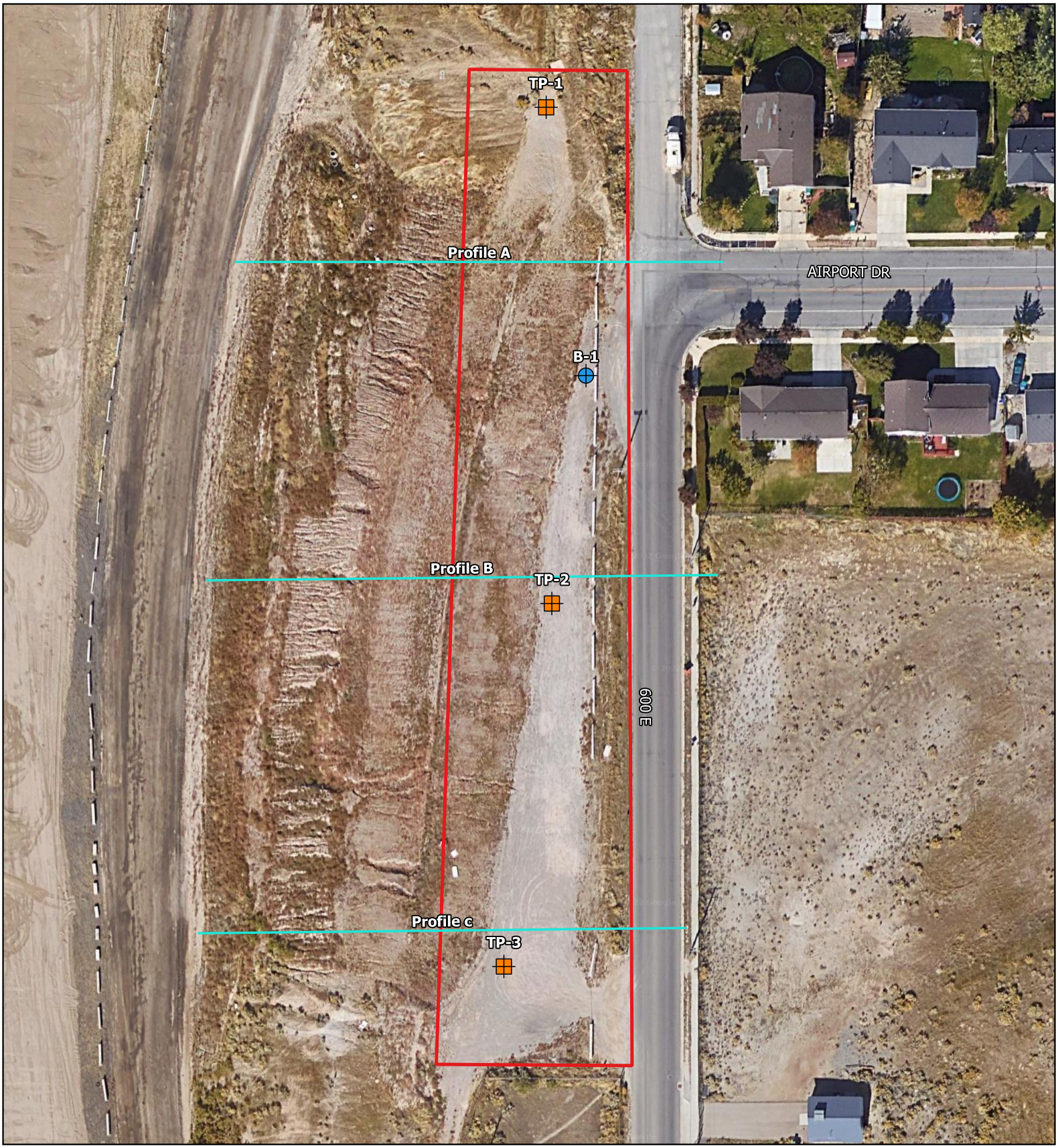
Lehi City
Family Park Residential Lots
Lehi, Utah
Project Number 1674-002

Site Vicinity Map

Plate A-1



40 0 40 80 120 160 ft

1:900

N

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Legend

- Slope Profiles
- Approximate Borehole Location
- Approximate Site Boundary
- Approximate Test Pit Locations

Lehi City
Family Park Residential Lots
Lehi, Utah
Project Number 1674-002

Exploration Location Map

Plate A-2

APPENDIX B

DATE
STARTED: 4/22/22
COMPLETED: 4/22/22
BACKFILLED: 4/22/22

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number 1674-002

GeoStrata Rep: N. Flores
Rig Type: Mobile B-80
Boring Type: 8" HSA

BORING NO: B-1
Sheet 1 of 1

LOCATION
LATITUDE 40.4100 deg
LONGITUDE -111.8401 deg
ELEVATION 4,767.0 ft
Notes:

DEPTH METERS	DEPTH FEET	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	N	N*	SPT BLOW COUNT 10 20 30 40 50 60 70 80 90	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits: Plastic Limit / Moisture Content / Liquid Limit 10 20 30 40 50 60 70 80 90
0	0					UNDOCUMENTED FILL; Silty SAND with gravel - dense to very dense, moist, brown to light brown, angular to sub-angular gravels up to 3/4 inch in diameter, sand is coarse to fine-grained, fines are non-plastic	50-5"	100							
1	5						40	59			2.7	13.9			
2							50	68							
3	10					Poorly Graded SAND with gravel- medium dense to very dense, moist, white-brown, angular to sub-angular gravels up to 3/4 inch in diameter, sand is coarse to fine-grained	40	50							
4	15						35	43							
5															
6	20				SP		28	33			1.4	3.4	NP	NP	
7															
8	25						29	31							
9	30					Poorly Graded SAND with silt and gravel- medium dense to very dense, moist, white-brown, angular to sub-angular gravels up to 3/4 inch in diameter, sand is coarse to fine-grained, fines are non-plastic	41	39			1.7	9.5	NP	NP	
10															
11	35				SP-SM		54	50							
12	40						65	37							
13						Bottom of Boring @ 41.5 Feet									

N - OBSERVED UNCORRECTED BLOW COUNT

N* - CORRECTED N1(60) EQUIVALENT SPT BLOW COUNT

2020 LOG OF BORING - PLATE (B) 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22

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SAMPLE TYPE
- 2" O.D./1.38" I.D. SPLIT SPOON SAMPLER
- 3" O.D./2.48" I.D. SAMPLER
- 3" O.D. THIN-WALLED SHELBY SAMPLER
- GRAB SAMPLE
- Modified California Sampler

NOTES:

WATER LEVEL
- MEASURED
- ESTIMATED

Plate
B - 1

DATE
STARTED: 4/18/22
COMPLETED: 4/18/22
BACKFILLED: 4/18/22

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number 1674-002

GeoStrata Rep: N. Flores
Rig Type: CAT 305C Mini-Ex

TEST PIT NO:
TP-1
Sheet 1 of 1

LOCATION
NORTHING 4,473,655.30 EASTING 428,711.21 ELEVATION 4,753-ft

DEPTH METERS	DEPTH FEET	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index
0	0				GP	Poorly Graded GRAVEL with sand - medium dense to loose, moist, brown to gray-white, sub-round to rounded gravels up to 3 inches in diameter, sand is coarse to fine-grained, seams of gravel throughout iron stained bedding of sands		2.2	3.7		
1											
	5										
2											
3	10					Bottom of Test Pit @ 12 Feet					
4											

Moisture Content and Atterberg Limits

Plastic Limit | Moisture Content | Liquid Limit

10 20 30 40 50 60 70 80 90

2020 LOG OF TEST PIT - PLATE (B) 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22

GeoStrata

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SAMPLE TYPE
- GRAB SAMPLE
- 2.5" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

Plate
B - 2

DATE
STARTED: 4/18/22
COMPLETED: 4/18/22
BACKFILLED: 4/18/22

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number 1674-002

GeoStrata Rep: N. Flores
Rig Type: CAT 305C Mini-Ex

TEST PIT NO:
TP-2
Sheet 1 of 1

LOCATION
NORTHING 4,473,566.04 EASTING 428,711.38 ELEVATION 4,767-ft

DEPTH METERS	DEPTH FEET	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit)
0	0					UNDOCUMENTED FILL; Silty SAND with gravel - dense, moist, brown to dark brown, angular to rounded gravels up to 6 inches in diameter, sand is coarse to fine-grained, fines are non-plastic, debris of asphalt and tree roots observed throughout		8.4	18.2	NP	NP	
1					GP	Poorly Graded GRAVEL with sand - loose, moist, gray-white, rounded gravels up to 2 inches in diameter, sand is coarse to fine-grained, seams of gravel throughout bedding of sands						
2	5											
3	10					Bottom of Test Pit @ 11.5 Feet						
4												

Moisture Content and Atterberg Limits: 10 20 30 40 50 60 70 80 90

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SAMPLE TYPE
- GRAB SAMPLE
- 2.5" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

Plate
B - 3

2020 LOG OF TEST PIT - PLATE (B) 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22

DATE
STARTED: 4/18/22
COMPLETED: 4/18/22
BACKFILLED: 4/18/22

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number 1674-002

GeoStrata Rep: N. Flores
Rig Type: CAT 305C Mini-Ex

TEST PIT NO:
TP-3
Sheet 1 of 1

LOCATION
NORTHING 4,473,501.29 EASTING 428,703.39 ELEVATION 4,767-ft

DEPTH METERS	DEPTH FEET	SAMPLES	WATER LEVEL	GRAPHICAL LOG	UNIFIED SOIL CLASSIFICATION	MATERIAL DESCRIPTION	Dry Density(pcf)	Moisture Content %	Percent minus 200	Liquid Limit	Plasticity Index	Moisture Content and Atterberg Limits (Plastic Limit / Moisture Content / Liquid Limit)
0	0					UNDOCUMENTED FILL; Poorly Graded GRAVEL with silt and sand - medium dense, moist, brown, angular to sub-round gravels up to 5 inches in diameter, sand is coarse to fine-grained, fines are non-plastic						
						- 0.5 foot of vegetation layer observed at depth of 2.5 feet						
1						UNDOCUMENTED FILL; Silty SAND - medium dense, moist, brown, angular to sub-round gravels up to 1 inch in diameter, sand is coarse to fine-grained, fines are non-plastic, debris of wires observed at depths of 3.5 feet and 4 feet		5.3	24.8	NP	NP	
2	5				GP	Poorly Graded GRAVEL with sand - loose, moist, gray-white, sub-round to rounded gravels up to 1 inch in diameter, sand is coarse to fine-grained, seams of gravel throughout bedding of sands, calcium build up observe on gravels						
3	10					Bottom of Test Pit @ 11.5 Feet						
4												

Moisture Content and Atterberg Limits: 10 20 30 40 50 60 70 80 90

2020 LOG OF TEST PIT - PLATE (B) 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22

GeoStrata

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SAMPLE TYPE
- GRAB SAMPLE
- 2.5" O.D. THIN-WALLED HAND SAMPLER

WATER LEVEL
- MEASURED
- ESTIMATED

NOTES:

Plate
B - 4

DESCRIPTION OF SYMBOLS

Sample Type

- Disturbed or Bag Sample
- 2-1/2" OD "California" Style Split Barrel Sampler
- 2" OD Split Spoon Sampler
- 3" OD Thin-Walled Shelby Tube Sampler

Water Level

- Water Level After a Specific Period of Time
- Water Initially Encountered

Exploration Type

- Boring
- Test Pit

Location and Elevation

Unless otherwise noted, Latitude and Longitude are approximately determined using a hand-held GPS device. The accuracy of such devices is variable. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

Classification of Soils for (Unified Soil Classification System)

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half of coarse fraction is larger than the #4 sieve)	CLEAN GRAVEL WITH <5% FINES	Cu≥4 and 1≤Cc≤3	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			Cu<4 and/ or 1>Cc>3	GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH 5% TO 12% FINES	Cu≥4 and 1≤Cc≤3	GW-GM	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE FINES
				GW-GC	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE CLAY FINES
			Cu<4 and/ or 1>Cc>3	GP-GM	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE FINES
				GP-GC	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE CLAY FINES
		GRAVELS WITH > 12% FINES		GM	SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
				GC-GM	CLAYEY GRAVELS, GRAVEL-SAND-CLAY-SILT MIXTURES
	SANDS (More than half of coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH <5% FINES	Cu≥6 and 1≤Cc≤3	SW	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			Cu<6 and/ or 1>Cc>3	SP	POORLY GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH 5% TO 12% FINES	Cu≥6 and 1≤Cc≤3	SW-SM	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE FINES
				SW-SC	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE CLAY FINES
			Cu<6 and/ or 1>Cc>3	SP-SM	POORLY GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE FINES
				SP-SC	POORLY GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE CLAY FINES
		SANDS WITH > 12% FINES		SM	SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
				SC	CLAYEY SANDS, SAND-GRAVEL-CLAY MIXTURES
				SC-SM	CLAYEY SANDS, SAND-SILT-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid Limit less than 50)			ML	INORGANIC SILTS AND VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				CL-ML	INORGANIC CLAYS-SILTS OF LOW PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid Limit greater than 50)			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
				CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
				OH	ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY

Terms Describing Consistence or Condition

STRENGTH TERMS	RELATIVE DENSITY OF COARSE-GRAINED SOILS (More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance		CONSISTENCY OF FINE-GRAINED SOILS (50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance		
	Descriptive Term (Density)	Standard Penetration or N-Value Blows/Ft.	Descriptive Term (Consistency)	Unconfined Compressive Strength Qu, (psf)	Standard Penetration or N-Value Blows/Ft.
	Very Loose	0 - 3	Very Soft	less than 500	0 - 1
	Loose	4 - 9	Soft	500 to 1,000	2 - 4
	Medium Dense	10 - 29	Medium Stiff	1,000 to 2,000	4 - 8
	Dense	30 - 50	Stiff	2,000 to 4,000	8 - 15
	Very Dense	> 50	Very Stiff	4,000 to 8,000	15 - 30
			Hard	> 8,000	> 30

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table

CEMENTATION

DESCRIPTION	FIELD TEST
Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

Angularity

DESCRIPTION	CRITERIA
Angular	Particles have sharp edges and relatively plane sides with unpolished surfaces.
Subangular	Particles are similar to angular description but have rounded edges.
Subrounded	Particles have nearly plane sides but have well-rounded corners and edges.
Rounded	Particles have smoothly curved sides and no edges.

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Soil Symbols Description Key

Lehi City
Family Park Residential Lots
Lehi, Utah
Project Number: 1674-002

Plate B-5

APPENDIX C

Boring No.	Sample Depth (feet)	USCS Soil Classification	Natural Moisture Content (%)	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	Gradation			Atterberg		Direct Shear		Sulfate Content (ppm)	Resistivity (Ω-cm)	pH
						Gravel (%)	Sand (%)	Fines (%)	LL	PI	Friction Angle (°)	Cohesion (psf)			
B-1	5	SM	2.7			30.3	55.8	13.9							
B-1	7.5	SM											43	8500	9.11
B-1	20	SP	1.4			21.4	75.2	3.4	NP	NP	28	315			
B-1	30	SP-SM	1.7			18.4	72.1	9.5	NP	NP	31	240			
TP-1	2	GP	2.2			56.0	40.3	3.7							
TP-2	2	SM	8.4	12.6	121.3	34.6	47.2	18.2	NP	NP					
TP-3	3.5	SM	5.3			6.7	68.5	24.8	NP	NP	32	95			

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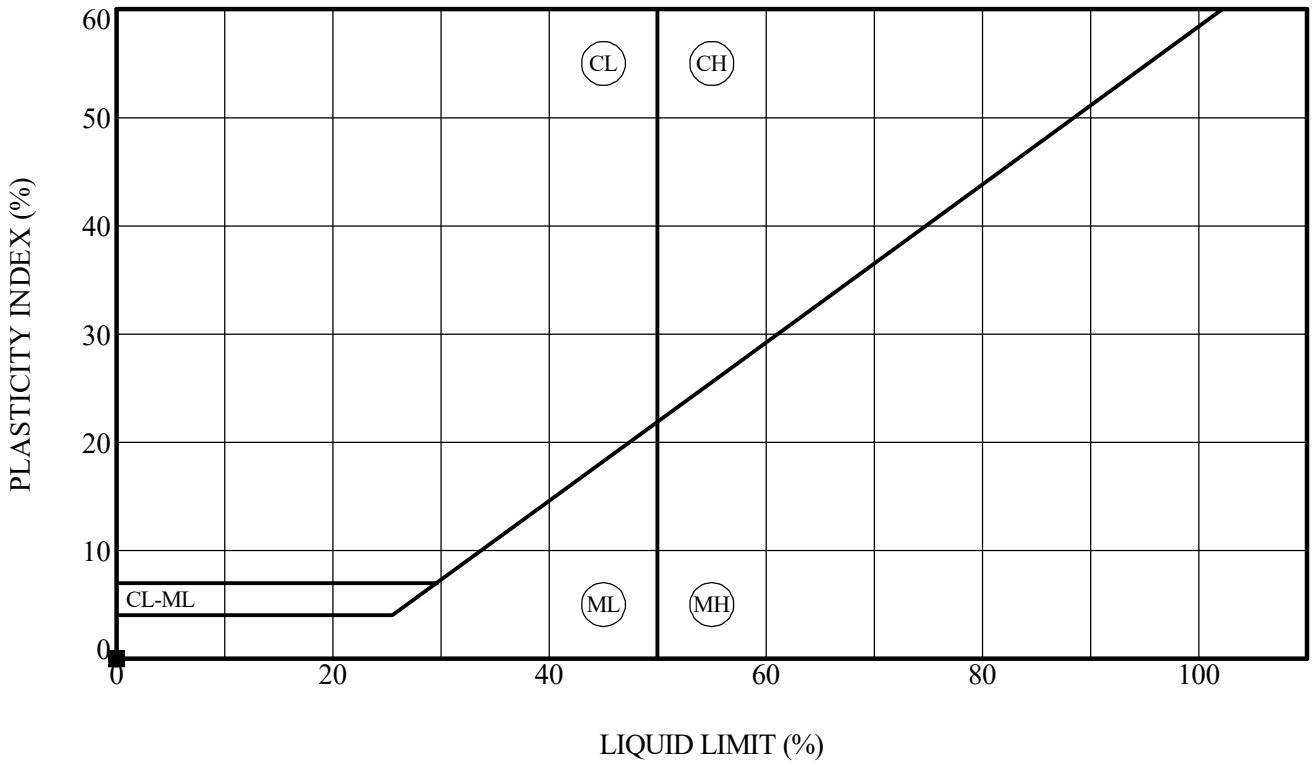
Lab Summary Report

Lehi City
Family Park Residential Lots
Lehi, Utah
Project Number: 1674-002



	Sample Location	Depth (ft)	LL (%)	PL (%)	PI (%)	Fines (%)	Classification
●	**B-1**	**20.0**	**NP**	**NP**	**NP**	**3.4**	**Poorly Graded SAND with gravel**
⊠	**B-1**	**30.0**	**NP**	**NP**	**NP**	**9.5**	**Poorly Graded SAND with silt and gravel**
▲	**TP-2**	**2.0**	**NP**	**NP**	**NP**	**18.2**	**Silty SAND with gravel**
★	**TP-3**	**3.5**	**NP**	**NP**	**NP**	**24.8**	**Silty SAND**

ATTERBERG LIMITS' RESULTS - ASTM D 4318

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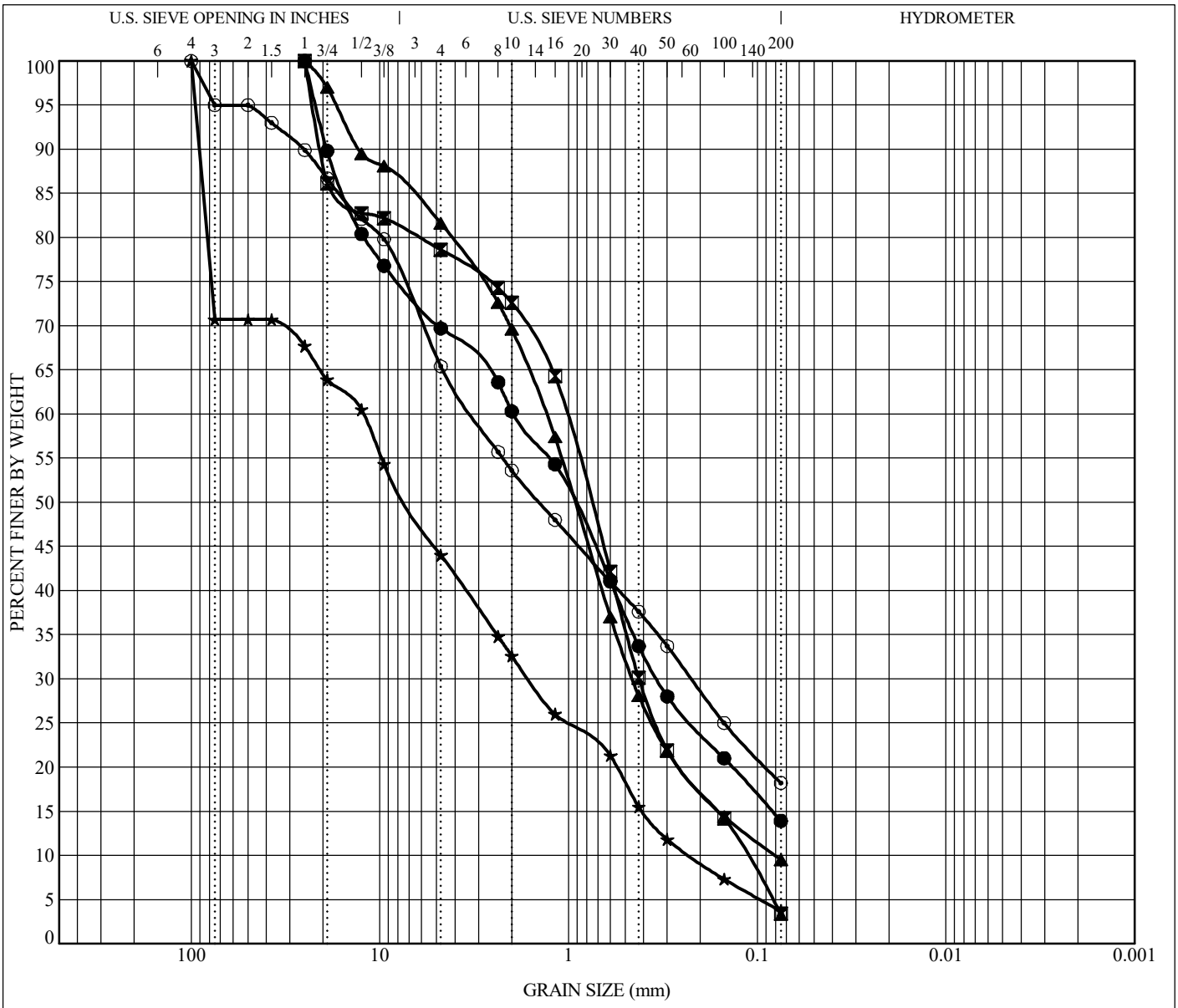
Lehi City
Family Park Residential Lots
Lehi, UT
Project Number: 1674-002

Plate

C - 2

C_ATTERBERG 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Sample Location	Depth	Classification	LL	PL	PI	Cc	Cu
●	B-1	5.0	Silty SAND with gravel					
⊠	B-1	20.0	Poorly Graded SAND with gravel	NP	NP	NP	1.51	9.04
▲	B-1	30.0	Poorly Graded SAND with silt and gravel	NP	NP	NP	1.97	16.40
★	TP-1	2.0	Poorly Graded GRAVEL with sand				0.95	53.78
⊙	TP-2	2.0	Silty SAND with gravel	NP	NP	NP		

	Sample Loctaion	Depth	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-1	5.0	25	1.948	0.339		30.3	55.8	13.9	
⊠	B-1	20.0	25	1.035	0.423	0.115	21.4	75.2	3.4	
▲	B-1	30.0	25	1.32	0.457	0.08	18.4	72.1	9.5	
★	TP-1	2.0	100	12.226	1.625	0.227	28.3	40.3	3.7	
⊙	TP-2	2.0	100	3.218	0.223		29.9	47.2	18.2	

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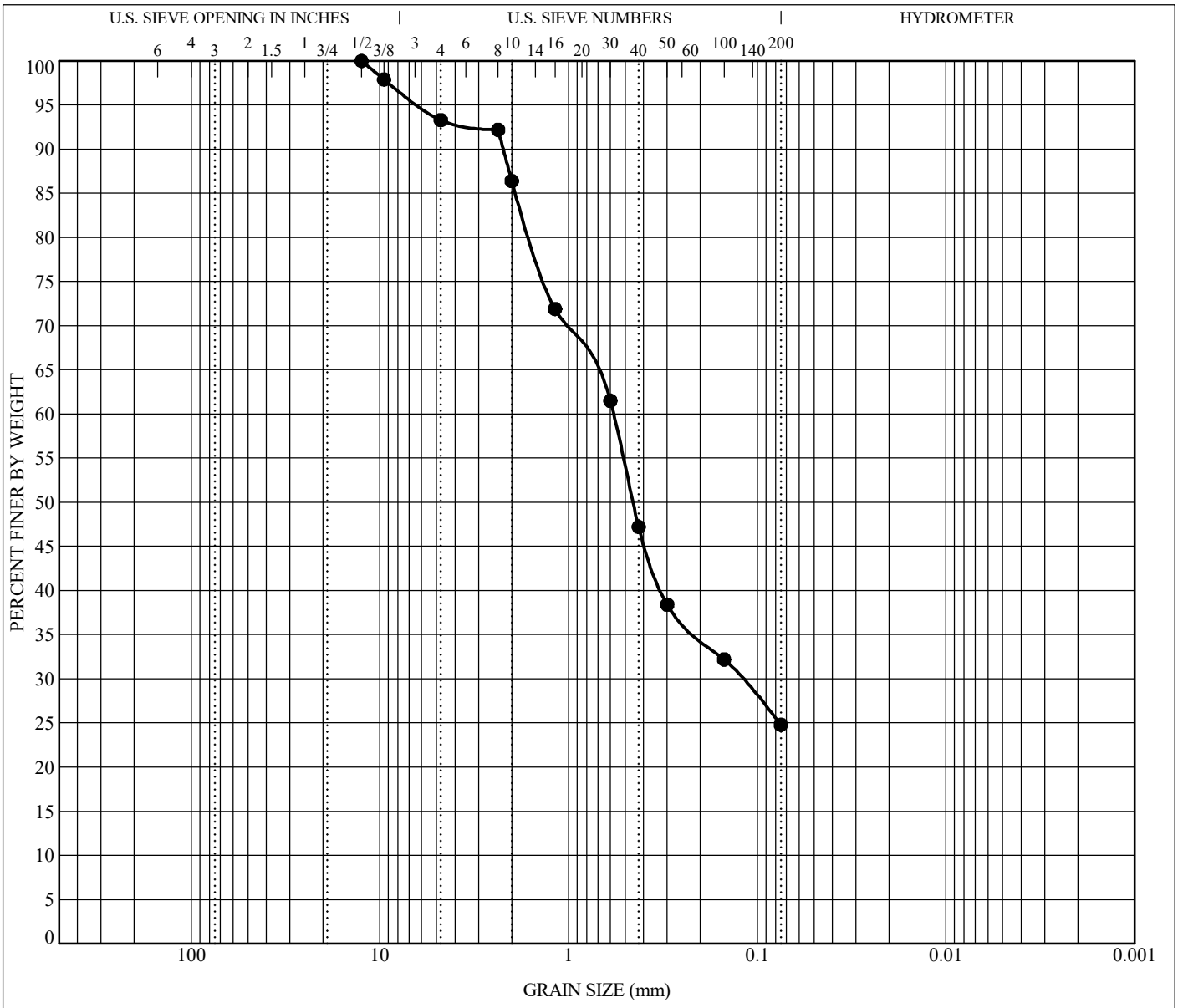
GRAIN SIZE DISTRIBUTION - ASTM D422

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number: 1674-002

Plate

C - 3

C_GSD 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Sample Location	Depth	Classification	LL	PL	PI	Cc	Cu
●	**TP-3**	**3.5**	**Silty SAND**	**NP**	**NP**	**NP**		

	Sample Loctaion	Depth	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**TP-3**	**3.5**	**12.5**	**0.579**	**0.122**		**6.7**	**68.5**	**24.8**	

GRAIN SIZE DISTRIBUTION - ASTM D422

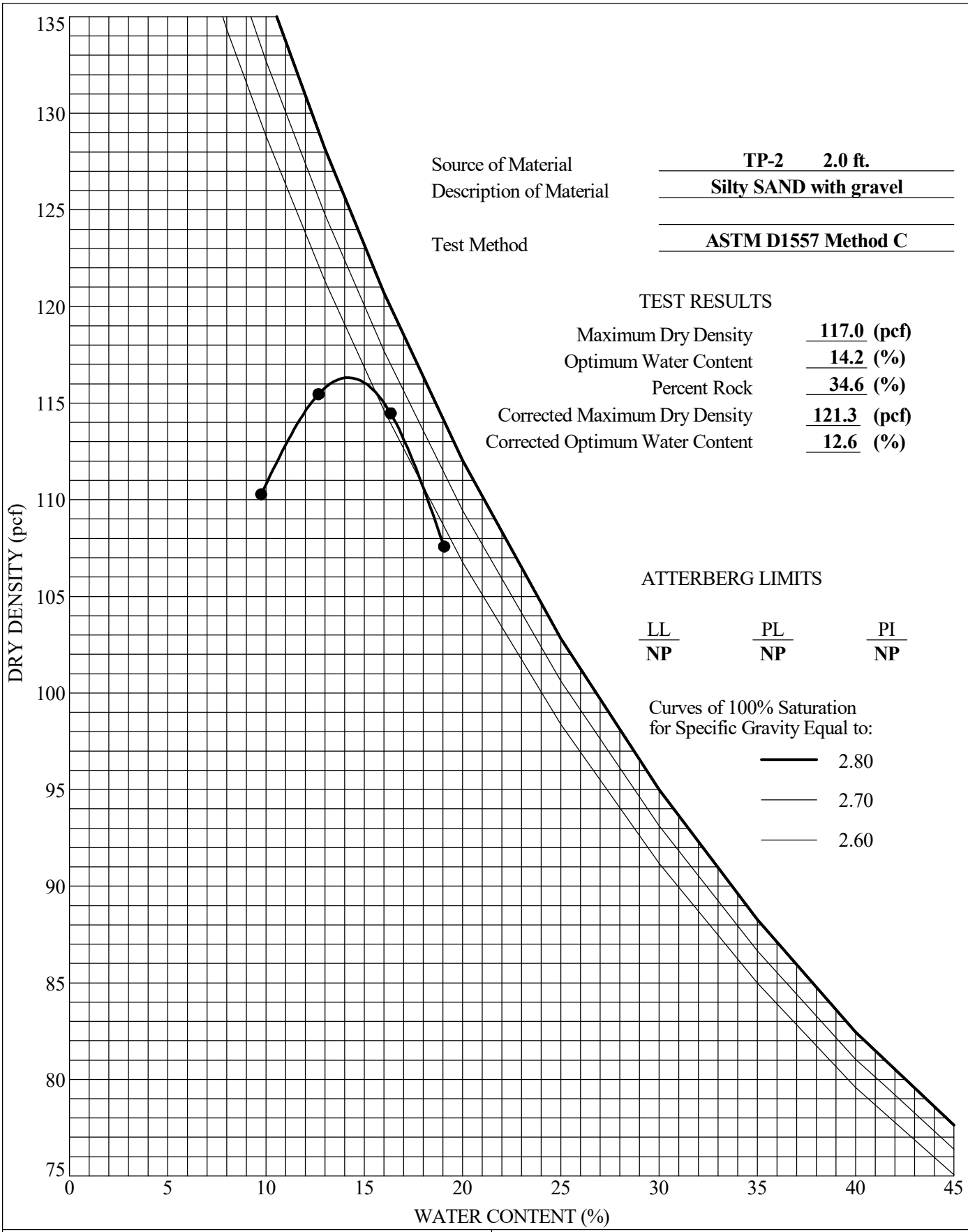
GeoStrata

Lehi City
Family Park Residential Lots
Lehi, UT
Project Number: 1674-002

Plate

C - 4

C_GSD 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22



Source of Material	**TP-2 2.0 ft.**
Description of Material	**Silty SAND with gravel**
Test Method	**ASTM D1557 Method C**

TEST RESULTS

Maximum Dry Density	**117.0**	**(pcf)**
Optimum Water Content	**14.2**	**(%)**
Percent Rock	**34.6**	**(%)**
Corrected Maximum Dry Density	**121.3**	**(pcf)**
Corrected Optimum Water Content	**12.6**	**(%)**

ATTERBERG LIMITS

LL	PL	PI
NP	**NP**	**NP**

Curves of 100% Saturation for Specific Gravity Equal to:

- 2.80
- 2.70
- 2.60

GeoStrata

COMPACTION TEST

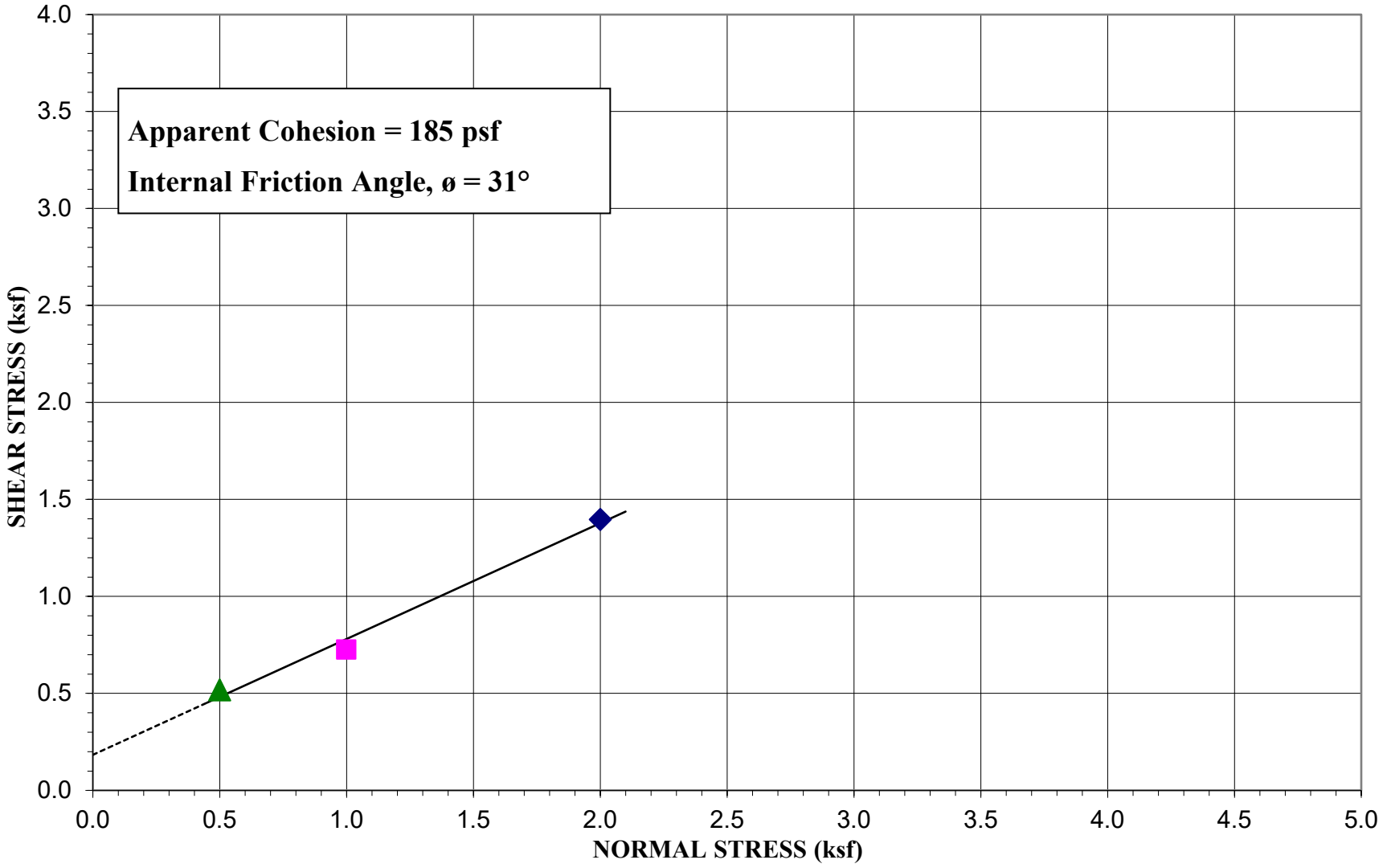
Lehi City
Family Park Residential Lots
Lehi, UT
Project Number: 1674-002

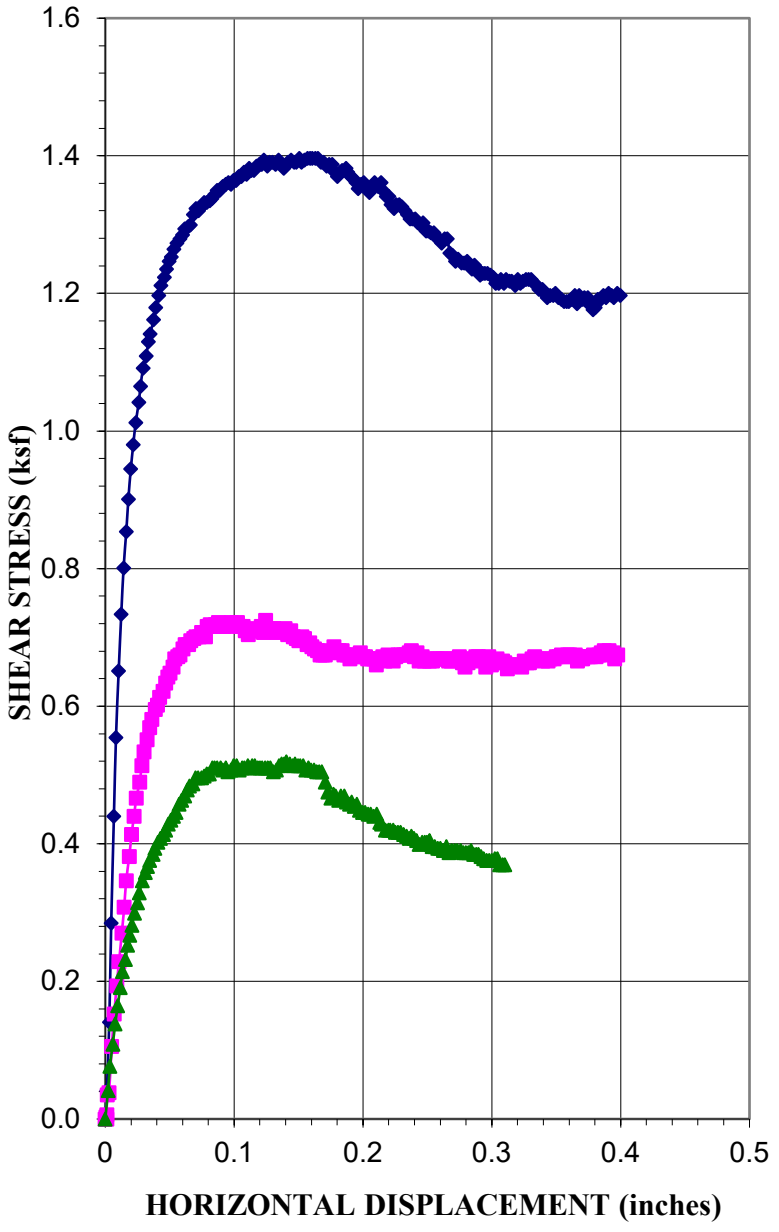
Plate

C - 5

C_COMPACTION 1674-002 FAMILY PARK RESIDENTIAL LOTS, 2020 GINT UPDATE.GPJ GEOSTRATA.GDT 5/17/22

DIRECT SHEAR TEST





Sample Location:	B-1 @ 20 feet
Type of Test:	Consolidated Drained/Saturated

Test No. (Symbol)	**1 (◆)**	**2 (■)**	**3 (▲)**
Sample Type	Remolded		
Initial Height, in.	1.011	1.014	1.002
Diameter, in.	2.5	2.5	2.5
Dry Density Before, pcf	113.1	113.2	114.7
Dry Density After, pcf	114.8	114.8	116.1
Moisture % Before	2.2	1.5	1.3
Moisture % After	17.0	15.3	16.8
Saturation, % Before	12.5	8.3	8.0
Saturation, % After	102.5	92.1	105.0
Normal Load, ksf	2.0	1.0	0.5
Shear Stress, ksf	1.40	0.72	0.52
Strain Rate	0.00333 IN/MIN		

Sample Properties	
Cohesion, psf	185
Friction Angle, ϕ	31
Liquid Limit, %	0
Plasticity Index, %	0
Percent Gravel	21.4
Percent Sand	75.2
Percent Passing No. 200 sieve	3.4
Classification	SP

PROJECT: Family Park Residential Lots

PROJECT NO.: **1674-002**

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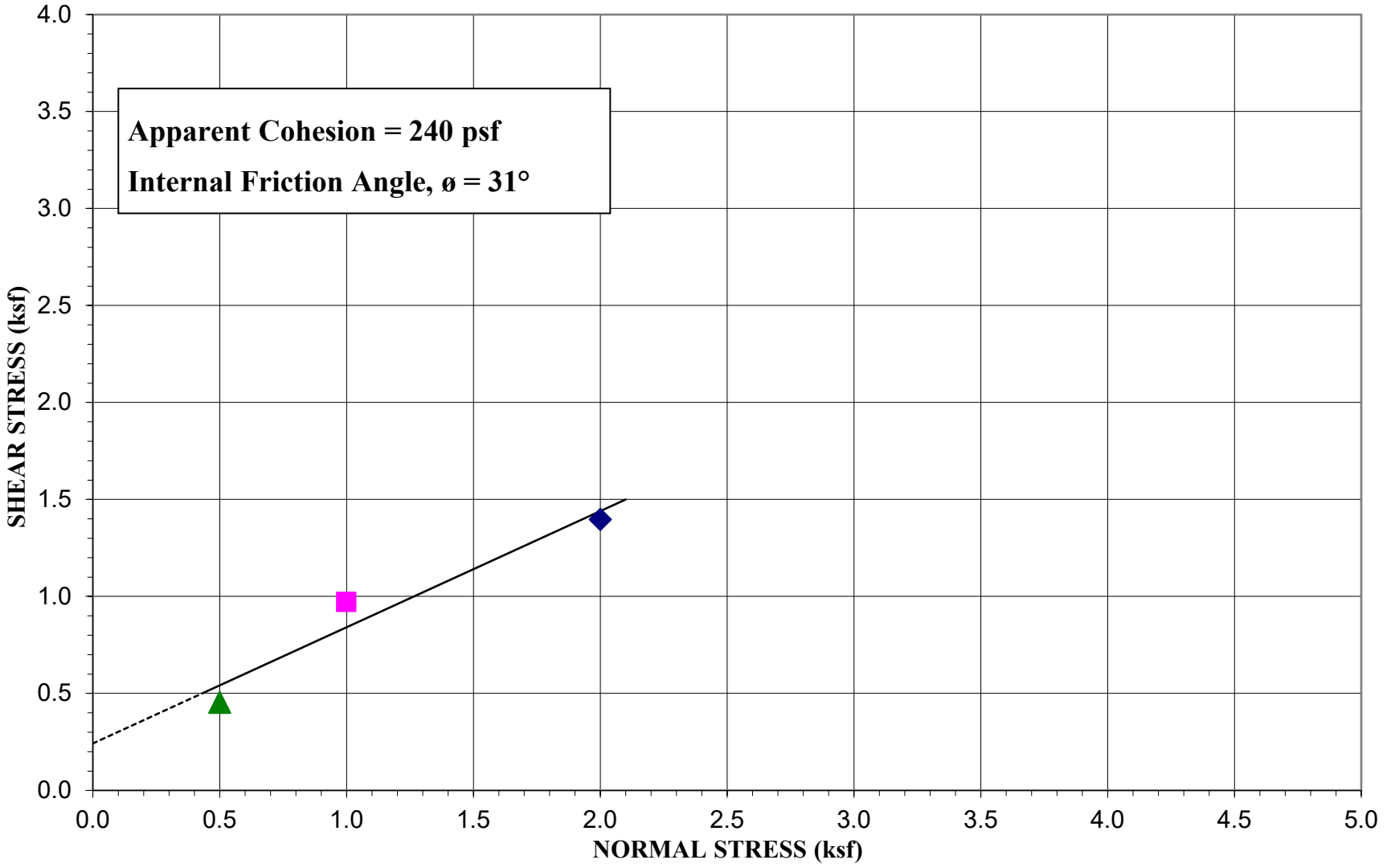
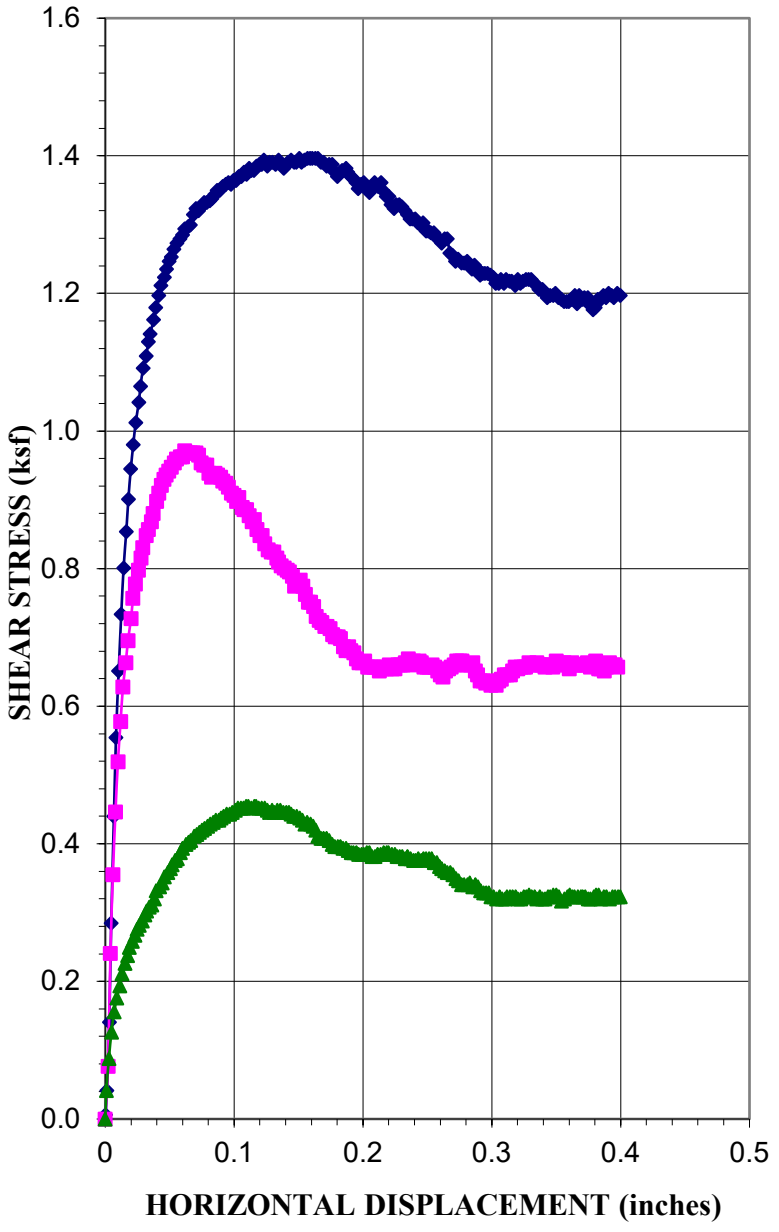
Plate C-6

DIRECT SHEAR TEST





Sample Location:	B-1 @ 30 feet
Type of Test:	Consolidated Drained/Saturated

Test No. (Symbol)	**1 (◆)**	**2 (■)**	**3 (▲)**
Sample Type	Remolded		
Initial Height, in.	1.008	0.983	0.995
Diameter, in.	2.5	2.5	2.5
Dry Density Before, pcf	113.9	115.9	115.6
Dry Density After, pcf	115.5	117.6	117.1
Moisture % Before	1.6	2.2	1.2
Moisture % After	17.0	16.5	16.4
Saturation, % Before	9.4	13.9	7.3
Saturation, % After	104.4	107.6	105.6
Normal Load, ksf	2.0	1.0	0.5
Shear Stress, ksf	1.40	0.97	0.45
Strain Rate	0.00333 IN/MIN		

Sample Properties	
Cohesion, psf	240
Friction Angle, ϕ	31
Liquid Limit, %	0
Plasticity Index, %	0
Percent Gravel	18.4
Percent Sand	72.1
Percent Passing No. 200 sieve	9.5
Classification	SP-SM

PROJECT: Family Park Residential Lots

PROJECT NO.: **1674-002**

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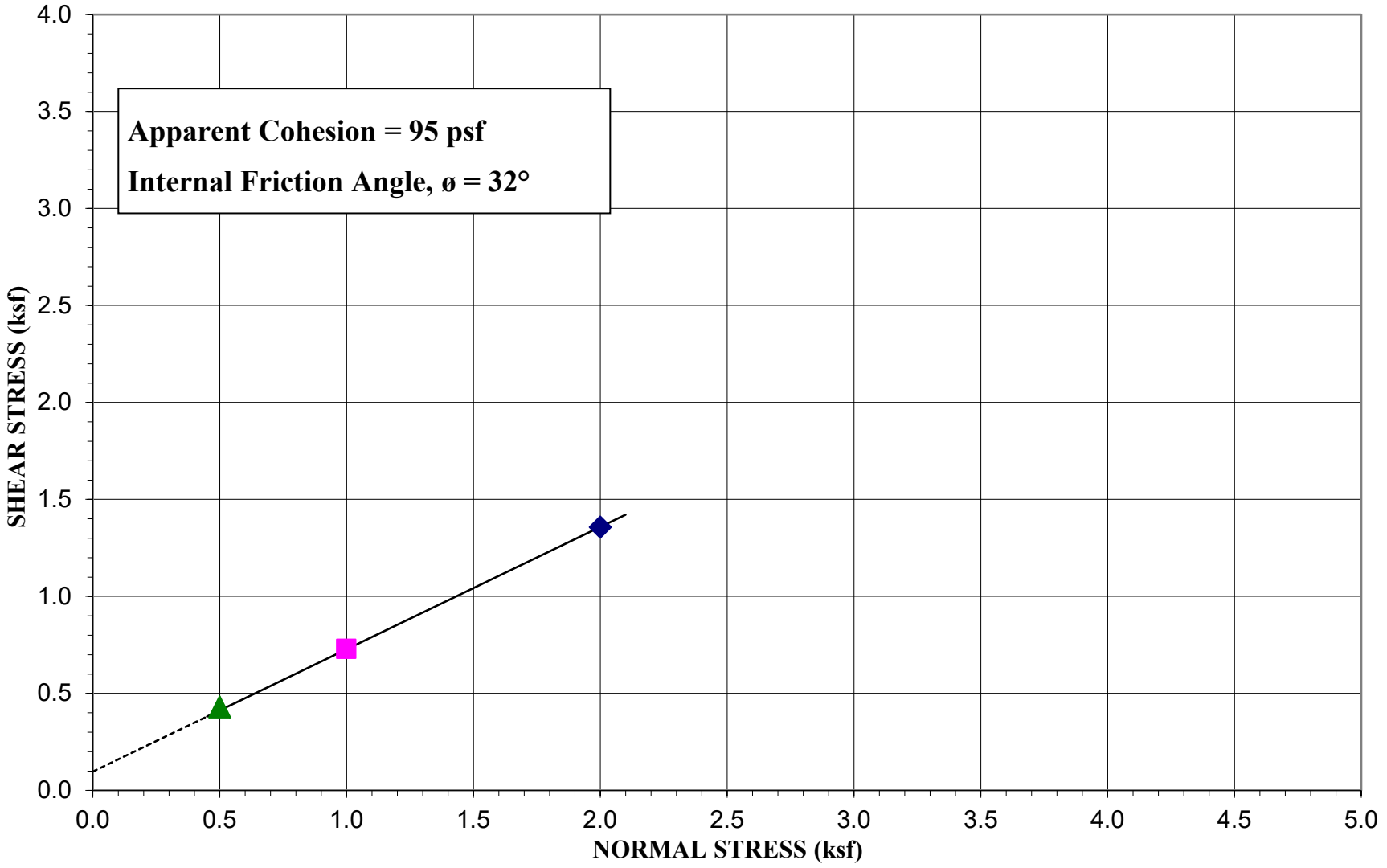
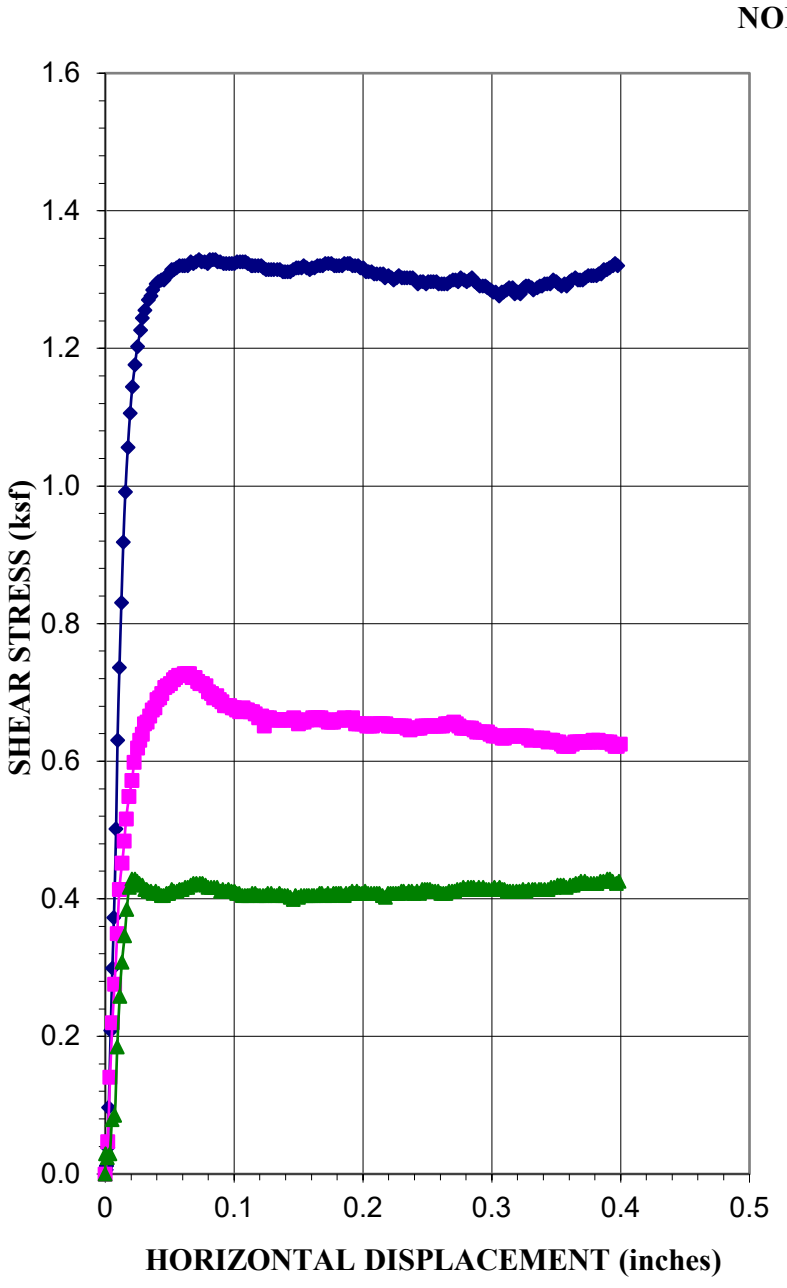
Plate C-7

DIRECT SHEAR TEST





Sample Location:	TP-3 @ 3.5 feet
Type of Test:	Consolidated Drained/Saturated

Test No. (Symbol)	**1 (◆)**	**2 (■)**	**3 (▲)**
Sample Type	Remolded		
Initial Height, in.	0.995	0.991	1.001
Diameter, in.	2.5	2.5	2.5
Dry Density Before, pcf	115.0	113.8	113.8
Dry Density After, pcf	116.8	115.8	115.7
Moisture % Before	4.8	6.6	5.7
Moisture % After	15.3	15.4	17.6
Saturation, % Before	29.1	38.6	33.1
Saturation, % After	97.5	95.3	108.5
Normal Load, ksf	2.0	1.0	0.5
Shear Stress, ksf	1.36	0.73	0.43
Strain Rate	0.00333 IN/MIN		

Sample Properties	
Cohesion, psf	95
Friction Angle, ϕ	32
Liquid Limit, %	0
Plasticity Index, %	0
Percent Gravel	6.7
Percent Sand	68.5
Percent Passing No. 200 sieve	24.8
Classification	SM

PROJECT: Family Park Residential Lots

PROJECT NO.: 1674-002

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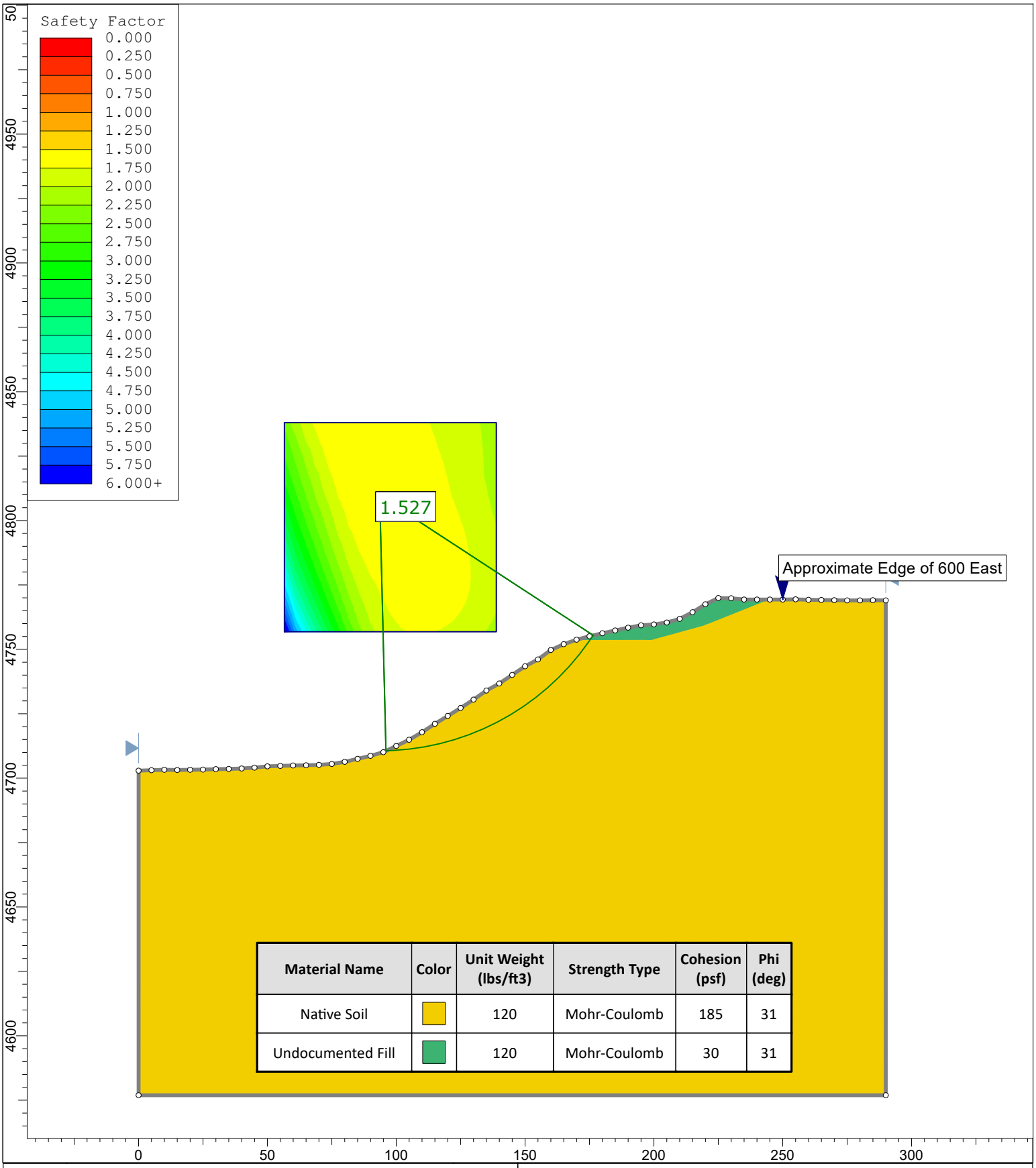
Plate C-8

APPENDIX D



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	185	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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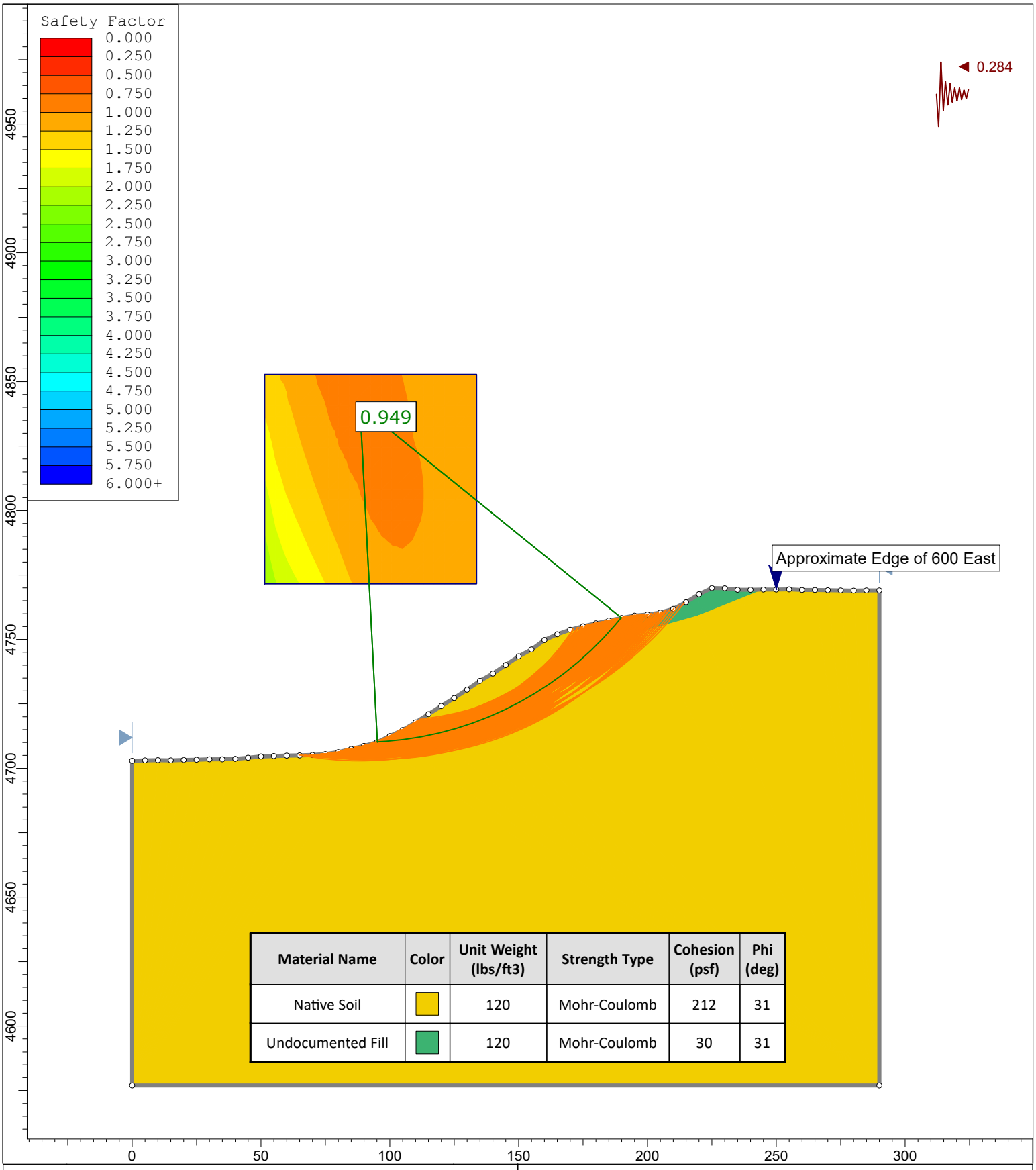
Family Park Residential Lots
Lehi, Utah
Project Number: 1674-002

Plate D-1



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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Lehi, Utah
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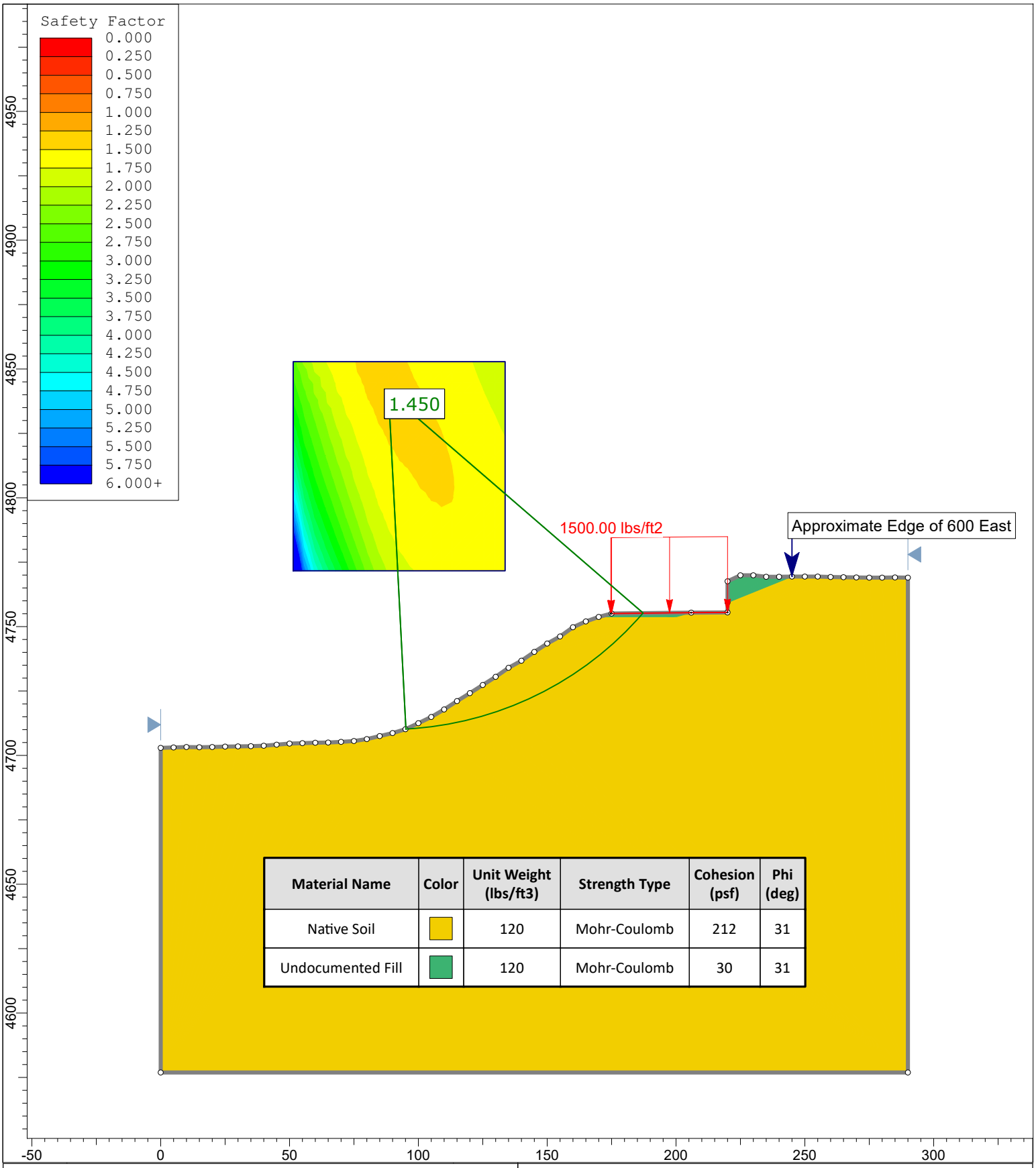
Plate D-2



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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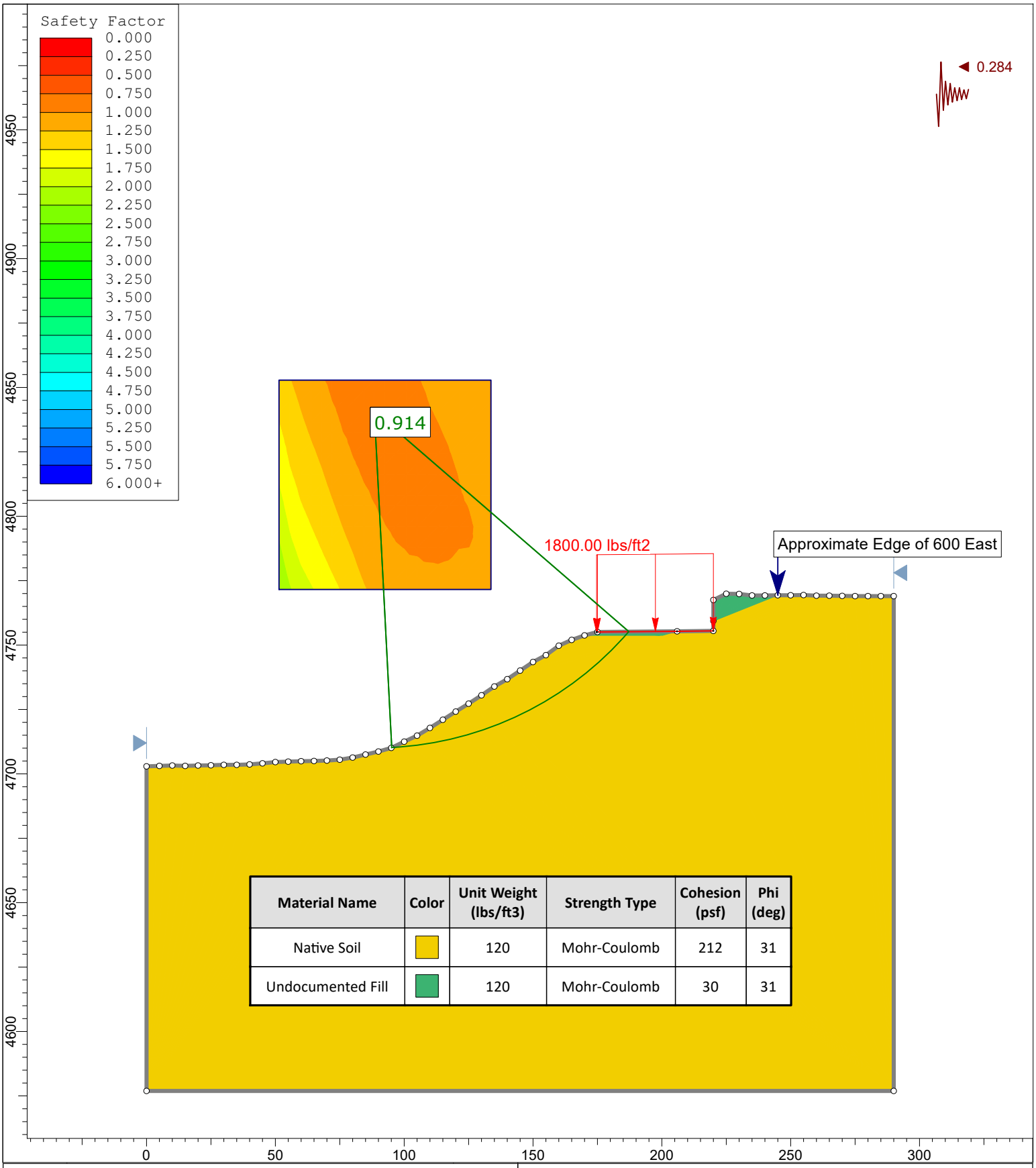
Plate D-3



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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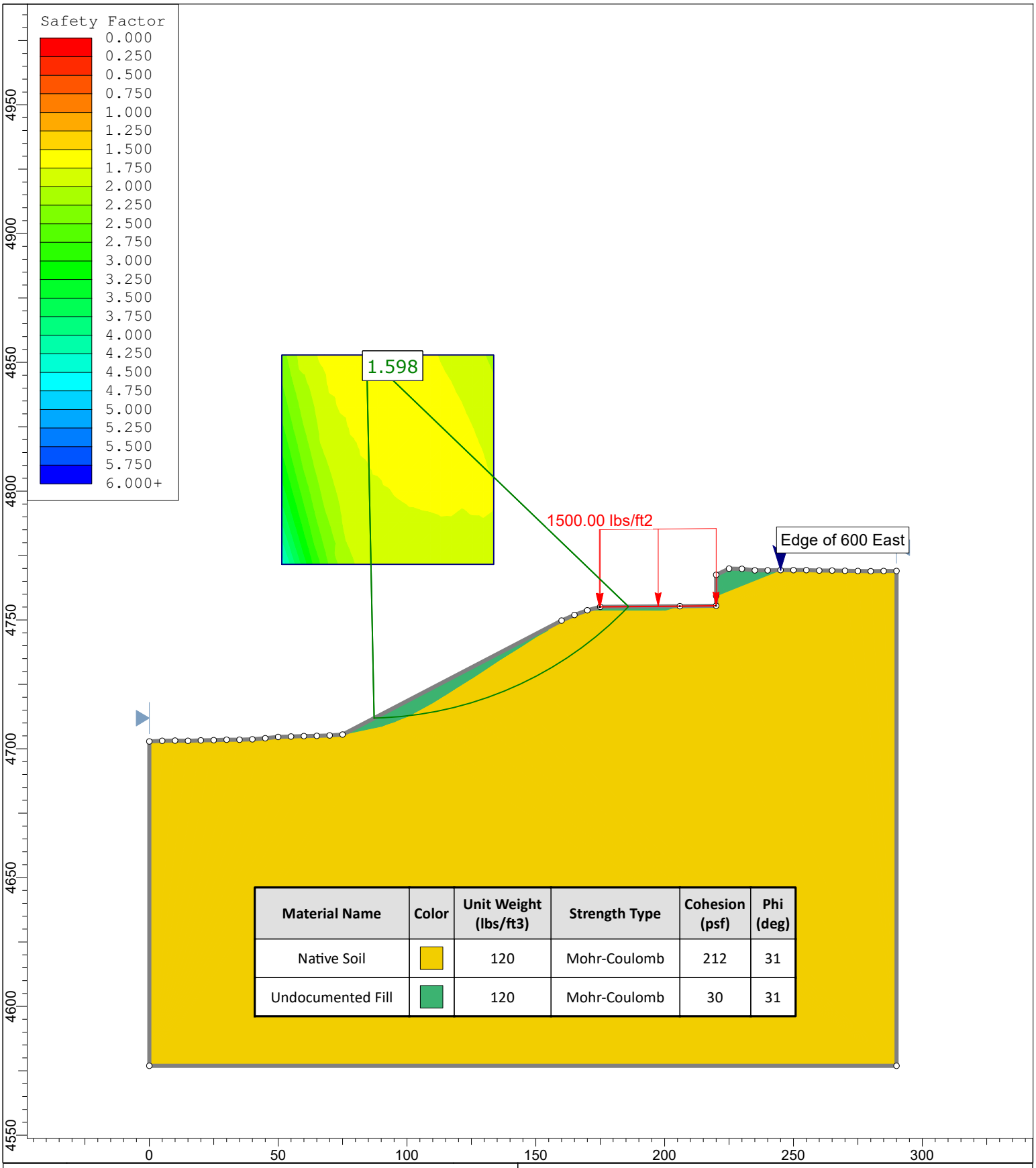
Plate D-4



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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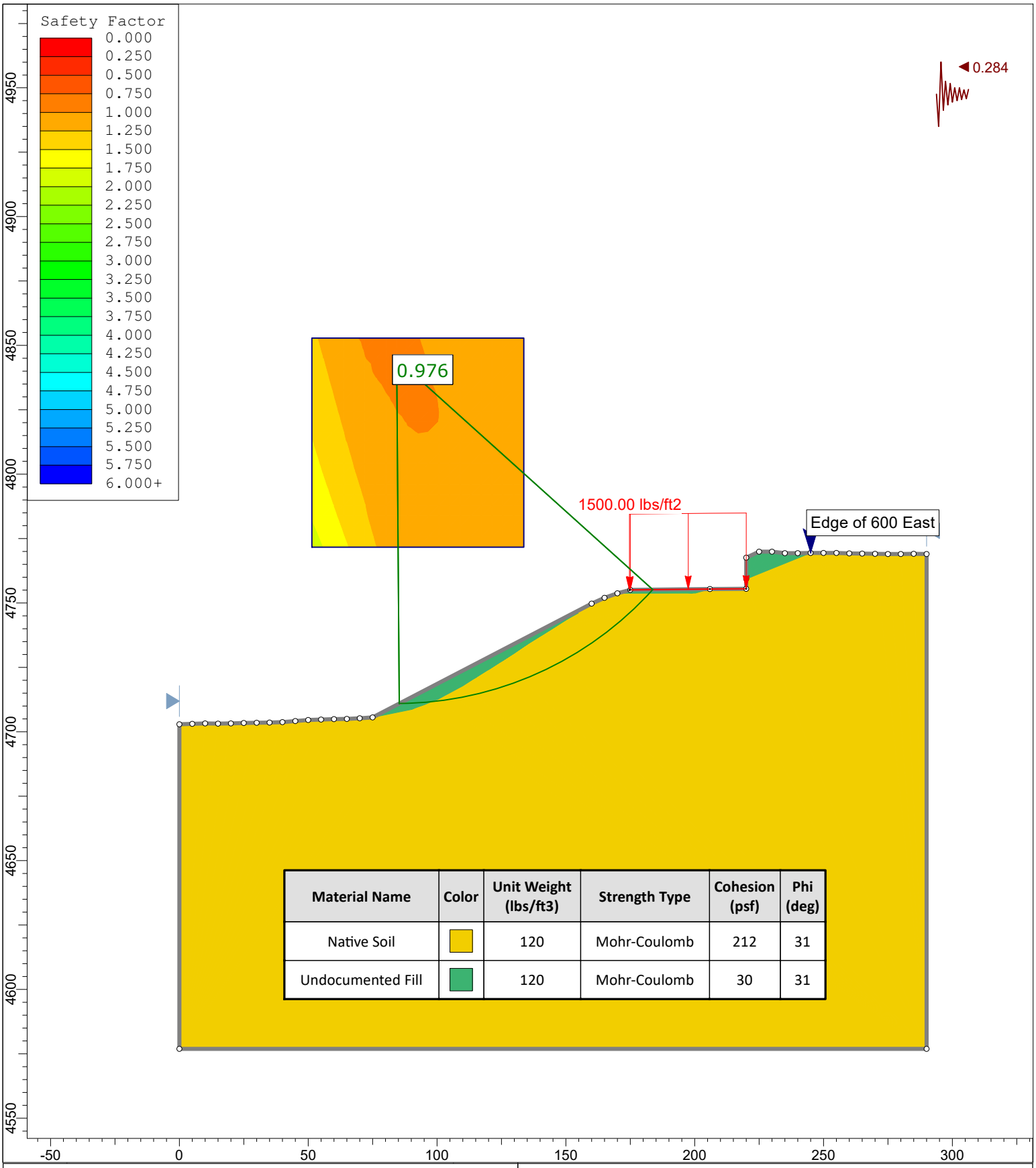
Plate D-5



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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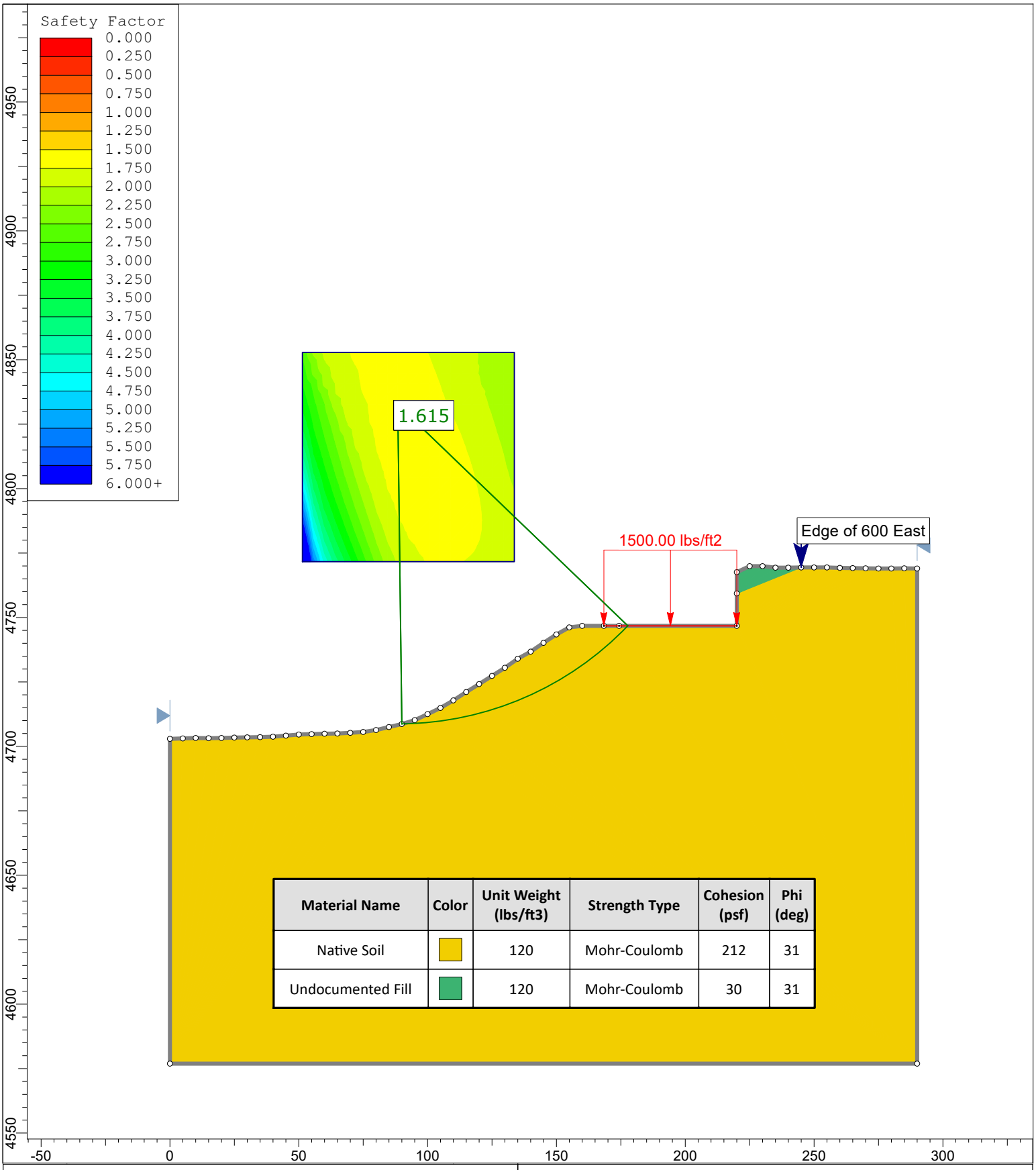
Plate D-6



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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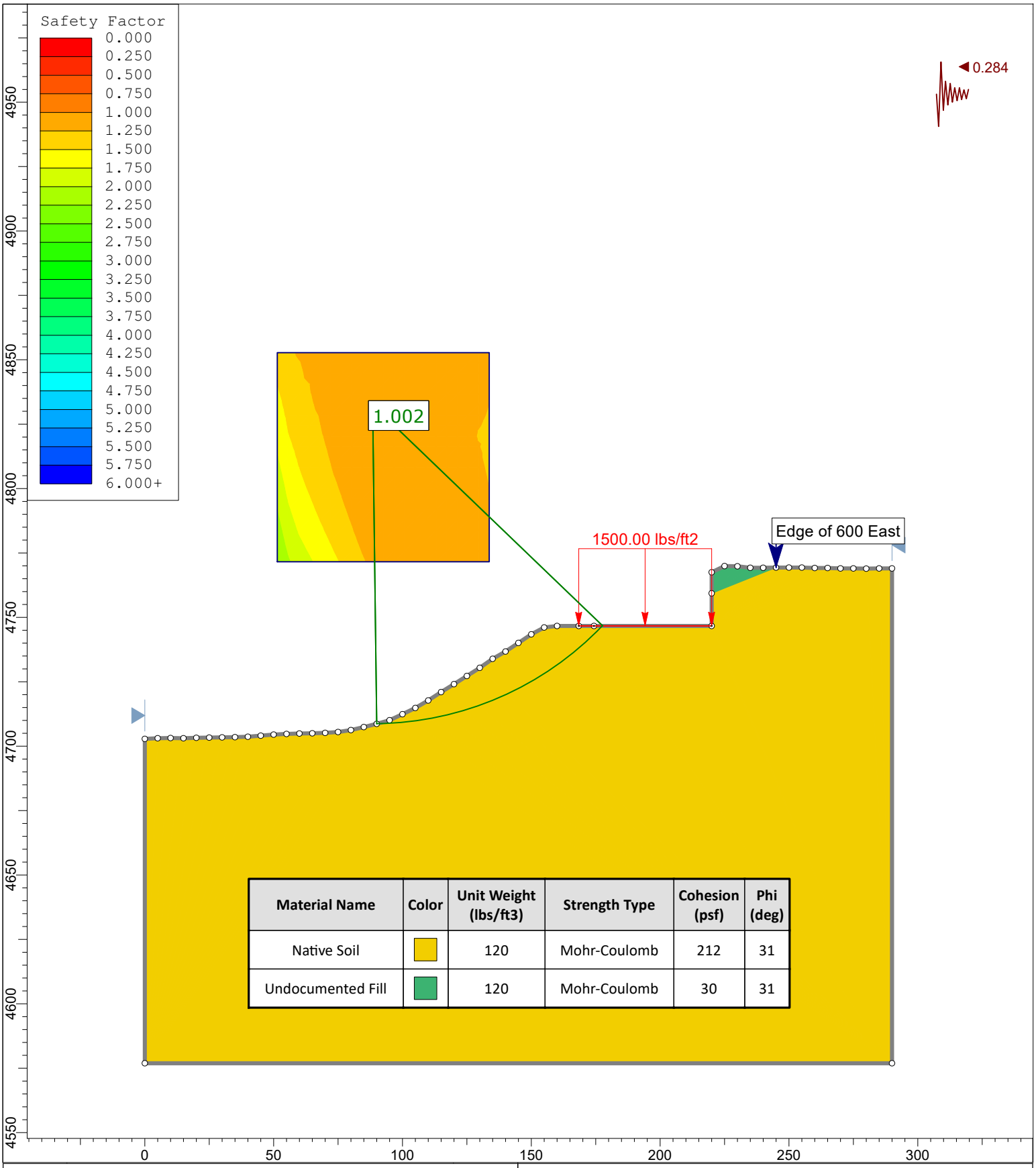
Project Number: 1674-002

Plate D-7



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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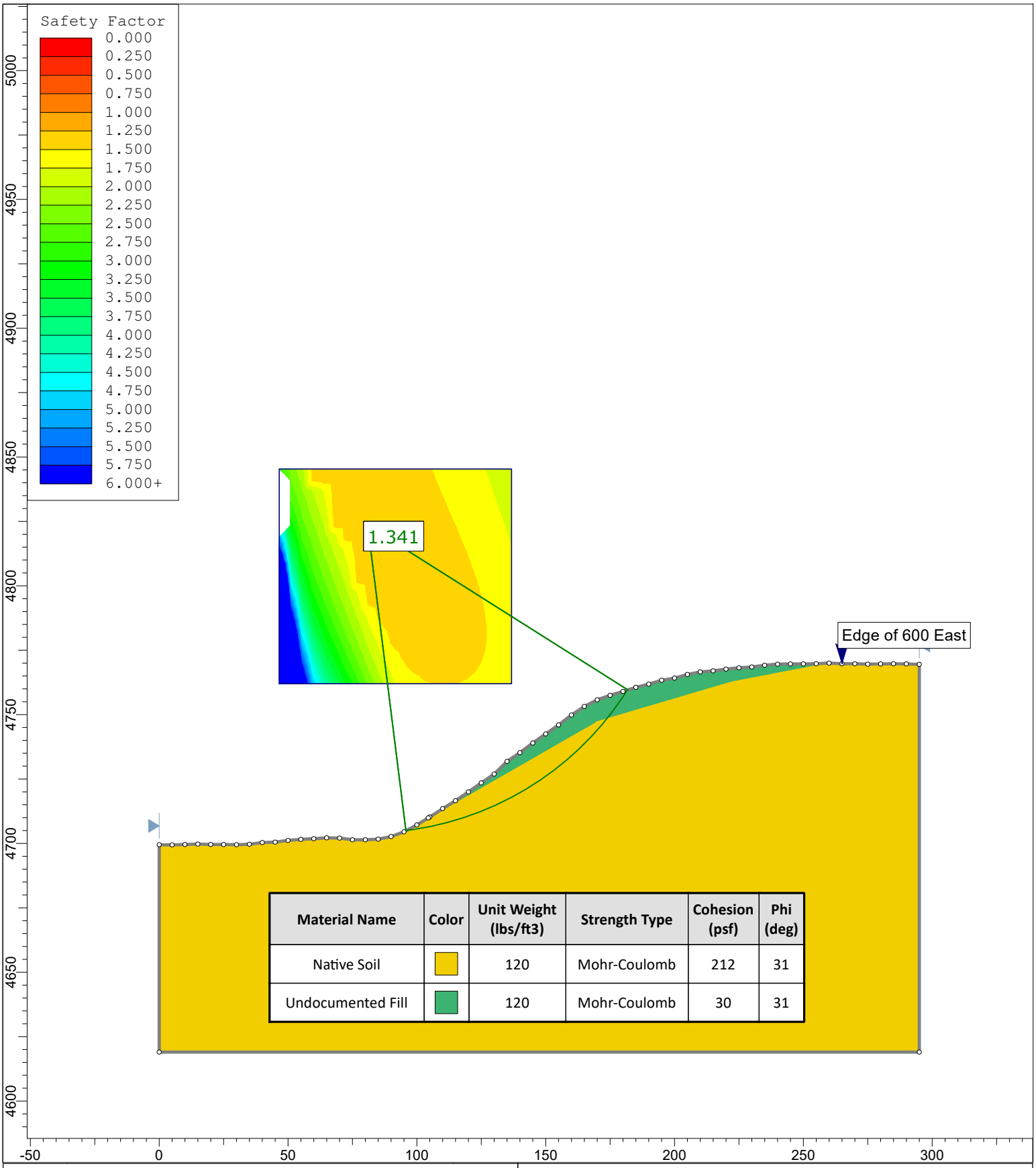
Lehi, Utah
Project Number: 1674-002

Plate D-8



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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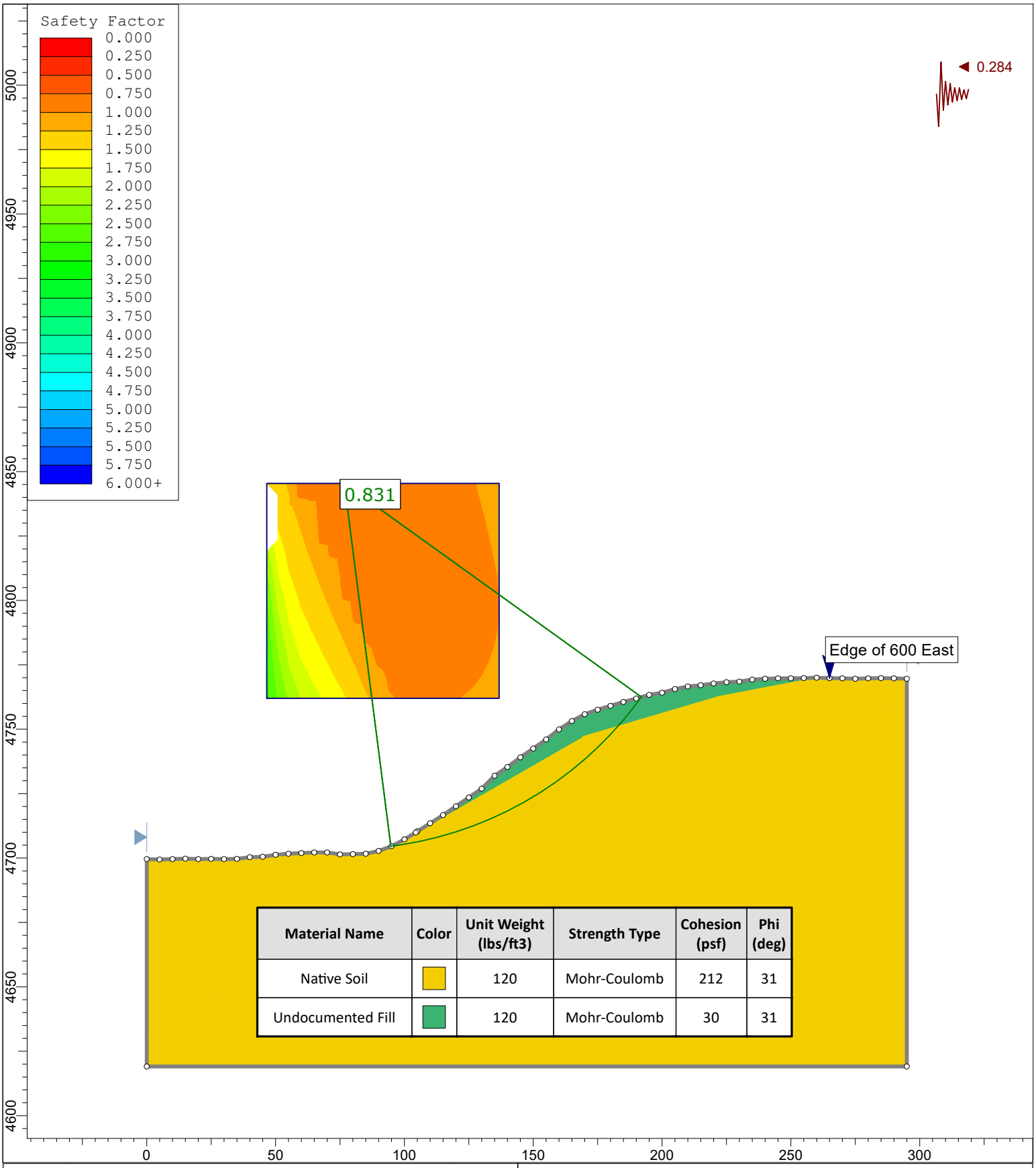
Lehi, Utah
Project Number: 1674-002

Plate D-9



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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Project Number: 1674-002

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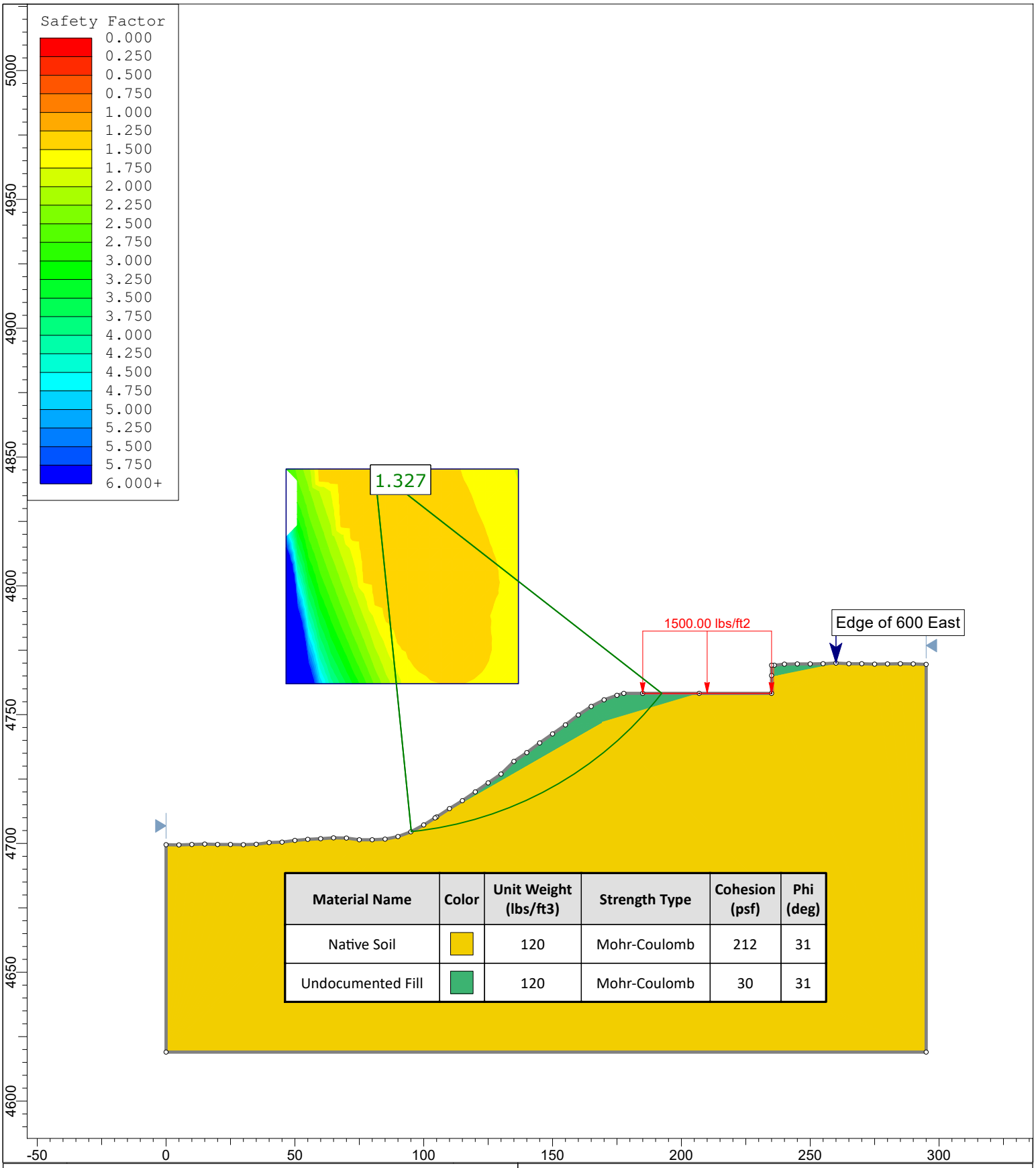

Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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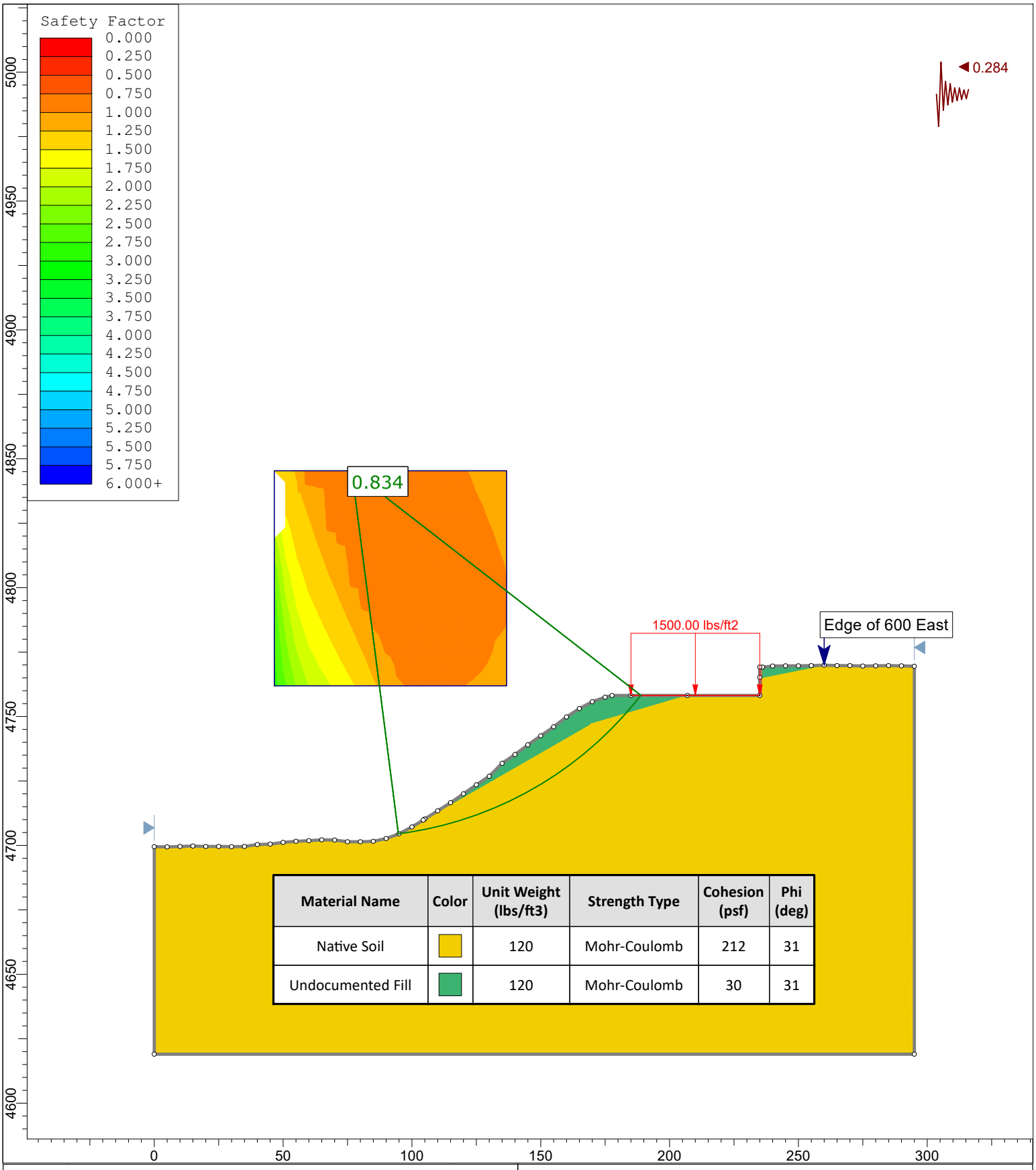
Project Number: 1674-002

Plate D-11



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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Project Number: 1674-002

Plate D-12

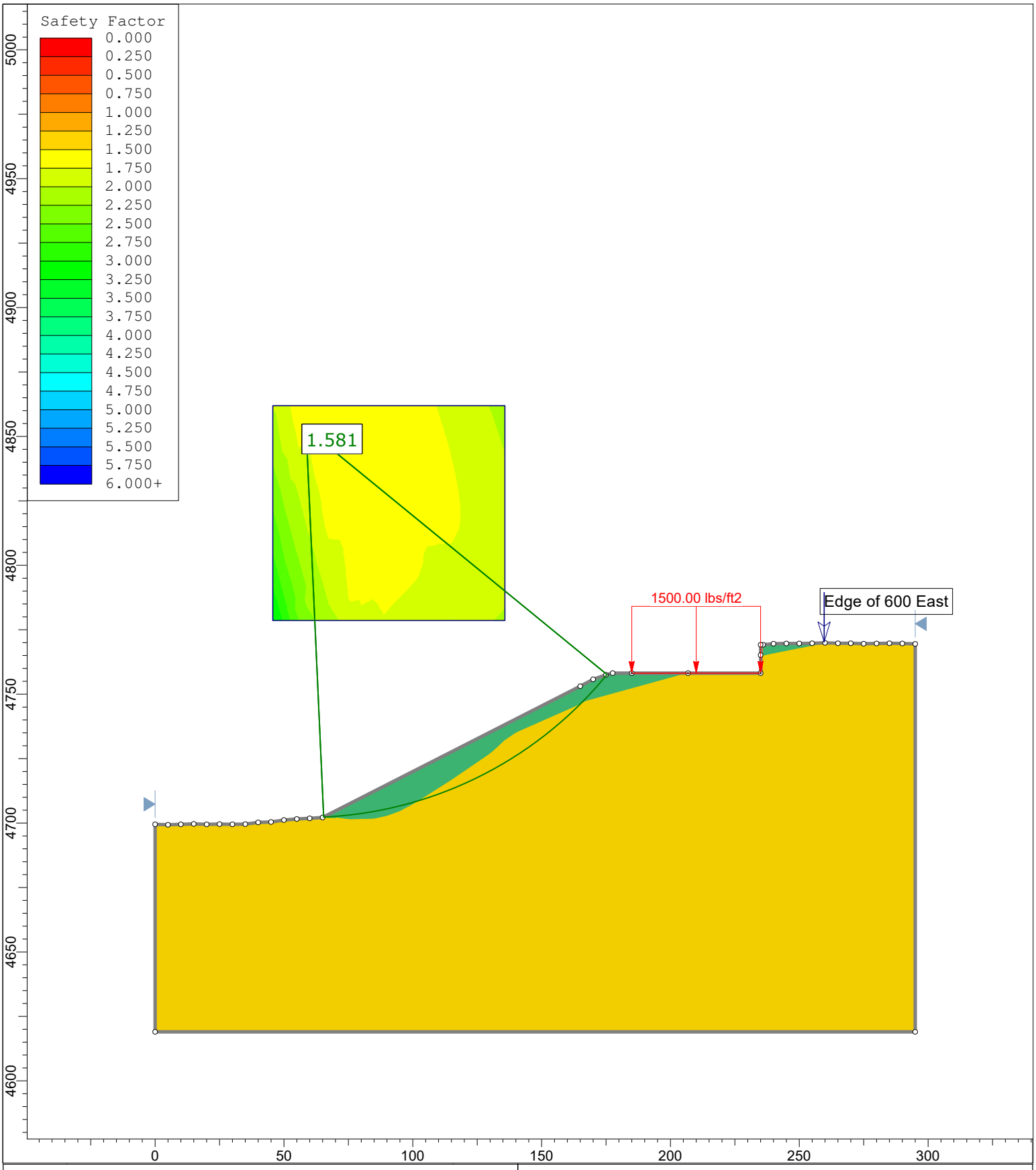

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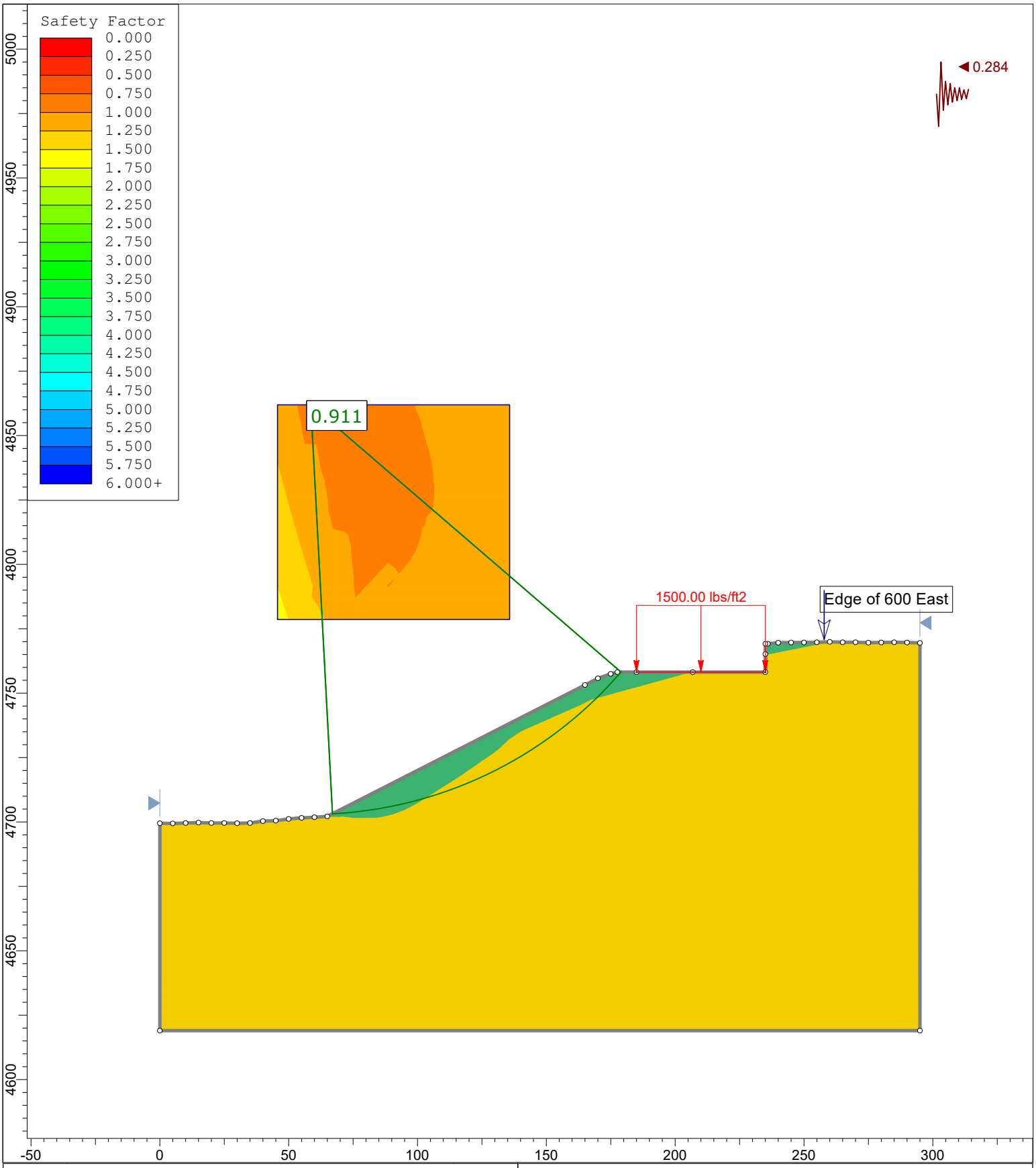
Plate D-13



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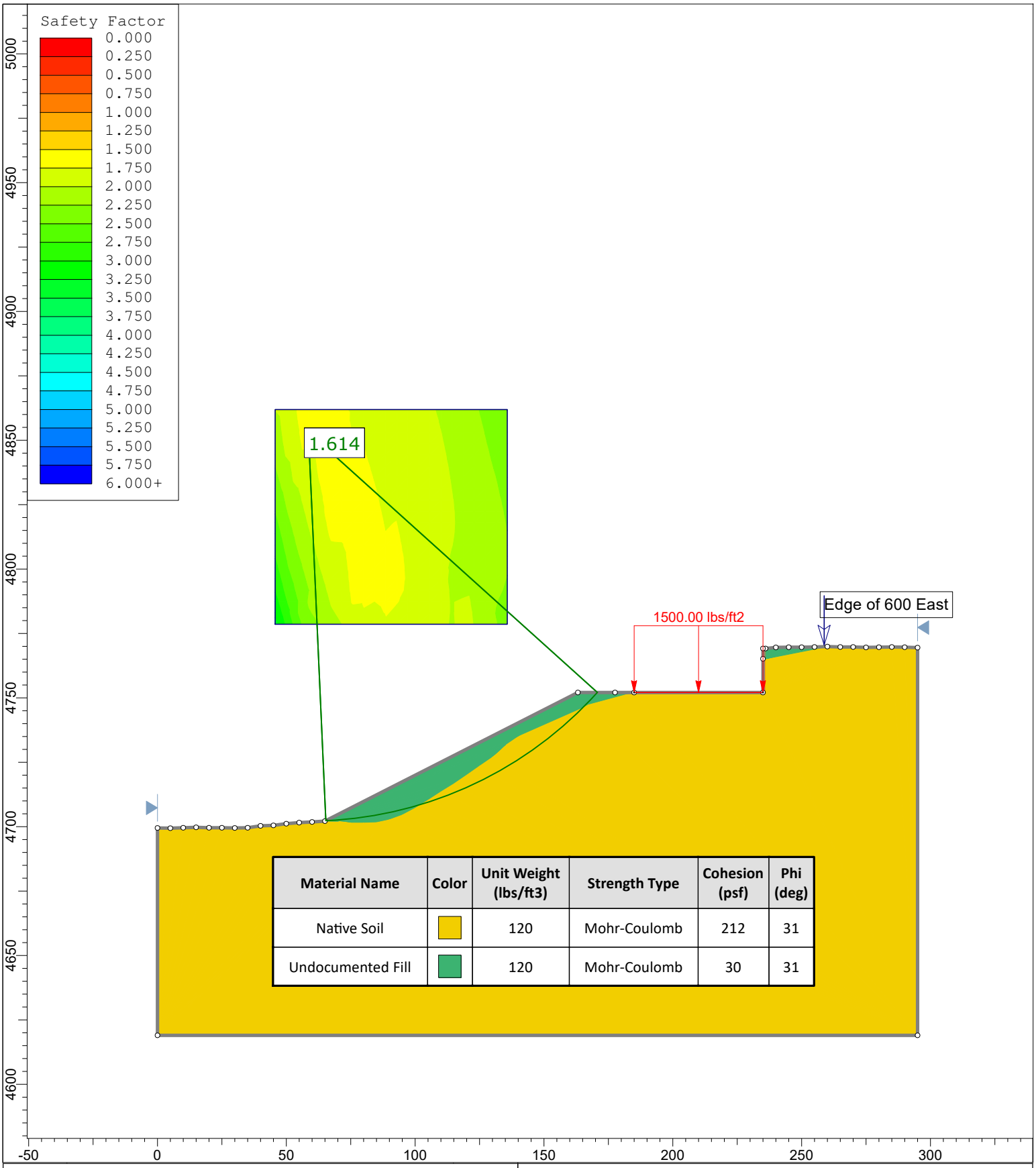
Project Number: 1674-002

Plate D-14



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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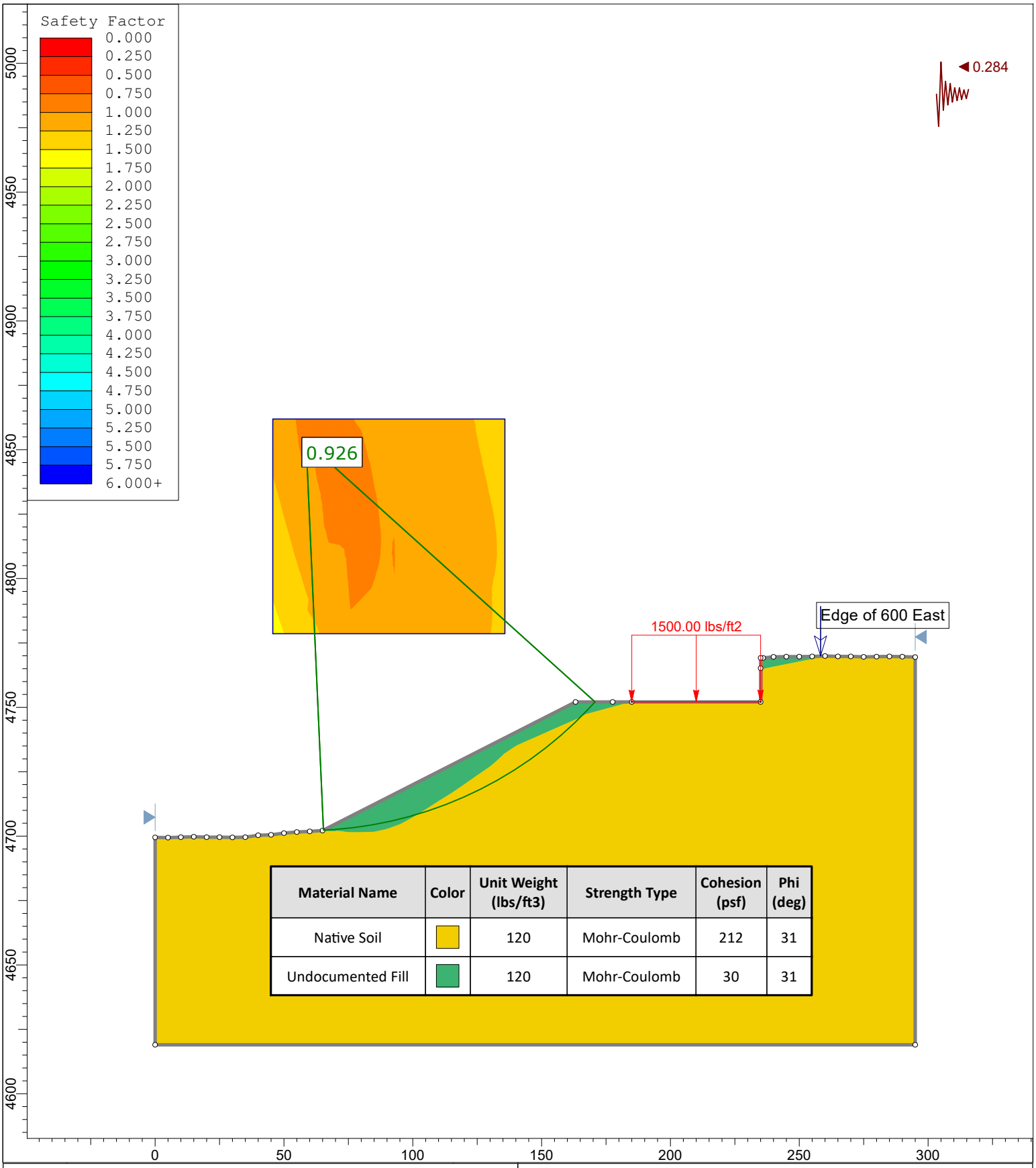
Project Number: 1674-002

Plate D-15



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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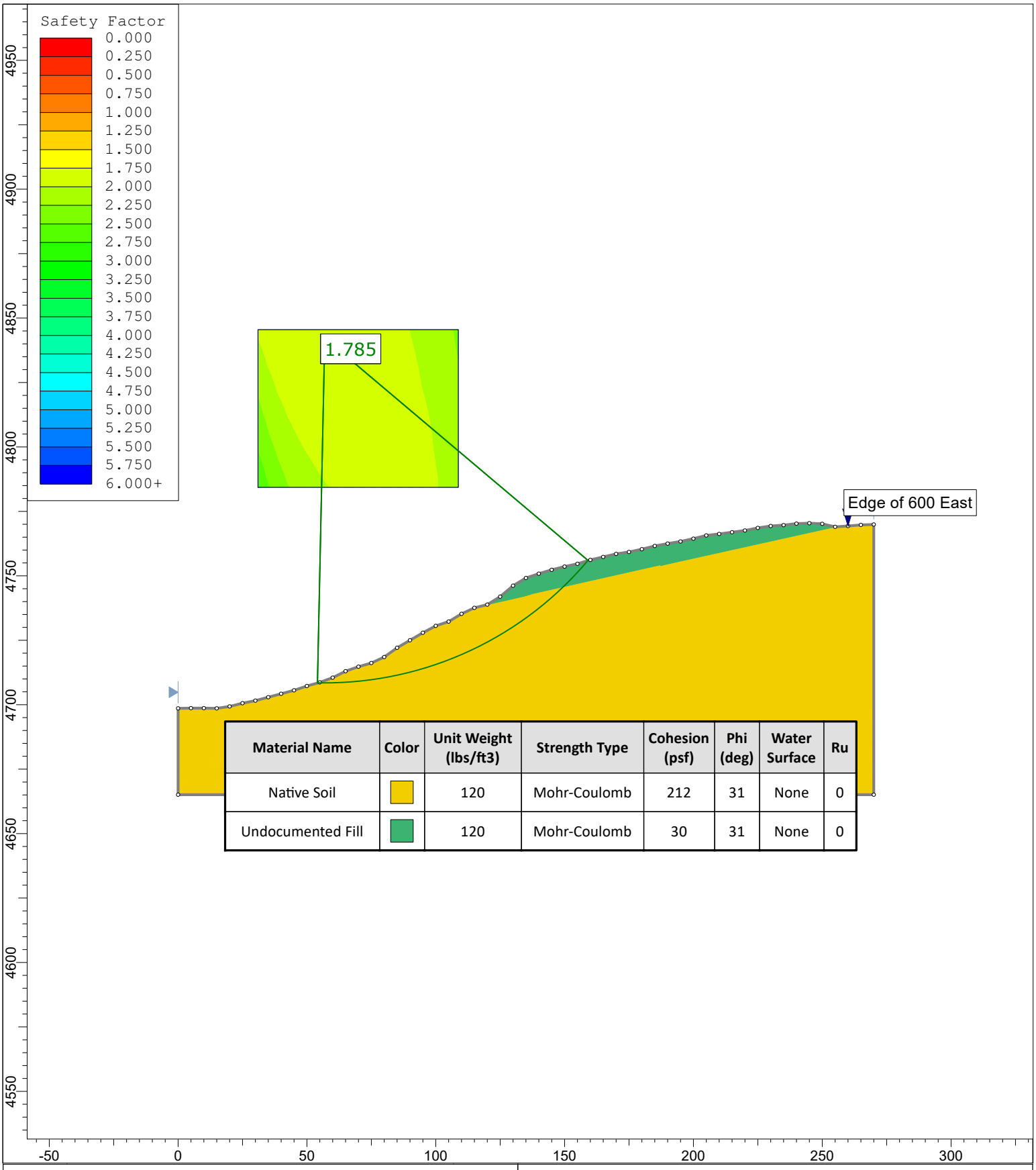
Lehi, Utah
Project Number: 1674-002

Plate D-16



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Water Surface	Ru
Native Soil		120	Mohr-Coulomb	212	31	None	0
Undocumented Fill		120	Mohr-Coulomb	30	31	None	0

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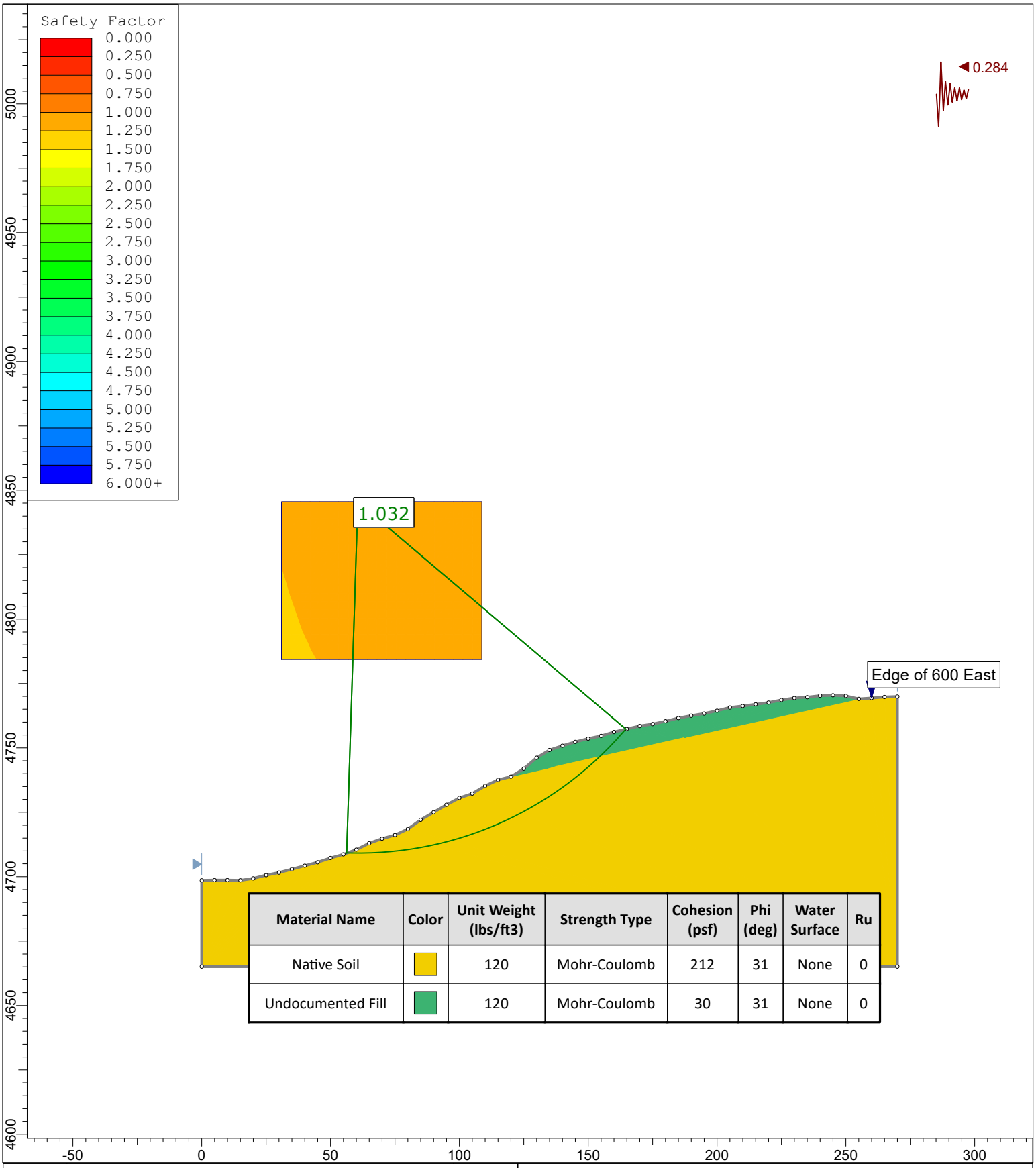
Lehi, Utah
Project Number: 1674-002

Plate D-17



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)	Water Surface	Ru
Native Soil		120	Mohr-Coulomb	212	31	None	0
Undocumented Fill		120	Mohr-Coulomb	30	31	None	0

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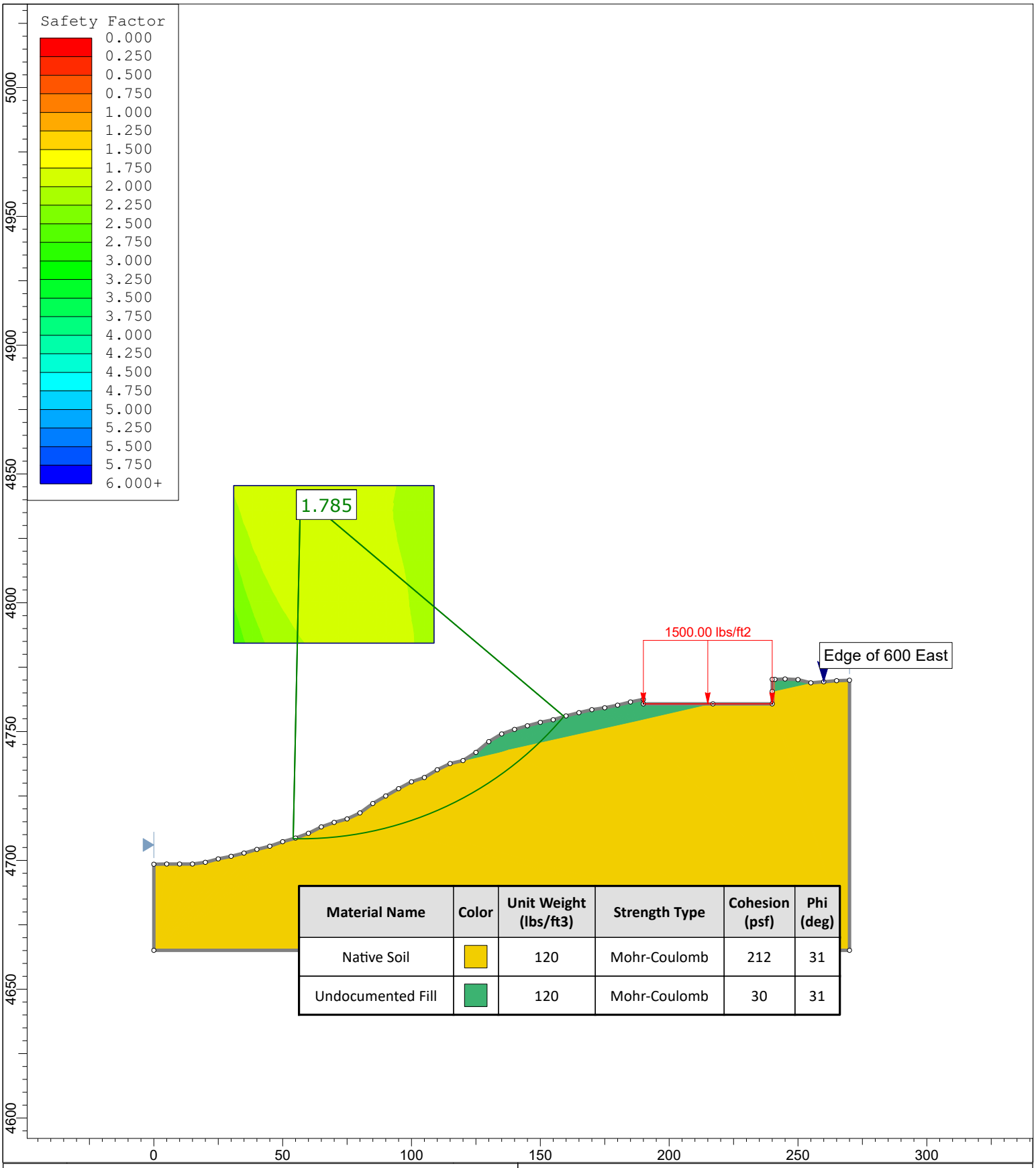
Project Number: 1674-002

Plate D-18



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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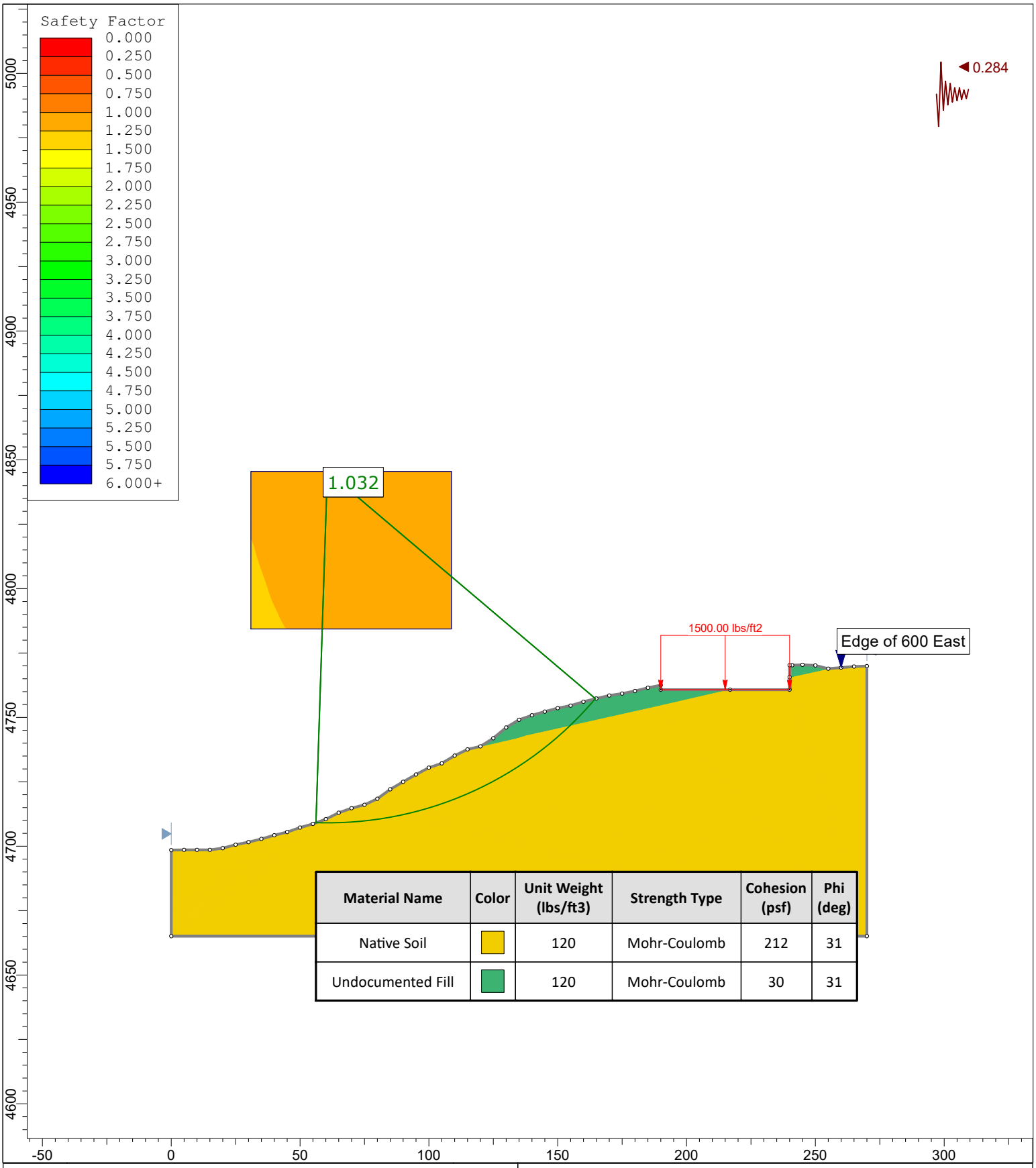
Lehi, Utah
Project Number: 1674-002

Plate D-19



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Native Soil		120	Mohr-Coulomb	212	31
Undocumented Fill		120	Mohr-Coulomb	30	31

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Project Number: 1674-002

Plate D-20

APPENDIX E

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

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Lehi, Utah
Project Number: 1674-002

Plate E-1

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration* by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*

GEOPROFESSIONAL BUSINESS ASSOCIATION

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HALES ENGINEERING
innovative transportation solutions

Family Park

Traffic Impact Study

Lehi, Utah

June 9, 2022

UT22-2242

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Family Park development located in Lehi, Utah. The development is located west of the Airport Road / 600 East intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed. The Saturday afternoon peak hour level of service (LOS) results are shown in Table ES-1. An exhibit of the proposed mitigated roadway network near the park is shown in Figure ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Saturday Afternoon Peak Hour Level of Service Results

	Intersection	Level of Service			
		Existing (2022)		Future (2027)	
		BG	PP	BG	PP
1	2600 North / 600 East	A	A	A	A
2	1730 North / 300 East	a	a	a	a
3	1500 North / 300 East	b	b	b	a
4	Cedar Hollow Road / 300 East	A	A	A	A
5	1100 North / 300 East	a	a	a	a
6	Cedar Hollow Road / 600 East	A	B	A	B
7	Airport Road / 600 East	a	b	a	b
8	Airport Road / 1200 East	b	c	b	c
9	300 East / 600 East	-	a	a	a
10	South Access / 600 East	-	c	-	c
11	Middle Access / 600 East	-	a	-	a
12	North Access / 600 East	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, June 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a public park with various amenities
- The project is anticipated to generate approximately 4,409 Saturday daily trips, including 723 trips in the Saturday peak hour
- The trip generation assumptions were generous to be conservatively high in the analysis. The numbers assume an amphitheater event, a small pickleball tournament, and an indoor ice skating rink. Therefore, the conditions presented in this report are worse than what will be experienced on normal operating days.
- The following auxiliary lanes are recommended:
  - North Access / 600 East: Southbound left-turn
  - Middle Access / 600 East: Northbound left-turn and southbound left-turn
  - Airport Road / 600 East: Southbound left-turn
  - South Access / 600 East: Northbound left-turn
- It is recommended that separate left- and right-turn egress lanes be provided at the South Access, 1730 North, Airport Road, the Middle Access, the North Access, and the 300 East connection at 600 East.
- A storage length of at least 50 or 75 feet is recommended for each of these turn lanes.

2022	Background	Plus Project
Assumptions	• None	• 600 East connected
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None
2027	**Background**	**Plus Project**
Assumptions	• 600 East connected	• 600 East connected
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None

Lehi Family Park TIS
Mitigated Roadway Network (Near Park) **Figure ES-1**

TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... **i**
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS ii
TABLE OF CONTENTS ..... **iv**
LIST OF TABLES ..... **v**
LIST OF FIGURES ..... **v**
I. INTRODUCTION **1**
A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2
II. EXISTING (2022) BACKGROUND CONDITIONS **4**
A. Purpose 4
B. Traffic Volumes 4
C. Level of Service Analysis 6
D. Queuing Analysis 6
E. Mitigation Measures 6
III. PROJECT CONDITIONS **7**
A. Purpose 7
B. Project Description 7
C. Trip Generation 7
D. Trip Distribution and Assignment 8
E. Auxiliary Lanes 10
IV. EXISTING (2022) PLUS PROJECT CONDITIONS **11**
A. Purpose 11
B. Traffic Volumes 11
C. Level of Service Analysis 11
D. Queuing Analysis 11
E. Mitigation Measures 11
V. FUTURE (2027) BACKGROUND CONDITIONS **14**
A. Purpose 14
B. Roadway Network 14
C. Traffic Volumes 14
D. Level of Service Analysis 14
E. Queuing Analysis 14
F. Mitigation Measures 14
VI. FUTURE (2027) PLUS PROJECT CONDITIONS **17**
A. Purpose 17
B. Traffic Volumes 17
C. Level of Service Analysis 17
D. Queuing Analysis 17
E. Mitigation Measures 17

Appendix A: Project Site Plan
Appendix B: Turning Movement Counts
Appendix C: LOS Results
Appendix D: Queuing Results

LIST OF TABLES

Table 1: Level of Service Description 3
Table 2: Existing (2022) Background Saturday Afternoon Peak Hour LOS 6
Table 3: Project Land Uses 7
Table 4: Trip Generation 8
Table 5: Trip Distribution 8
Table 6: Existing (2022) Plus Project Saturday Afternoon Peak Hour LOS 13
Table 7: Future (2027) Background Saturday Afternoon Peak Hour LOS 16
Table 8: Future (2027) Plus Project Saturday Afternoon Peak Hour LOS 19

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Lehi, Utah 1
Figure 2: Existing (2022) background Saturday afternoon peak hour traffic volumes 5
Figure 3: Trip assignment for the Saturday afternoon peak hour 9
Figure 4: Existing (2022) plus project Saturday afternoon peak hour traffic volumes 12
Figure 5: Future (2027) background Saturday afternoon peak hour traffic volumes 15
Figure 6: Future (2027) plus project Saturday afternoon peak hour traffic volumes 18

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Family Park development located in Lehi, Utah. The proposed project is located west of the Airport Road / 600 East intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed.

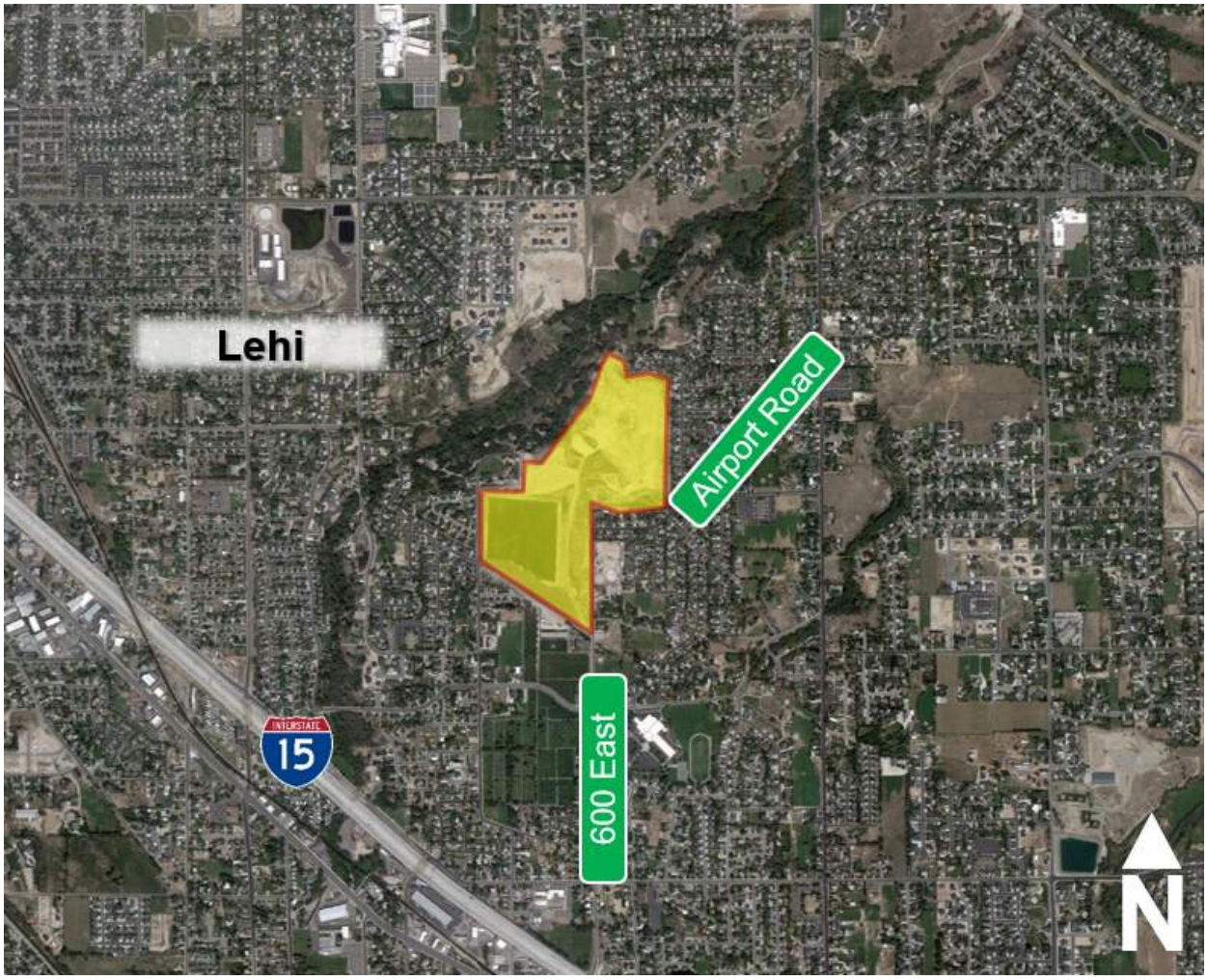


Figure 1: Vicinity map showing the project location in Lehi, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 2600 North / 300 East
- 1730 North (Smithfield Ridge Dr.) / 300 East
- 1500 North / 300 East
- Cedar Hollow Road / 300 East
- 1100 North / 300 East
- Cedar Hollow Road / 600 East
- Airport Road / 600 East
- Airport Road / 1200 East
- Accesses (4)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS C per Lehi City collector road guidelines. If levels of service D, E, or F conditions exist, an explanation and/or mitigation measures will be presented.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2022) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Traffic Volumes

Midday peak period (11:00 a.m. to 1:00 p.m.) traffic counts were performed at the following intersections:

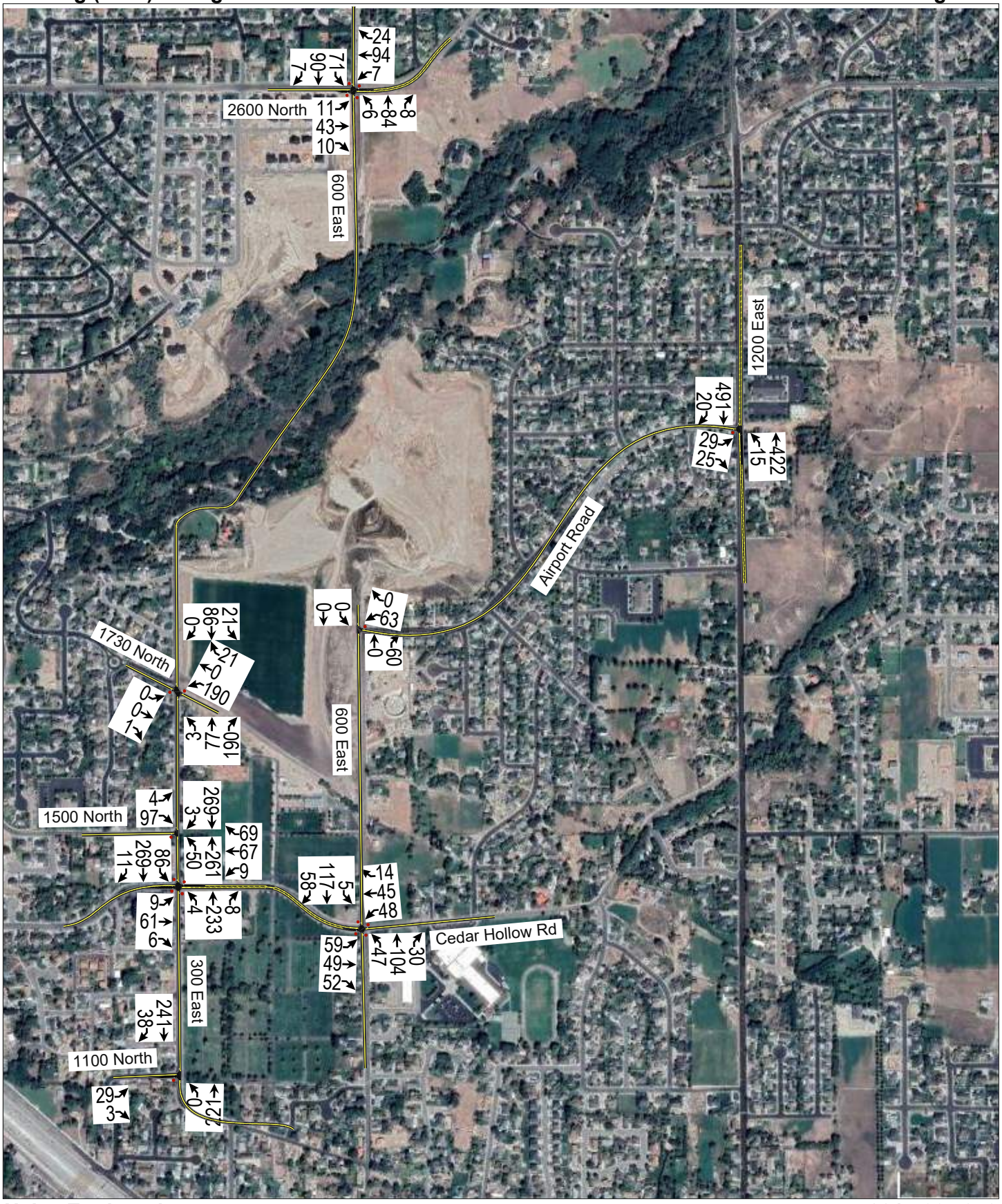
- 2600 North / 300 East
- 1730 North (Smithfield Ridge Dr.) / 300 East
- 1500 North / 300 East
- Cedar Hollow Road / 300 East
- 1100 North / 300 East
- Cedar Hollow Road / 600 East
- Airport Road / 600 East
- Airport Road / 1200 East

The counts were performed on Saturday, September 21, 2019. The midday peak hour was determined to be between 12:00 p.m. and 1:00 p.m. The Saturday afternoon peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix B.

Hales Engineering considered seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R 145 (ATR #632). In recent years, traffic volumes in September have been equal to approximately 104% of average traffic volumes. Therefore, the observed traffic volumes were not adjusted.

Hales Engineering also considered average Streetlight volume data on 300 East and 600 East for March 2021 through May 2021 on Saturdays during the peak hour. These data were used to determine how much traffic has been added to the roadways on a Saturday since the installation of the soccer fields in the study area after 2019. The collected data were increased where necessary to represent existing conditions.

Figure 2 shows the existing Saturday afternoon peak hour volumes as well as intersection geometry at the study intersections.


2600 North
600 East
1200 East
Airport Road
1730 North
1500 North
Cedar Hollow Rd
300 East
1100 North

C. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the Saturday afternoon peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

Table 2: Existing (2022) Background Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	5.9	A
1730 North / 300 East	EB/WB Stop	WBL	7.4	a
1500 North / 300 East	EB Stop	EBL	11.6	b
Cedar Hollow Road / 300 East	AWSC	-	7.0	A
1100 North / 300 East	EB Stop	EBL	6.9	a
Cedar Hollow Road / 600 East	AWSC	-	5.9	A
Airport Road / 600 East	WB Stop	WBL	5.2	a
Airport Road / 1200 East	EB Stop	EBL	13.3	b

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Family Park development is located west of the Airport Road / 600 East intersection. The development will consist of a public park with various amenities and housing units. A concept plan for the proposed development is provided in Appendix A. The concept plan has some specific amenities that were identified. However, the plan is still not finalized. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Intensity
Single-family detached housing	9 Units
Park	All Abilities area, trails, pavilions, pickleball courts, ice skating rink

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021 and other estimates. Trip generation for the proposed project is included in Table 4. The trip generation for the housing, amphitheater, ice skating rink, and general park were estimated based on ITE rates. The trip generation for the pickleball courts was estimated assuming players and visitors coming for a busy day featuring a small tournament, to be conservative. The trip generation for the All Abilities area was estimated using Streetlight data, gathering trip data the Adventure Heights All Abilities Park in Spanish Fork, UT.

The trip generation assumptions were generous to be conservatively high in the analysis. The numbers assume that an event is occurring at the amphitheater, that a small pickleball tournament is happening, and that the ice skating rink is indoor and operating in the summer. Therefore, the conditions presented in this report will be on busy peak days, and that normal operating days will have even better conditions.

The total trip generation for the development is as follows:

- Saturday Daily Trips: 4,409
- Saturday Peak Hour Trips: 723

Table 4: Trip Generation

Trip Generation Lehi - Family Park TIS								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Saturday Daily								
Single-Family Detached Housing (210)	9	DU	94	50%	50%	47	47	94
Pickleball Courts	8	Courts	528	50%	50%	264	264	528
All Abilities Park	1	Park	1,329	50%	50%	665	664	1,329
Amphitheater (ITE 445)	3,450	Seats	1,726	50%	50%	863	863	1,726
Ice Skating Rink	1	Rink	566	50%	50%	283	283	566
General Park	84	Acres	166	50%	50%	83	83	166
TOTAL			**4,409**			**2,205**	**2,204**	**4,409**
Saturday Midday Peak Hour								
Single-Family Detached Housing (210)	9	DU	18	63%	37%	11	7	18
Pickleball Courts	8	Courts	75	25%	75%	19	56	75
All Abilities Park	1	Park	180	0%	0%	0	180	180
Amphitheater (ITE 445)	3,450	Seats	312	72%	28%	225	87	312
Ice Skating Rink	1	Rink	114	56%	44%	64	50	114
General Park	84	Acres	24	55%	45%	13	11	24
TOTAL			**723**			**332**	**391**	**723**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2022

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the Saturday afternoon peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	30%
South	35%
East	15%
West	20%

These trip distribution assumptions were used to assign the Saturday afternoon peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

2600 North
1200 East
N. 600 Access
S. 600 Access
Airport Road
1730 North
600 East
1730 Access
1500 North
Cedar Hollow Rd
300 East
1000 North

E. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. In addition, the thru volumes at the intersections are considered. Where thru volumes are low, the need for a turn lane is less, even if the turn volume is high. These guidelines were used to identify the need for auxiliary lanes.

Based on these guidelines and the anticipated project traffic, it is recommended that the following deceleration (ingress) lanes be provided:

- North Access / 600 East: Southbound left-turn
- Middle Access / 600 East: Northbound left-turn and southbound left-turn (due to the opposing northbound left-turn being provided)
    - A northbound right-turn could be considered but is not recommended due to the low northbound thru volume and in order to provide shorter crossing distances across 600 East for pedestrians.
- Airport Road / 600 East: Southbound left-turn
    - A northbound right-turn could be considered but is not recommended due to the moderately low northbound thru volume and due to limited right-of-way on 600 East.
- South Access / 600 East: Northbound left-turn

In addition, it is recommended that separate left- and right-turn egress lanes be provided at the South Access, 1730 North, Airport Road, the Middle Access, the North Access, and the 300 East connection at 600 East. Though some of these movements have low volumes, these egress lanes will provide additional capacity to unload vehicles from larger events.

A storage length of at least 50 or 75 feet is recommended for each of these turn lanes.

IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Existing (2022) plus project Saturday afternoon peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour with project traffic added, as shown in Table 6.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

2600 North
1200 East
North Access
Middle Access
Airport Road
300 East
600 East
1730 North
South Access
1500 North
Cedar Hollow Rd
1100 North

Table 6: Existing (2022) Plus Project Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	6.6	A
1730 North / 300 East	EB/WB Stop	EBT	7.4	a
1500 North / 300 East	EB Stop	EBL	9.6	a
Cedar Hollow Road / 300 East	AWSC	-	7.7	A
1100 North / 300 East	EB Stop	EBL	7.2	a
Cedar Hollow Road / 600 East	AWSC	-	10.1	B
Airport Road / 600 East	WB Stop	WBL	10.9	b
Airport Road / 1200 East	EB Stop	EBL	16.1	c
300 East / 600 East	EB Stop	EBL	6.9	a
South Access / 600 East	EB Stop	EBL	13.9	b
Middle Access / 600 East	EB/WB Stop	WBL	8.9	a
North Access / 600 East	WB Stop	WBL	5.6	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

V. FUTURE (2027) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to current updates being made to the Lehi Transportation Master Plan, 600 East is planned to extend north and connect to 300 East before 2027 regardless of if this project is built or not. Therefore, that change was made to the roadway network for the future (2027) analysis with and without the project.

C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) Saturday afternoon peak hour turning movement volumes are shown in Figure 5

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour in future (2027) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

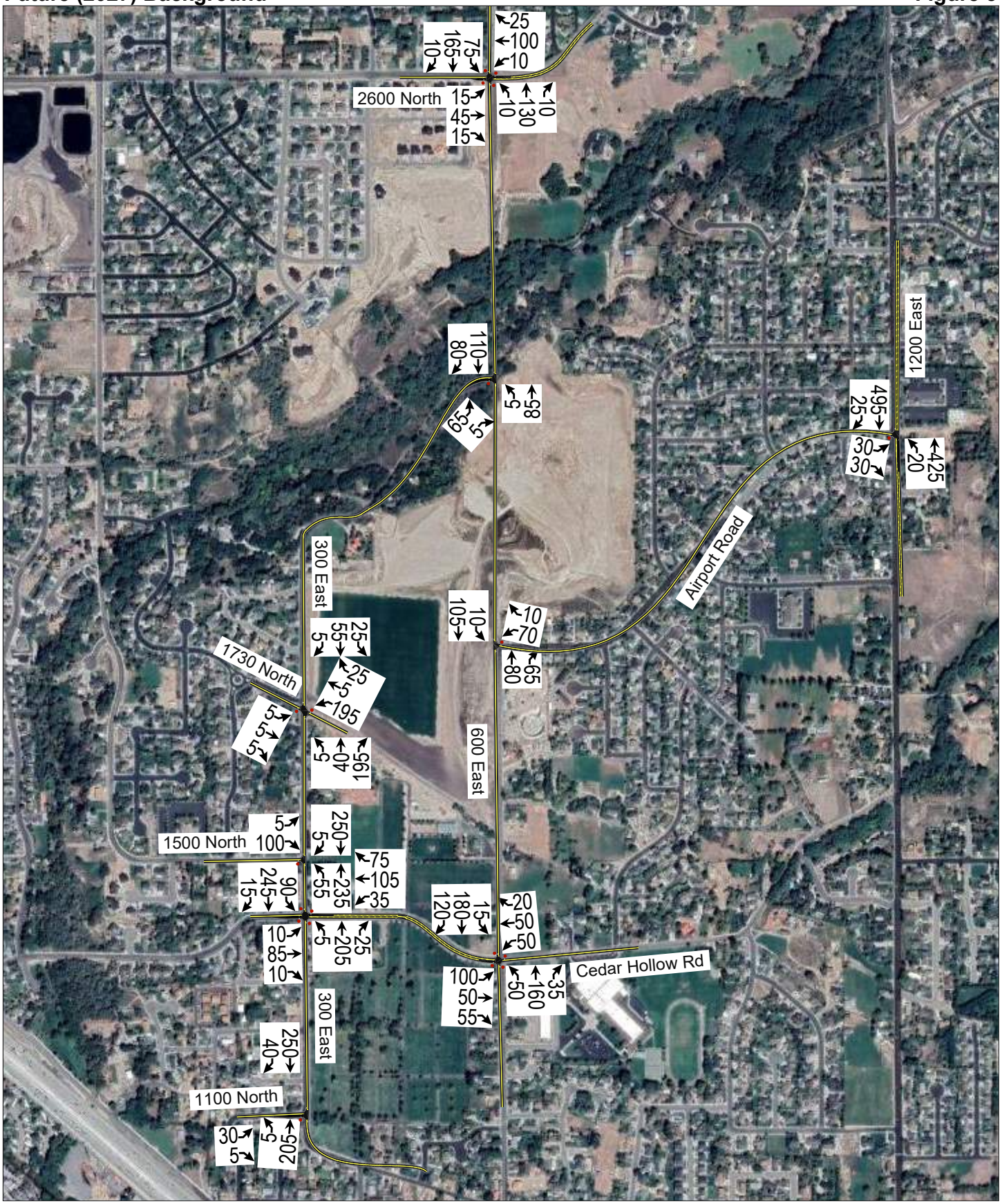

2600 North
1200 East
Airport Road
300 East
1730 North
600 East
1500 North
Cedar Hollow Rd
300 East
1100 North

Table 7: Future (2027) Background Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	6.4	A
1730 North / 300 East	EB/WB Stop	EBT	7.6	a
1500 North / 300 East	EB Stop	EBL	10.9	b
Cedar Hollow Road / 300 East	AWSC	-	7.3	A
1100 North / 300 East	EB Stop	EBL	7.7	a
Cedar Hollow Road / 600 East	AWSC	-	7.3	A
Airport Road / 600 East	WB Stop	WBL	6.5	a
Airport Road / 1200 East	EB Stop	EBL	13.8	b
300 East / 600 East	EB Stop	EBL	6.4	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

VI. FUTURE (2027) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Future (2027) plus project Saturday afternoon peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour in future (2027) plus project conditions, as shown in Table 8.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

2600 North
1200 East
North Access
Middle Access
Airport Road
300 East
600 East
1730 North
South Access
1500 North
Cedar Hollow Rd
1100 North
300 East

Table 8: Future (2027) Plus Project Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	7.1	A
1730 North / 300 East	EB/WB Stop	EBT	7.3	a
1500 North / 300 East	EB Stop	EBL	9.7	a
Cedar Hollow Road / 300 East	AWSC	-	8.0	A
1100 North / 300 East	EB Stop	EBL	7.6	a
Cedar Hollow Road / 600 East	AWSC	-	11.8	B
Airport Road / 600 East	WB Stop	WBL	11.4	b
Airport Road / 1200 East	EB Stop	EBL	16.8	c
300 East / 600 East	EB Stop	EBL	7.6	a
South Access / 600 East	EB Stop	EBL	16.2	c
Middle Access / 600 East	EB/WB Stop	WBL	10.0	a
North Access / 600 East	WB Stop	WBL	6.3	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

APPENDIX A

Site Plan

PARKING AREAS

A	GENERAL PARK AND AMPITHEATER	186 PARKING STALLS 8 ADA STALLS
B	PICKLEBALL COURT	76 PARKING STALLS 2 ADA STALLS
C	ATHLETIC FIELDS NORTH	163 PARKING STALLS 2 ADA STALLS
D	ATHLETIC FIELDS EAST	174 PARKING STALLS 0 ADA STALLS
E	ATHLETIC FIELDS SOUTH	295 PARKING STALLS 9 ADA STALLS

PARKING TOTALS

TOTAL PARKING STALLS:	894 PARKING STALLS 21 ADA STALLS
TOTAL FOR ATHLETIC FIELDS:	632 PARKING STALLS 11 ADA STALLS ~90 STALLS PER ATHLETIC FIELD

AMPITHEATER

SLOPED GRASS AREA	~32,404 SQ FT
STAGE AREA	~2,000 SQ FT
TOTAL CAPACITY	SITTING ~3,450 PEOPLE STANDING ONLY 12,000 PEOPLE

FAMILY PARK
MASTER PLAN

0 20 40 80 160
1"=80 FEET

NORTH

PEC PROJECT ENGINEERING CONSULTANTS

LEHI CITY

APPENDIX B

Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

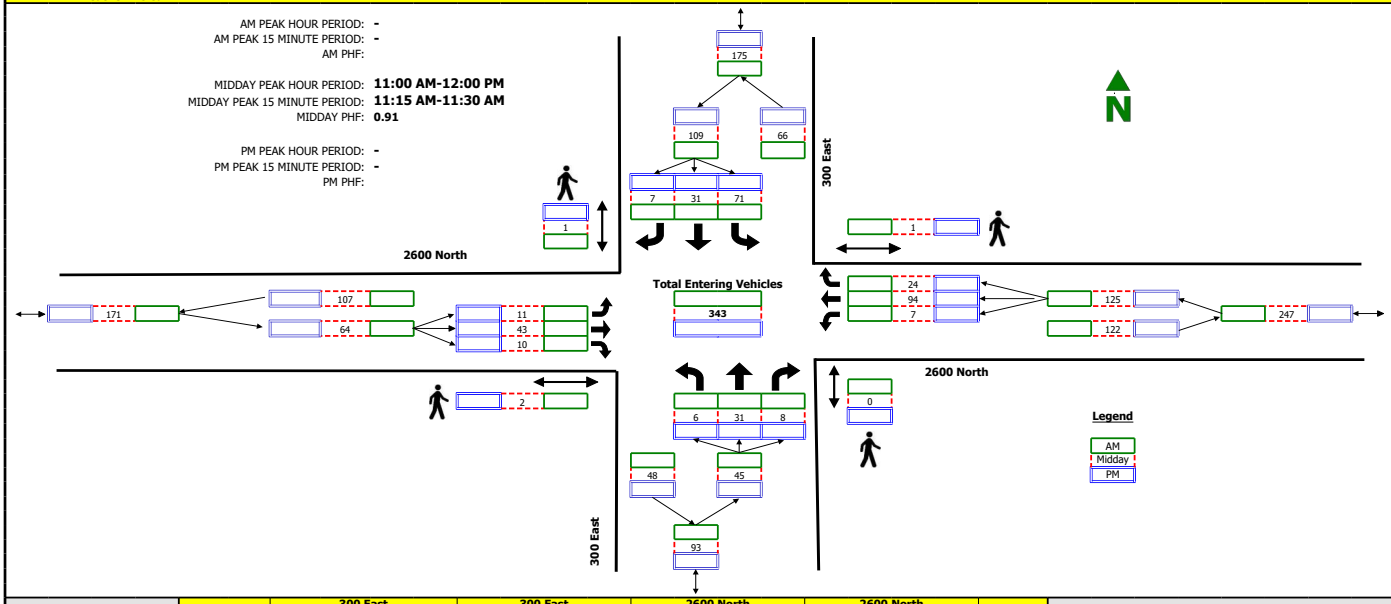
Intersection Turning Movement Summary

Intersection:	**300 East / 2600 North**	**Date:**	**9-21-19, Sat**
North/South:	**300 East**	**Day of Week Adjustment:**	**100.0%**
East/West:	**2600 North**	**Month of Year Adjustment:**	**100.0%**
Jurisdiction:	**Lehi**	**Adjustment Station #:**	**0**
Project Title:	**Peck Park TIS**	**Growth Rate:**	**0.0%**
Project No:	**UT19-1542**	**Number of Years:**	**0**
Weather:	**Clear**		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.91**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				2600 North Eastbound				2600 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	2	7	1	0	20	8	4	0	1	9	3	2	2	24	7	0	88
11:15 - 11:30	4	10	4	0	20	9	1	0	4	12	1	0	3	21	5	1	94
11:30 - 11:45	0	8	0	0	16	6	2	1	4	13	3	0	1	26	4	0	83
11:45 - 12:00	0	6	3	0	15	8	0	0	2	9	3	0	1	23	8	0	78
12:00 - 12:15	1	7	0	0	9	7	2	1	7	10	0	0	3	17	5	0	68
12:15 - 12:30	3	4	2	0	9	8	4	1	5	14	0	0	1	17	5	0	72
12:30 - 12:45	1	5	1	0	16	7	1	0	3	12	2	0	0	9	4	0	61
12:45 - 13:00	0	4	1	0	15	5	2	0	3	10	5	0	1	26	6	0	78
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

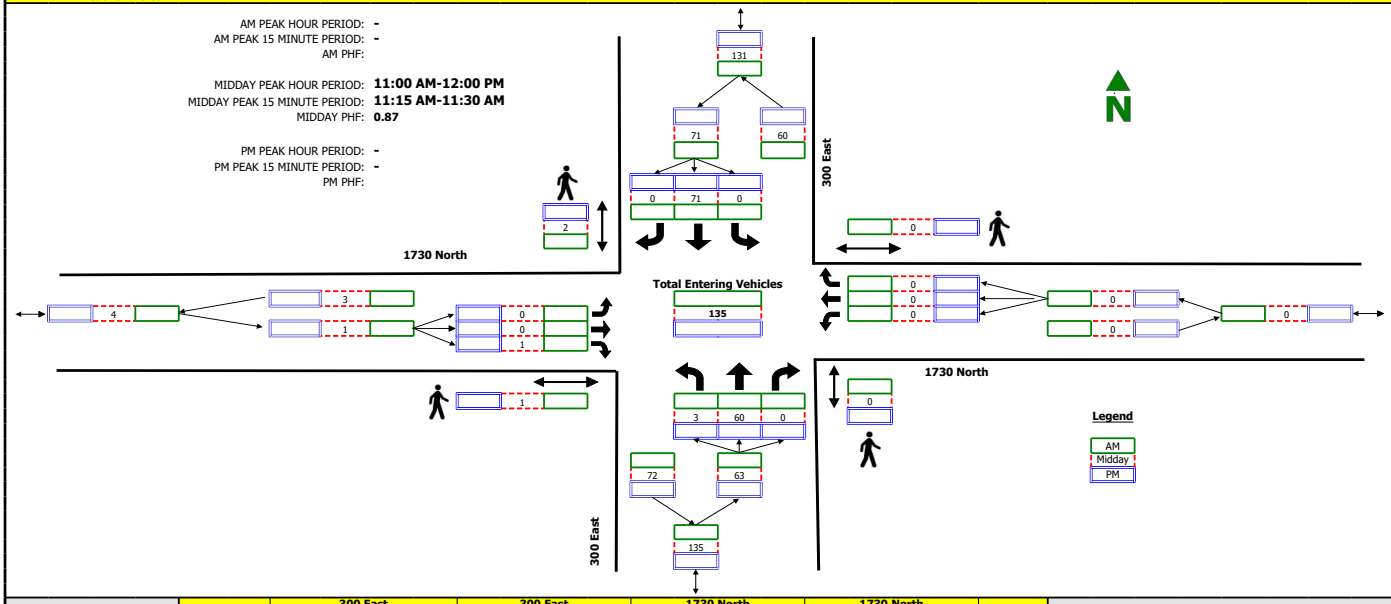
Intersection: 300 East / 1730 North
North/South: 300 East
East/West: 1730 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.87**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1730 North Eastbound				1730 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	1	17	0	0	0	17	0	1	0	0	0	0	0	0	0	0	35
11:15 - 11:30	0	19	0	0	0	20	0	1	0	0	0	0	0	0	0	0	39
11:30 - 11:45	0	13	0	0	0	20	0	0	0	0	0	0	0	0	0	0	33
11:45 - 12:00	2	11	0	0	0	14	0	0	0	0	1	1	0	0	0	0	28
12:00 - 12:15	1	10	0	0	0	13	0	0	1	0	0	0	0	0	0	0	25
12:15 - 12:30	1	8	0	0	0	11	0	0	1	0	0	0	0	0	0	0	21
12:30 - 12:45	0	8	0	0	0	10	0	0	0	0	0	0	0	0	0	0	18
12:45 - 13:00	0	12	0	0	0	22	0	1	0	0	0	0	0	0	0	0	34
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

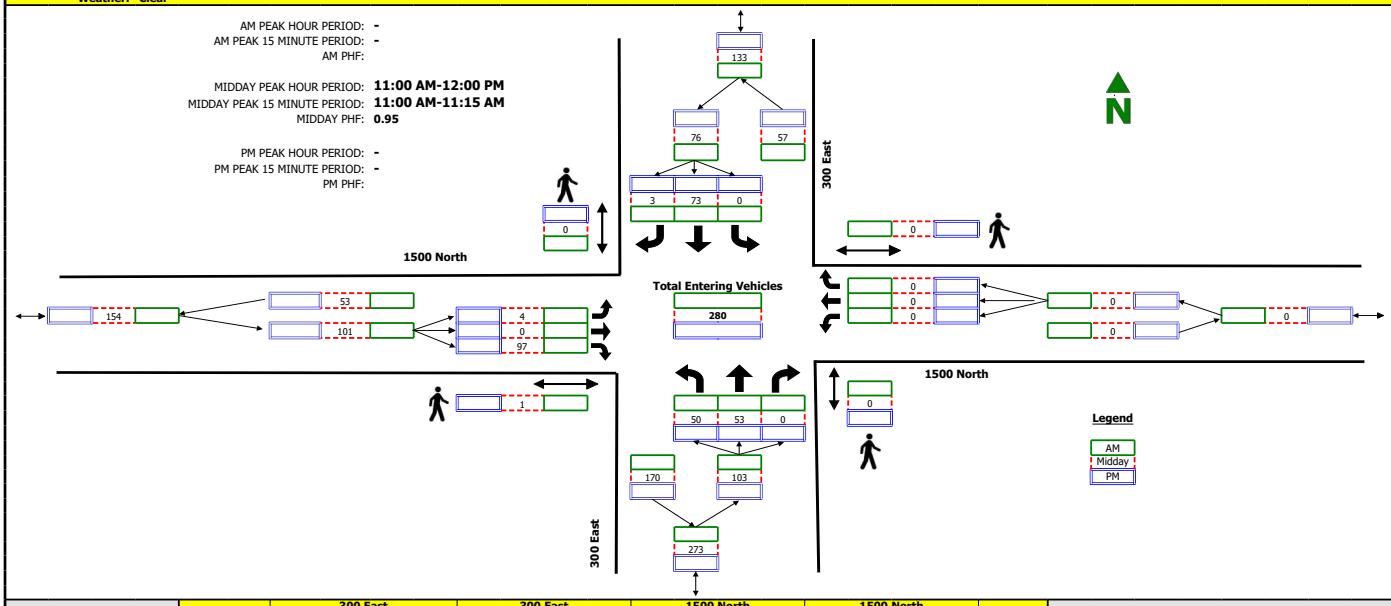
Intersection: 300 East / 1500 North
North/South: 300 East
East/West: 1500 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.95**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1500 North Eastbound				1500 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	9	18	0	0	0	16	1	0	1	0	29	1	0	0	0	0	74
11:15 - 11:30	11	19	0	0	0	17	0	0	0	0	21	0	0	0	0	0	68
11:30 - 11:45	15	8	0	0	0	20	1	0	0	0	20	0	0	0	0	0	64
11:45 - 12:00	15	8	0	0	0	20	1	0	3	0	27	0	0	0	0	0	74
12:00 - 12:15	17	8	0	0	0	17	3	0	0	0	15	0	0	0	0	0	60
12:15 - 12:30	11	6	0	0	0	14	0	0	2	0	22	0	0	0	0	0	55
12:30 - 12:45	17	4	0	0	0	13	0	0	0	0	39	0	0	0	0	0	73
12:45 - 13:00	11	9	0	0	0	25	1	0	0	0	17	0	0	0	0	0	63
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

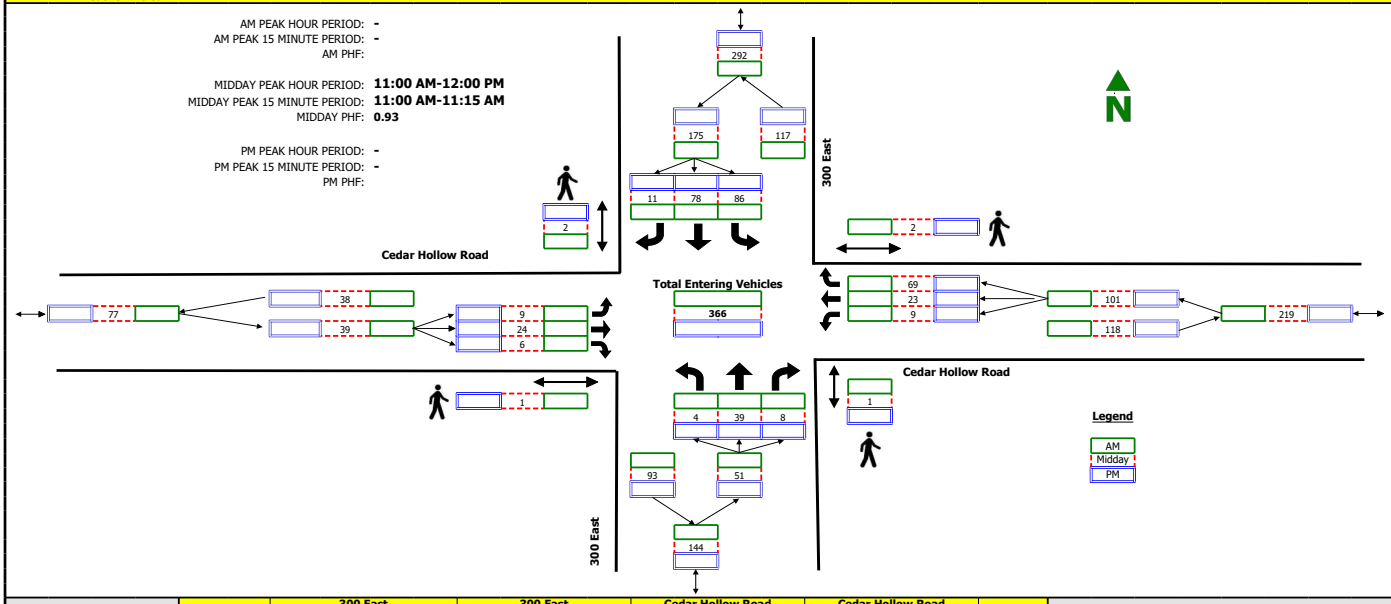
Intersection: 300 East / Cedar Hollow Road
North/South: 300 East
East/West: Cedar Hollow Road
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.93**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				Cedar Hollow Road Eastbound				Cedar Hollow Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	4	8	2	0	26	17	3	0	2	8	5	1	2	4	17	1	98
11:15 - 11:30	0	11	5	0	21	19	3	0	3	7	1	0	2	4	18	1	94
11:30 - 11:45	0	8	0	0	14	26	2	2	2	7	0	0	3	7	20	0	89
11:45 - 12:00	0	12	1	1	25	16	3	0	2	2	0	0	2	8	14	0	85
12:00 - 12:15	0	12	2	1	13	16	0	2	1	4	0	2	1	7	14	1	70
12:15 - 12:30	0	11	4	0	18	17	0	0	0	6	0	0	3	6	10	0	75
12:30 - 12:45	0	4	1	0	21	25	3	0	4	5	0	0	2	2	15	0	82
12:45 - 13:00	1	8	2	0	18	18	2	0	1	2	0	1	0	7	13	0	72
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

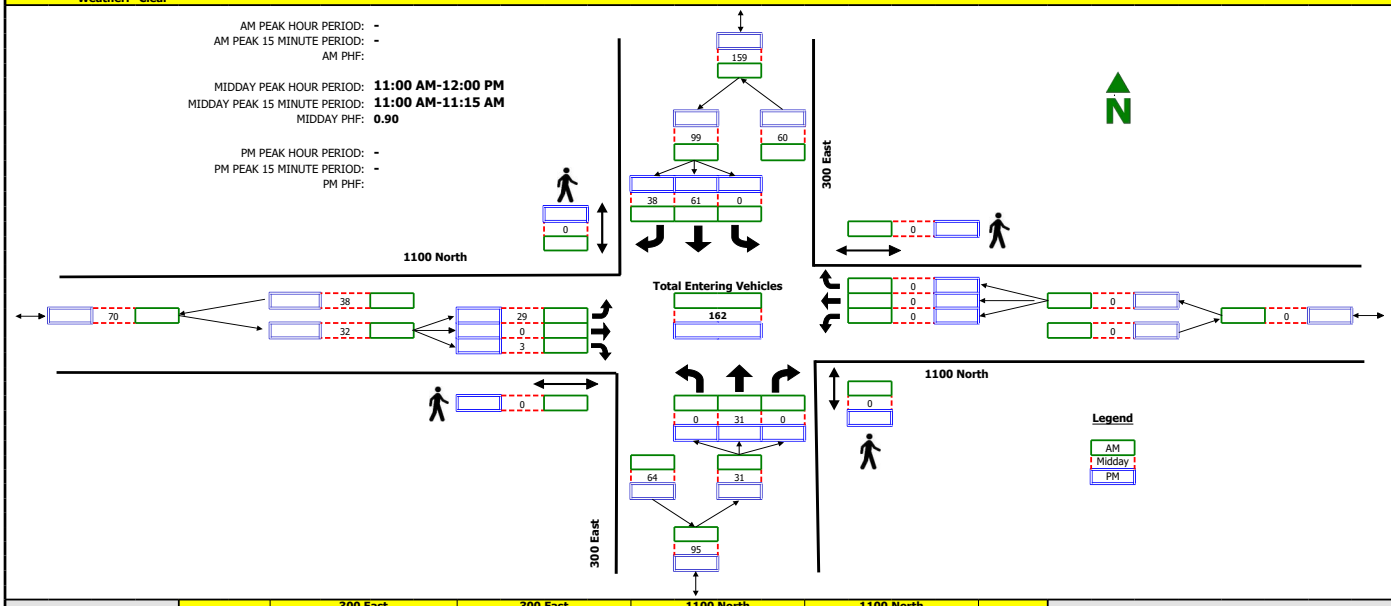
Intersection: 300 East / 1100 North
North/South: 300 East
East/West: 1100 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.90**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1100 North Eastbound				1100 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	12	0	0	0	13	12	0	7	0	1	0	0	0	0	0	45
11:15 - 11:30	0	5	0	0	0	15	10	0	10	0	2	0	0	0	0	0	42
11:30 - 11:45	0	9	0	0	0	20	10	0	4	0	0	0	0	0	0	0	43
11:45 - 12:00	0	5	0	0	0	13	6	0	8	0	0	0	0	0	0	0	32
12:00 - 12:15	1	3	0	0	0	9	13	0	12	0	0	2	0	0	0	0	38
12:15 - 12:30	1	3	0	0	0	16	7	0	13	0	0	0	0	0	0	0	40
12:30 - 12:45	0	5	0	0	0	18	11	0	2	0	0	0	0	0	0	0	36
12:45 - 13:00	1	7	0	0	0	13	11	0	7	0	1	2	0	0	0	0	40
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

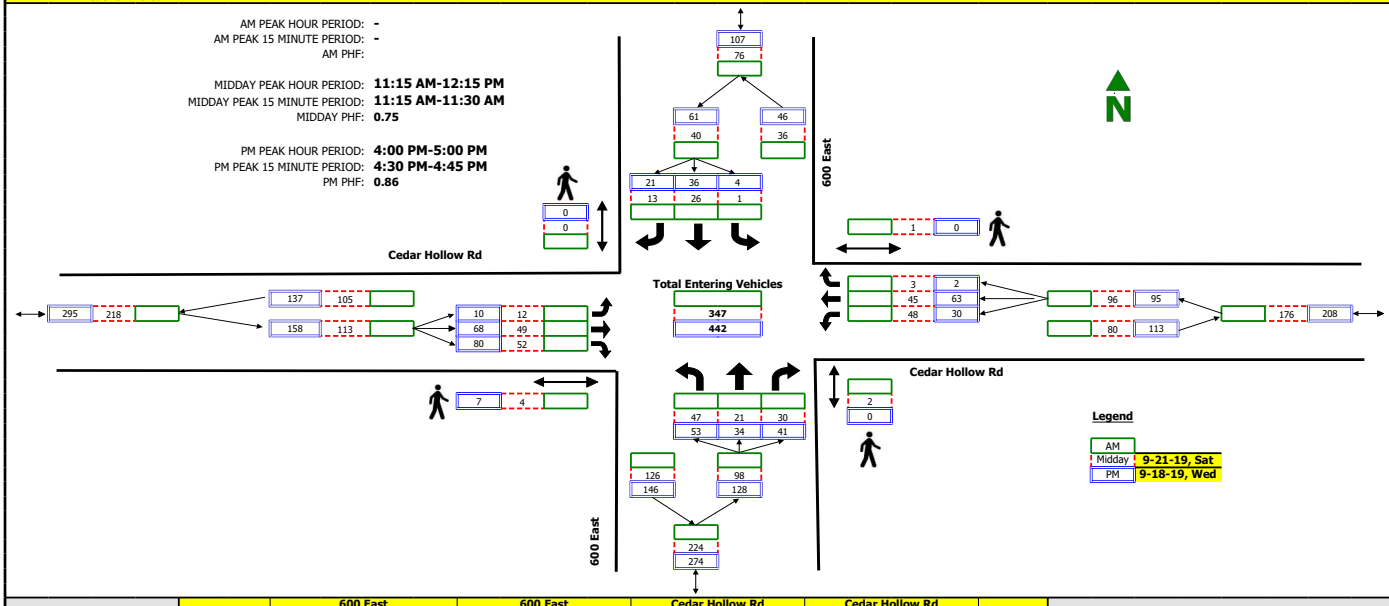
Intersection Turning Movement Summary

Intersection:	600 East / Cedar Hollow Rd	**Date:**	9-18-19, Wed & 9-21-19, Sat
North/South:	600 East	**Day of Week Adjustment:**	100.0%
East/West:	Cedar Hollow Rd	**Month of Year Adjustment:**	100.0%
Jurisdiction:	Lehi	**Adjustment Station #:**	0
Project Title:	Peck Park TIS	**Growth Rate:**	0.0%
Project No:	UT19-1542	**Number of Years:**	0
Weather:	Clear		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:15 AM-12:15 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.75**

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:30 PM-4:45 PM**
PM PHF: **0.86**



RAW COUNT SUMMARIES	600 East Northbound				600 East Southbound				Cedar Hollow Rd Eastbound				Cedar Hollow Rd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	9	3	4	0	0	5	3	0	1	16	14	0	1	7	1	1	64
11:15 - 11:30	16	5	12	0	0	5	3	0	3	16	16	0	23	17	0	1	116
11:30 - 11:45	9	6	9	1	0	10	4	0	0	10	11	4	14	8	2	0	83
11:45 - 12:00	11	5	6	0	0	2	2	0	5	8	17	0	5	13	1	0	75
12:00 - 12:15	11	5	3	1	1	9	4	0	4	15	8	0	6	7	0	0	73
12:15 - 12:30	4	10	8	0	1	3	5	2	2	13	12	0	8	14	1	0	81
12:30 - 12:45	2	4	3	0	0	4	2	0	1	10	16	0	16	13	2	0	73
12:45 - 13:00	10	2	4	0	1	11	5	0	2	8	22	0	7	11	1	0	84
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	17	11	6	0	1	6	9	0	1	20	20	4	2	22	0	0	115
16:15 - 16:30	13	7	19	0	0	9	4	0	3	13	18	1	5	11	1	0	103
16:30 - 16:45	8	8	11	0	2	10	5	0	5	22	27	2	14	16	1	0	129
16:45 - 17:00	15	8	5	0	1	11	3	0	1	13	15	0	9	14	0	0	95
17:00 - 17:15	12	8	8	0	0	12	2	0	5	8	13	0	3	13	2	0	86
17:15 - 17:30	11	4	5	0	0	9	1	0	3	14	15	0	8	22	1	0	93
17:30 - 17:45	13	12	5	1	0	7	1	0	4	16	16	0	10	16	2	1	102
17:45 - 18:00	15	11	10	0	0	8	4	0	6	21	15	0	12	17	0	0	119

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

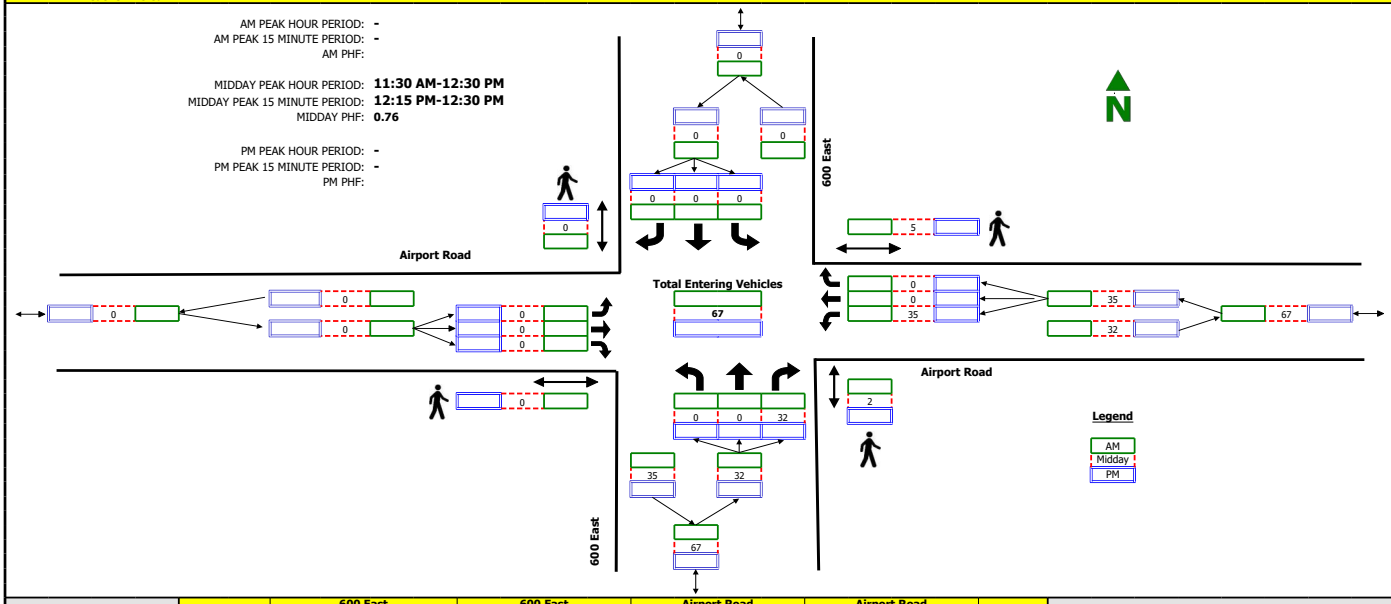
Intersection: 600 East / Airport Road
North/South: 600 East
East/West: Airport Road
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:30 AM-12:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **12:15 PM-12:30 PM**
MIDDAY PHF: **0.76**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	600 East Northbound				600 East Southbound				Airport Road Eastbound				Airport Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	11	0	0	0	0	0	0	0	0	0	10	0	0	0	21
11:15 - 11:30	0	0	8	2	0	0	0	0	0	0	0	0	5	0	0	0	13
11:30 - 11:45	0	0	6	0	0	0	0	0	0	0	0	0	13	0	0	0	19
11:45 - 12:00	0	0	7	0	0	0	0	0	0	0	0	0	4	0	0	1	11
12:00 - 12:15	0	0	8	0	0	0	0	0	0	0	0	0	7	0	0	2	15
12:15 - 12:30	0	0	11	2	0	0	0	0	0	0	0	0	11	0	0	2	22
12:30 - 12:45	0	0	7	0	0	0	0	0	0	0	0	0	5	0	0	0	12
12:45 - 13:00	0	0	3	0	0	0	0	0	0	0	0	0	11	0	0	0	14
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

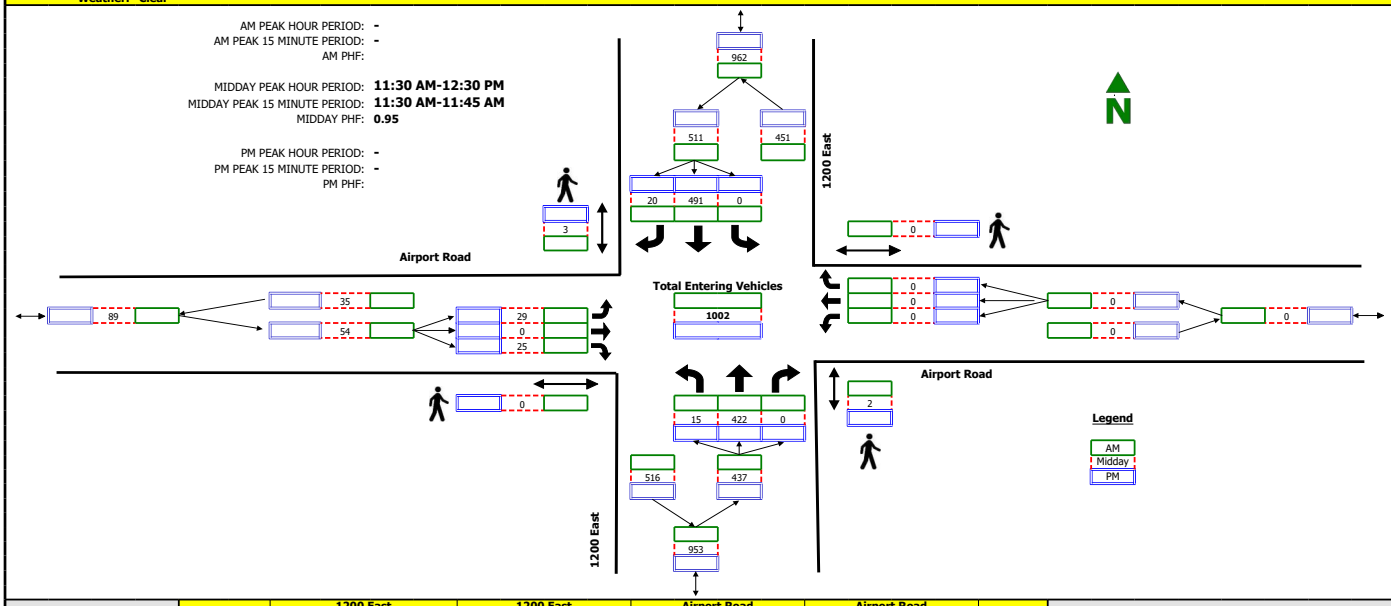
Intersection Turning Movement Summary

Intersection:	**1200 East / Airport Road**	**Date:**	**9-21-19, Sat**
North/South:	**1200 East**	**Day of Week Adjustment:**	**100.0%**
East/West:	**Airport Road**	**Month of Year Adjustment:**	**100.0%**
Jurisdiction:	**Lehi**	**Adjustment Station #:**	**0**
Project Title:	**Peck Park TIS**	**Growth Rate:**	**0.0%**
Project No:	**UT19-1542**	**Number of Years:**	**0**
Weather:	**Clear**		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:30 AM-12:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:30 AM-11:45 AM**
MIDDAY PHF: **0.95**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	1200 East Northbound				1200 East Southbound				Airport Road Eastbound				Airport Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	4	87	0	0	0	126	6	0	5	0	8	0	0	0	0	0	236
11:15 - 11:30	3	102	0	1	0	120	4	1	7	0	5	0	0	0	0	0	241
11:30 - 11:45	1	108	0	0	0	135	7	3	7	0	5	0	0	0	0	0	263
11:45 - 12:00	5	95	0	2	0	126	3	0	5	0	7	0	0	0	0	0	241
12:00 - 12:15	1	111	0	0	0	110	4	0	11	0	5	0	0	0	0	0	242
12:15 - 12:30	8	108	0	0	0	120	6	0	6	0	8	0	0	0	0	0	256
12:30 - 12:45	3	111	0	0	0	124	9	0	5	0	9	0	0	0	0	0	261
12:45 - 13:00	4	94	0	0	1	128	5	0	4	0	5	2	0	0	0	0	241
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East/300 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	5	83	7.3	A
	T	85	86	101	7.4	A
	R	8	7	88	6.0	A
	Subtotal	99	98	99	7.3	A
SB	L	71	72	101	5.8	A
	T	90	86	96	5.6	A
	R	7	8	114	5.1	A
	Subtotal	168	166	99	5.7	A
EB	L	11	12	107	5.0	A
	T	43	38	89	5.1	A
	R	10	11	107	4.3	A
	Subtotal	64	61	95	4.9	A
WB	L	7	7	100	5.7	A
	T	94	95	101	5.6	A
	R	24	25	103	5.0	A
	Subtotal	125	127	102	5.5	A
Total		456	452	99	5.9	A

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	3	100	2.2	A
	T	77	72	93	0.9	A
	R	190	186	98	0.7	A
	Subtotal	270	261	97	0.8	A
SB	L	21	17	80	3.9	A
	T	87	87	100	1.2	A
	Subtotal	108	104	96	1.6	A
EB	R	1	1	100	4.1	A
	Subtotal	1	1	100	4.1	A
WB	***L***	***190***	***193***	***101***	***7.4***	***A***
	R	21	23	108	5.5	A
	Subtotal	211	216	102	7.2	A
Total		591	582	98	3.3	A

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	46	92	4.5	*A*
	T	262	253	97	1.8	*A*
	Subtotal	312	299	96	2.2	*A*
SB	T	274	276	101	1.8	*A*
	R	3	3	100	1.6	*A*
	Subtotal	277	279	101	1.8	*A*
EB	***L***	***4***	***3***	***75***	***11.6***	***B***
	R	97	98	101	5.5	*A*
	Subtotal	101	101	100	5.7	*A*
Total		689	679	99	2.6	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	4	100	7.7	*A*
	T	238	230	97	7.3	*A*
	R	8	8	100	6.3	*A*
	Subtotal	250	242	97	7.3	*A*
SB	L	86	85	99	7.6	*A*
	T	269	274	102	7.4	*A*
	R	11	11	98	6.3	*A*
	Subtotal	366	370	101	7.4	*A*
EB	L	9	8	89	5.9	*A*
	T	61	58	95	6.1	*A*
	R	6	7	117	5.5	*A*
	Subtotal	76	73	96	6.0	*A*
WB	L	9	9	100	6.5	*A*
	T	71	70	98	6.1	*A*
	R	69	66	95	5.2	*A*
	Subtotal	149	145	97	5.7	*A*
Total		841	830	99	7.0	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	221	212	96	0.4	*A*
	Subtotal	221	212	96	0.4	*A*
SB	T	246	249	101	2.3	*A*
	R	38	41	109	2.2	*A*
	Subtotal	284	290	102	2.3	*A*
EB	***L***	***29***	***30***	***104***	***6.9***	***A***
	R	3	3	100	4.8	*A*
	Subtotal	32	33	103	6.7	*A*
Total		537	535	100	1.8	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	47	47	101	6.3	*A*
	T	104	101	97	5.9	*A*
	R	30	30	101	4.8	*A*
	Subtotal	181	178	98	5.8	*A*
SB	L	5	4	80	7.2	*A*
	T	117	118	101	7.0	*A*
	R	58	58	100	5.9	*A*
	Subtotal	180	180	100	6.7	*A*
EB	L	59	53	90	5.7	*A*
	T	49	46	94	5.6	*A*
	R	52	56	108	4.8	*A*
	Subtotal	160	155	97	5.3	*A*
WB	L	48	49	102	5.6	*A*
	T	45	41	92	6.1	*A*
	R	14	18	126	4.8	*A*
	Subtotal	107	108	101	5.7	*A*
Total		627	621	99	5.9	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	117	114	97	1.9	*A*
	R	60	56	93	2.0	*A*
	Subtotal	177	170	96	1.9	*A*
WB	***L***	***63***	***62***	***98***	***5.2***	***A***
	Subtotal	63	62	98	5.2	*A*
Total		240	232	97	2.8	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	12	79	5.1	*A*
	T	422	418	99	0.8	*A*
	Subtotal	437	430	98	0.9	*A*
SB	T	491	487	99	1.2	*A*
	R	20	21	104	1.0	*A*
	Subtotal	511	508	99	1.2	*A*
EB	***L***	***29***	***26***	***90***	***13.3***	***B***
	T	6	4	67	0.6	*A*
	R	25	25	99	7.1	*A*
	Subtotal	60	55	92	9.6	*A*
Total		1,008	993	98	1.6	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	16	14	86	8.5	*A*
	T	143	141	99	7.9	*A*
	R	18	20	110	6.9	*A*
	Subtotal	177	175	99	7.8	*A*
SB	L	71	69	97	6.7	*A*
	T	162	164	101	6.5	*A*
	R	7	7	100	6.5	*A*
	Subtotal	240	240	100	6.6	*A*
EB	L	11	10	89	5.5	*A*
	T	43	41	96	5.5	*A*
	R	25	25	99	4.7	*A*
	Subtotal	79	76	96	5.2	*A*
WB	L	22	22	99	5.5	*A*
	T	94	94	100	6.3	*A*
	R	24	26	107	5.0	*A*
	Subtotal	140	142	101	5.9	*A*
Total		637	633	99	6.6	*A*

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	2	67	3.1	*A*
	T	39	40	102	1.0	*A*
	R	226	230	102	0.8	*A*
	Subtotal	268	272	101	0.8	*A*
SB	L	21	19	89	3.3	*A*
	T	43	43	101	0.7	*A*
	Subtotal	64	62	97	1.5	*A*
EB	***T***	***5***	***5***	***100***	***7.4***	***A***
	R	1	2	200	3.6	*A*
	Subtotal	6	7	117	6.3	*A*
WB	L	213	217	102	6.9	*A*
	T	5	5	100	6.9	*A*
	R	21	24	113	3.9	*A*
	Subtotal	239	246	103	6.6	*A*
Total		577	587	102	3.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	53	106	4.6	*A*
	T	254	260	102	1.9	*A*
	Subtotal	304	313	103	2.4	*A*
SB	T	249	254	102	1.9	*A*
	R	8	8	100	1.6	*A*
	Subtotal	257	262	102	1.9	*A*
EB	***L***	***14***	***14***	***98***	***9.6***	***A***
	R	97	96	99	5.6	*A*
	Subtotal	111	110	99	6.1	*A*
Total		673	685	102	2.8	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	4	100	6.4	*A*
	T	204	212	104	8.5	*A*
	R	18	20	110	7.5	*A*
	Subtotal	226	236	104	8.4	*A*
SB	L	86	87	101	8.9	*A*
	T	235	237	101	8.3	*A*
	R	26	27	103	7.2	*A*
	Subtotal	347	351	101	8.4	*A*
EB	L	30	32	108	6.5	*A*
	T	119	124	104	6.8	*A*
	R	6	6	100	5.7	*A*
	Subtotal	155	162	105	6.7	*A*
WB	L	12	12	98	6.7	*A*
	T	129	134	104	7.1	*A*
	R	69	68	98	5.9	*A*
	Subtotal	210	214	102	6.7	*A*
Total		938	963	103	7.7	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	189	104	0.3	*A*
	Subtotal	182	189	104	0.3	*A*
SB	T	209	212	102	2.3	*A*
	R	44	42	96	2.2	*A*
	Subtotal	253	254	100	2.3	*A*
EB	***L***	***44***	***45***	***103***	***7.2***	***A***
	R	3	3	100	5.2	*A*
	Subtotal	47	48	102	7.1	*A*
Total		482	491	102	2.0	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	47	45	96	10.6	*B*
	T	297	290	98	10.8	*B*
	R	30	30	101	8.6	*A*
	Subtotal	374	365	98	10.6	*B*
SB	L	67	68	101	13.0	*B*
	T	266	264	99	12.1	*B*
	R	118	122	103	11.1	*B*
	Subtotal	451	454	101	12.0	*B*
EB	L	127	126	99	8.1	*A*
	T	50	49	98	7.6	*A*
	R	52	59	113	5.9	*A*
	Subtotal	229	234	102	7.4	*A*
WB	L	48	46	96	9.1	*A*
	T	45	48	107	8.7	*A*
	R	109	110	101	7.5	*A*
	Subtotal	202	204	101	8.1	*A*
Total		1,255	1,257	100	10.1	*B*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	324	320	99	1.6	*A*
	R	65	67	103	1.5	*A*
	Subtotal	389	387	99	1.6	*A*
SB	L	41	40	98	4.8	*A*
	T	239	243	102	1.1	*A*
	Subtotal	280	283	101	1.6	*A*
WB	***L***	***73***	***72***	***98***	***10.9***	***B***
	R	50	54	108	6.6	*A*
	Subtotal	123	126	102	9.1	*A*
Total		792	796	101	2.8	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	25	23	91	6.1	*A*
	T	427	430	101	0.9	*A*
	Subtotal	452	453	100	1.2	*A*
SB	T	511	506	99	1.5	*A*
	R	65	68	105	1.2	*A*
	Subtotal	576	574	100	1.5	*A*
EB	***L***	***65***	***65***	***100***	***16.1***	***C***
	T	11	12	109	1.1	*A*
	R	30	30	101	10.4	*B*
	Subtotal	106	107	101	12.8	*B*
Total		1,134	1,134	100	2.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	2.4	*A*
	T	123	122	99	0.2	*A*
	Subtotal	128	126	98	0.3	*A*
SB	T	150	151	100	2.7	*A*
	R	59	59	100	2.6	*A*
	Subtotal	209	210	100	2.7	*A*
EB	***L***	***54***	***56***	***104***	***6.9***	***A***
	R	5	6	120	4.9	*A*
	Subtotal	59	62	105	6.7	*A*
Total		396	398	100	2.5	*A*

Intersection: 600 East & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	154	147	96	5.6	*A*
	T	380	378	99	2.2	*A*
	Subtotal	534	525	98	3.2	*A*
SB	T	296	300	101	1.7	*A*
	R	15	14	92	1.5	*A*
	Subtotal	311	314	101	1.7	*A*
EB	***L***	***10***	***9***	***88***	***13.9***	***B***
	R	156	156	100	5.4	*A*
	Subtotal	166	165	99	5.9	*A*
Total		1,011	1,004	99	3.1	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Middle Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	205	199	97	3.8	*A*
	T	108	105	97	1.1	*A*
	R	60	67	112	1.0	*A*
	Subtotal	373	371	99	2.5	*A*
SB	L	10	9	88	3.1	*A*
	T	125	128	102	0.9	*A*
	R	30	27	91	0.7	*A*
	Subtotal	165	164	99	1.0	*A*
EB	L	20	20	99	8.5	*A*
	R	100	95	95	5.3	*A*
	Subtotal	120	115	96	5.9	*A*
WB	***L***	***55***	***61***	***111***	***8.9***	***A***
	R	10	11	107	4.3	*A*
	Subtotal	65	72	111	8.2	*A*
Total		723	722	100	3.3	*A*

Intersection: 600 East & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	118	116	99	0.7	*A*
	R	20	20	99	0.6	*A*
	Subtotal	138	136	99	0.7	*A*
SB	L	15	15	98	2.8	*A*
	T	140	141	100	0.3	*A*
	Subtotal	155	156	101	0.5	*A*
WB	***L***	***24***	***24***	***99***	***5.6***	***A***
	R	10	9	88	4.4	*A*
	Subtotal	34	33	97	5.3	*A*
Total		328	325	99	1.1	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	107	7.2	*A*
	T	131	127	97	7.9	*A*
	R	10	11	107	6.1	*A*
	Subtotal	151	149	99	7.7	*A*
SB	L	75	71	94	6.6	*A*
	T	165	168	102	6.3	*A*
	R	10	12	117	5.4	*A*
	Subtotal	250	251	100	6.3	*A*
EB	L	15	16	105	5.4	*A*
	T	45	47	105	5.3	*A*
	R	15	15	98	4.7	*A*
	Subtotal	75	78	104	5.2	*A*
WB	L	10	11	107	5.6	*A*
	T	100	101	101	6.1	*A*
	R	25	28	111	4.8	*A*
	Subtotal	135	140	104	5.8	*A*
Total		613	618	101	6.4	*A*

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	3.3	*A*
	T	40	35	88	0.9	*A*
	R	195	202	103	0.7	*A*
	Subtotal	240	240	100	0.8	*A*
SB	L	25	26	103	3.8	*A*
	T	56	57	102	0.9	*A*
	R	5	5	100	0.9	*A*
	Subtotal	86	88	102	1.8	*A*
EB	L	5	5	100	5.2	*A*
	T	***5***	***5***	***100***	***7.6***	***A***
	R	5	5	100	4.5	*A*
	Subtotal	15	15	100	5.8	*A*
WB	L	195	195	100	7.0	*A*
	T	5	5	100	7.1	*A*
	R	25	27	107	5.3	*A*
	Subtotal	225	227	101	6.8	*A*
Total		566	570	101	3.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	56	102	4.6	*A*
	T	236	238	101	1.8	*A*
	Subtotal	291	294	101	2.3	*A*
SB	T	251	250	100	1.7	*A*
	R	5	7	140	1.6	*A*
	Subtotal	256	257	100	1.7	*A*
EB	***L***	***5***	***4***	***80***	***10.9***	***B***
	R	100	103	103	5.7	*A*
	Subtotal	105	107	102	5.9	*A*
Total		652	658	101	2.7	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	7.9	*A*
	T	205	203	99	8.0	*A*
	R	25	27	107	7.4	*A*
	Subtotal	235	235	100	7.9	*A*
SB	L	90	87	97	8.1	*A*
	T	245	248	101	7.7	*A*
	R	15	16	105	6.2	*A*
	Subtotal	350	351	100	7.7	*A*
EB	L	10	12	117	6.1	*A*
	T	85	88	103	6.2	*A*
	R	10	10	98	5.3	*A*
	Subtotal	105	110	105	6.1	*A*
WB	L	35	34	98	6.3	*A*
	T	110	109	99	6.6	*A*
	R	75	79	105	5.9	*A*
	Subtotal	220	222	101	6.3	*A*
Total		911	918	101	7.3	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 1100 North & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	2.9	*A*
	T	205	206	101	0.4	*A*
	Subtotal	210	210	100	0.4	*A*
SB	T	250	255	102	2.4	*A*
	R	40	39	98	2.3	*A*
	Subtotal	290	294	101	2.4	*A*
EB	***L***	***30***	***29***	***97***	***7.7***	***A***
	R	5	5	100	4.4	*A*
	Subtotal	35	34	97	7.2	*A*
Total		535	538	101	1.9	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	7.1	*A*
	T	160	164	103	7.1	*A*
	R	35	35	101	5.9	*A*
	Subtotal	245	249	102	6.9	*A*
SB	L	15	17	111	8.4	*A*
	T	180	180	100	9.2	*A*
	R	120	123	102	8.1	*A*
	Subtotal	315	320	102	8.7	*A*
EB	L	100	95	95	6.3	*A*
	T	51	54	106	6.2	*A*
	R	55	56	102	5.2	*A*
	Subtotal	206	205	100	6.0	*A*
WB	L	50	50	100	6.4	*A*
	T	50	51	102	6.5	*A*
	R	20	23	114	5.3	*A*
	Subtotal	120	124	103	6.2	*A*
Total		886	898	101	7.3	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	215	217	101	2.3	*A*
	R	65	66	102	2.6	*A*
	Subtotal	280	283	101	2.4	*A*
SB	L	10	8	78	3.6	*A*
	T	105	108	103	1.4	*A*
	Subtotal	115	116	101	1.6	*A*
WB	***L***	***70***	***71***	***101***	***6.5***	***A***
	R	10	13	127	5.2	*A*
	Subtotal	80	84	105	6.3	*A*
Total		476	483	102	2.9	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	89	5.2	*A*
	T	425	424	100	0.8	*A*
	Subtotal	445	442	99	1.0	*A*
SB	T	495	508	103	1.4	*A*
	R	25	28	111	1.0	*A*
	Subtotal	520	536	103	1.4	*A*
EB	***L***	***30***	***30***	***101***	***13.8***	***B***
	T	16	15	95	0.6	*A*
	R	30	29	97	8.4	*A*
	Subtotal	76	74	97	9.0	*A*
Total		1,041	1,052	101	1.7	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.6	*A*
	T	86	86	100	1.0	*A*
	Subtotal	91	91	100	1.1	*A*
SB	T	110	111	100	2.5	*A*
	R	80	84	105	2.5	*A*
	Subtotal	190	195	103	2.5	*A*
EB	***L***	***65***	***61***	***94***	***6.4***	***A***
	R	5	6	120	4.4	*A*
	Subtotal	70	67	96	6.2	*A*
Total		352	353	100	2.9	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	19	94	8.5	*A*
	T	156	157	101	8.2	*A*
	R	20	19	94	7.7	*A*
	Subtotal	196	195	99	8.2	*A*
SB	L	75	76	101	7.6	*A*
	T	199	206	103	7.2	*A*
	R	10	10	98	6.6	*A*
	Subtotal	284	292	103	7.3	*A*
EB	L	15	16	105	5.9	*A*
	T	45	48	107	5.9	*A*
	R	30	33	111	4.8	*A*
	Subtotal	90	97	108	5.5	*A*
WB	L	25	26	103	5.9	*A*
	T	100	102	102	6.3	*A*
	R	25	25	99	5.0	*A*
	Subtotal	150	153	102	6.0	*A*
Total		721	737	102	7.1	*A*

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	3.6	*A*
	T	40	41	102	0.9	*A*
	R	231	235	102	0.8	*A*
	Subtotal	276	279	101	0.8	*A*
SB	L	25	27	107	3.8	*A*
	T	56	58	104	1.0	*A*
	R	5	6	120	1.0	*A*
	Subtotal	86	91	106	1.8	*A*
EB	L	5	5	100	6.4	*A*
	T	***10***	***9***	***88***	***7.3***	***A***
	R	5	4	80	5.0	*A*
	Subtotal	20	18	90	6.5	*A*
WB	L	218	221	101	7.2	*A*
	T	10	11	107	7.1	*A*
	R	25	26	103	4.0	*A*
	Subtotal	253	258	102	6.9	*A*
Total		636	646	102	3.6	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	53	96	4.7	*A*
	T	262	267	102	1.9	*A*
	Subtotal	317	320	101	2.4	*A*
SB	T	268	270	101	1.8	*A*
	R	10	12	117	1.9	*A*
	Subtotal	278	282	101	1.8	*A*
EB	***L***	***15***	***15***	***98***	***9.7***	***A***
	R	100	101	101	5.7	*A*
	Subtotal	115	116	101	6.2	*A*
Total		710	718	101	2.8	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	9.2	*A*
	T	210	211	100	8.9	*A*
	R	35	38	109	7.8	*A*
	Subtotal	250	253	101	8.7	*A*
SB	L	90	90	100	9.1	*A*
	T	248	246	99	8.6	*A*
	R	30	33	111	7.6	*A*
	Subtotal	368	369	100	8.6	*A*
EB	L	31	32	104	6.8	*A*
	T	122	120	98	6.6	*A*
	R	10	12	117	6.2	*A*
	Subtotal	163	164	101	6.6	*A*
WB	L	38	37	98	6.8	*A*
	T	136	144	106	7.3	*A*
	R	75	77	102	6.7	*A*
	Subtotal	249	258	104	7.0	*A*
Total		1,029	1,044	101	8.0	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.3	*A*
	T	205	207	101	0.4	*A*
	Subtotal	210	212	101	0.5	*A*
SB	T	250	249	99	2.4	*A*
	R	46	45	98	2.3	*A*
	Subtotal	296	294	99	2.4	*A*
EB	***L***	***45***	***46***	***103***	***7.6***	***A***
	R	5	6	120	4.5	*A*
	Subtotal	50	52	104	7.2	*A*
Total		556	558	100	2.1	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	51	102	12.7	*B*
	T	300	298	99	12.8	*B*
	R	35	38	109	11.8	*B*
	Subtotal	385	387	101	12.7	*B*
SB	L	68	67	98	15.4	*C*
	T	270	267	99	14.9	*B*
	R	148	154	104	13.4	*B*
	Subtotal	486	488	100	14.5	*B*
EB	L	147	148	101	8.2	*A*
	T	51	45	89	7.0	*A*
	R	55	60	109	6.0	*A*
	Subtotal	253	253	100	7.5	*A*
WB	L	50	49	98	9.5	*A*
	T	50	53	106	10.2	*B*
	R	111	118	106	8.4	*A*
	Subtotal	211	220	104	9.1	*A*
Total		1,334	1,348	101	11.8	*B*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	328	330	101	1.6	*A*
	R	70	70	100	1.6	*A*
	Subtotal	398	400	101	1.6	*A*
SB	L	46	45	98	4.8	*A*
	T	257	261	102	1.1	*A*
	Subtotal	303	306	101	1.6	*A*
WB	***L***	***80***	***77***	***96***	***11.4***	***B***
	R	55	55	100	6.8	*A*
	Subtotal	135	132	98	9.5	*A*
Total		836	838	100	2.9	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	28	94	5.6	*A*
	T	430	430	100	0.9	*A*
	Subtotal	460	458	100	1.2	*A*
SB	T	515	512	99	1.6	*A*
	R	70	70	100	1.3	*A*
	Subtotal	585	582	99	1.6	*A*
EB	***L***	***66***	***64***	***97***	***16.8***	***C***
	T	15	15	98	0.9	*A*
	R	35	36	104	10.0	*A*
	Subtotal	116	115	99	12.6	*B*
Total		1,161	1,155	100	2.5	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	3.0	*A*
	T	130	126	97	0.2	*A*
	Subtotal	135	130	96	0.3	*A*
SB	T	175	180	103	2.9	*A*
	R	80	85	106	2.6	*A*
	Subtotal	255	265	104	2.8	*A*
EB	***L***	***65***	***66***	***102***	***7.6***	***A***
	R	5	6	120	4.6	*A*
	Subtotal	70	72	103	7.4	*A*
Total		460	467	101	2.8	*A*

Intersection: 600 East & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	171	178	104	5.7	*A*
	T	387	386	100	2.2	*A*
	Subtotal	558	564	101	3.3	*A*
SB	T	322	324	101	1.8	*A*
	R	15	14	92	1.3	*A*
	Subtotal	337	338	100	1.8	*A*
EB	***L***	***10***	***11***	***107***	***16.2***	***C***
	R	166	167	101	6.0	*A*
	Subtotal	176	178	101	6.6	*A*
Total		1,071	1,080	101	3.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Middle Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	205	207	101	3.9	*A*
	T	116	114	98	1.1	*A*
	R	60	62	103	1.0	*A*
	Subtotal	381	383	101	2.6	*A*
SB	L	10	10	98	3.3	*A*
	T	148	152	102	0.8	*A*
	R	30	32	108	0.7	*A*
	Subtotal	188	194	103	0.9	*A*
EB	L	20	18	89	9.4	*A*
	R	100	100	100	5.6	*A*
	Subtotal	120	118	98	6.2	*A*
WB	***L***	***55***	***54***	***98***	***10.0***	***A***
	R	10	10	98	4.2	*A*
	Subtotal	65	64	98	9.1	*A*
Total		754	759	101	3.3	*A*

Intersection: 600 East & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	126	122	97	0.7	*A*
	R	20	21	104	0.6	*A*
	Subtotal	146	143	98	0.7	*A*
SB	L	15	14	92	2.8	*A*
	T	164	171	104	0.3	*A*
	Subtotal	179	185	103	0.5	*A*
WB	***L***	***24***	***23***	***95***	***6.3***	***A***
	R	10	10	98	4.3	*A*
	Subtotal	34	33	97	5.7	*A*
Total		360	361	100	1.0	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Existing (2022) Background

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB			SB		EB					WB			
	L	LT	LTR	LTR	TR	L	LR	LTR	R	TR	L	LR	LTR	TR
01: 600 East/300 East & 2600 North			75	75		50				50	50			75
02: 300 East & 1730 North													75	
03: 300 East & 1500 North		50					75							
04: 300 East & Cedar Hollow Rd			100	125		50				75	50			75
05: 300 East & 1100 North						50								
06: 600 East & Cedar Hollow Rd			75	100		50				75			75	
07: 600 East & Airport Road												50		
08: 1200 East & Airport Road							75							

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Existing (2022) Plus Project

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB				EB					WB					
	L	LT	LTR	TR	L	LTR	T	TR	L	LR	LTR	R	TR	L	LR	LT	LTR	R	TR
01: 600 East & 2600 North			100			100			50				75	50					75
02: 300 East & 1730 North																75			
03: 300 East & 1500 North		50								75									
04: 300 East & Cedar Hollow Rd			100			125			50				75	50					100
05: 300 East & 1100 North									75										
06: 600 East & Cedar Hollow Rd			150			175			75				75				100		
07: 600 East & Airport Road					50									75				50	
08: 1200 East & Airport Road	50									100									
09: 600 East & 300 East									75										
10: 600 East & South Access	75											50							
11: 600 East & Middle Access	75								50				75	75					50
12: 600 East & North Access															50				

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Future (2027) Background

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB			EB					WB			
	L	LT	LTR	TR	LT	LTR	TR	L	LR	LTR	R	TR	L	LR	LTR	TR
01: 600 East & 2600 North			75			100		50				50	50			75
02: 300 East & 1730 North						25									75	
03: 300 East & 1500 North		50							75							
04: 300 East & Cedar Hollow Rd			100			125		50				75	50			100
05: 1100 North & 300 East								50								
06: 600 East & Cedar Hollow Rd			100			125		75				75			75	
07: 600 East & Airport Road														75		
08: 1200 East & Airport Road	50								75							
09: 600 East & 300 East								75								

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Future (2027) Plus Project

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB				EB					WB					
	L	LT	LTR	TR	L	LTR	T	TR	L	LR	LTR	R	TR	L	LR	LT	LTR	R	TR
01: 600 East & 2600 North			100			100			50				75	50					75
02: 300 East & 1730 North						50										75			
03: 300 East & 1500 North		50								75									
04: 300 East & Cedar Hollow Rd			125			125			50				75	50					100
05: 300 East & 1100 North									75			25							
06: 600 East & Cedar Hollow Rd			175			225			75				75				100		
07: 600 East & Airport Road					50									75				50	
08: 1200 East & Airport Road	50									100									
09: 600 East & 300 East									75										
10: 600 East & South Access	75											50							
11: 600 East & Middle Access	75								50				75	75					50
12: 600 East & North Access															50				

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West. (Tabled at the May 24th meeting)

Suggested Action:

Attachments:

CC Staff Report 2100 North Preliminary Subdivision 06.14.22.docx

2100 N Preliminary Subdivision DRC 04.06.22.docx

2100 North Preliminary Subdivision - Narrative.pdf

2100 N Subdivision Aerial.pdf

2100 N Subdivision General Plan.pdf

2100 N Subdivision Zoning.pdf

2100 N Subdivision -plan.pdf

2100 NORTH PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	2100 North 2300 West		
Existing General Plan Designation	LDR (Low Density Residential) & NC (Neighborhood Commercial)		
Existing Zoning	R-1-Flex & NC		
Existing Land Use	Undeveloped		
Number of Lots/Units	66 lots		
Adjacent Zoning and Land Use	*North*	A-5/R-1-8	2100 North/Cranberry Farms Plat A
	South	R-1-15	Jordan Meadows/Green Park Plat B
	East	C/LI	Frontrunner Tracks/Jordan Pointe Phase 1
	West	PF/R-1-8	North Lehi Elementary/Cranberry Ridge
Date of DRC Review	April 6, 2022		
Date of Planning Commission Review	April 28, 2022		
Assigned Planner	Jacob Curtis		

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 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.

September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

October 26, 2021 A zone change to R-1-Flex and Neighborhood Commercial and a concept were approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of the 2100 North Preliminary Subdivision located at 2100 North and 2300 West. This preliminary subdivision is the next step after approval of their concept plan for a PUD (planned unit development). The proposed development includes 66 single family lots and a 1.88-acre neighborhood commercial parcel. This report will describe the proposed layout and DRC comments.

Proposed Layout

Planned Unit Developments or PUDs are a residential overlay that allows applicants to cluster development providing varied lot sizes and open space. Minimal changes have been made to the subdivision since the time of concept approval. The applicant has been allowed exceptions to the standard requirements to develop in the R-1-Flex zone as part of the previous concept and PUD approval by the City Council.

The proposed preliminary subdivision shows nearly two acres of neighborhood commercial at the corner of 2300 W and 2100 North. The remaining 18 acres show a mixture of open space and 66 lots of single-family residential ranging from 5,325 square feet to 10,752 square feet. The site proposes connections to 2300 West, 2100 North, and the Green Park Plat B Subdivision to the east providing the required connectivity to the site. In addition, a trail is being shown along 2100 North and another is shown going north/south in the site to provide additional pedestrian connectivity through the neighborhood.

The proposed subdivision shows areas for open space. The open space is in the center of the development, with additional pieces being located along the north/south trail and along the railroad tracks. The proposed subdivision meets the ten percent open space requirement of the PUD that was in place at the time of Concept approval.

DRC Comments

The DRC had 13 comments including the following:

1. At this location, provide curb extensions per standard city detail for a master planned trail. Coordinate with UDOT. Curb extensions are not shown, but we may need to discuss with Ross how this is designed to work with UDOT approvals.
2. The ADA detectable tiles on the trail ramps throughout the project could be consolidated at the back of curb. It seems this would help someone who is blind to understand which direction to cross the street if they are coming from the west and reduce some project costs. Ramping could still be in the same place as currently shown on the plan. At the time of final subdivision, note the ramp widths in the keyed notes (probably need separate keyed notes to make it clear to the contractor).
3. Remove trees from narrower 2100 N park strip. (Keep other plantings)
4. Change variety of street trees on 2300 W to something other than Elm. Increase diversity of street trees throughout site.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on April 28, 2022. The minutes and motion from this meeting are as follows:

2.5) Public hearing and recommendation of X Development's request for preliminary subdivision review of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West.

Brittney presented information on the agenda item. A note to the public that this is an administrative item.

Commissioner Carlson asked about UDOT approval, right in/right out turns, impact to traffic patterns,

Ross Dinsdale stated the application is in process and are awaiting signatures. He stated those concerns have been addressed with UDOT and are in the plans for the future road usage. Commissioner Newall asked about the ADU lots and acreage. Ross stated they are restricted by State legislature.

The applicant, Glen Gowans with X Development, was present. He wanted to point out the lot size and this is a PUD application. The application has been processing since last year and is aware they need that before moving forward and are not opposed to suggestions, but wanted to clarify they are under UDOTS submittals.

Commissioner Nielsen opened the public hearing.

Brian McQuiston, a Lehi resident, stated he understands this is preliminary. He wanted to suggest since this is a PUD to possibly bring it to the PC before final review. He also stated PUD requires off street parking. He inquired about the fencing requirements and suggested a decorative wall.

Russ Franklin, a Lehi resident, stated he is also concerned about fencing and elevation of walls, even though we are in a drought, there are concerns about drainage. There is a lot of wind and fencing is a concern. The numbers work as open space and there is a difference of the letter of the law and the spirit of the law. Russ also stated he wondered about ADU's being mitigated.

Commissioner Nielsen closed the public hearing.

The applicant addressed the concerns from the public and the commission. Brady Morris with Ensign Engineering stated there will be a detailed grading plan submitted.

Motion: Commissioner Bunker moved to approve **X Development's request for preliminary subdivision review of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West;** with the findings that the proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals. Commissioner Newall seconded.
Vote: Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The motion passed unanimously.

2100 North Preliminary Subdivision
DRC Redline Comments

*X Development - requests preliminary subdivision review of the **2100 North Subdivision,** a 66-lot residential subdivision located at approximately 2100 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brady Morris, Glen Goins
Date of Plans Reviewed: 3/22/22
Time Start: 1:50 pm
Time End: 2:15 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. C-100, key notes 10 & 11 coordinate with UDOT
2. No wet utilities are allowed in the PUE space. The RCP storm drain and manholes must be completely outside the PUE.

Garion – Fire:

3. Add note: Maintain 3 feet of clearance around fire hydrants.

Greg – Water/Sewer: (Some of these are final subdivision comments)

4. Install sewer main at center line of road, storm drain on opposite side of road as water/PI mains on all public streets.
5. 20' storm drain easement must be independent of the 10' PUE in Parcel A.
6. Remove this 18" SD piping and all structures from grading and drainage plans. It should be shown on the demo plans only.
7. 12" SD piping will only require 4' SDMH's. Change on all sheets.
8. Change piping from SDCB #246 as shown, move SDMH #217 to new location.
9. Why are you proposing an 8" culinary main throughout most of the project?

Trent – Parks:

10. Remove trees from narrower 2100 N park strip. (Keep other plantings)
11. Change variety of street trees on 2300 W to something other than Elm. Increase diversity of street trees throughout site.

Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments

Kim – Planning:

12. At this location, provide curb extensions per standard city detail for a master planned trail. Coordinate with UDOT. Curb extensions are not shown, but we may need to discuss with Ross how this is designed to work with UDOT approvals.
13. The ADA detectable tiles on the trail ramps throughout the project could be consolidated at the back of curb. It seems this would help someone who is blind to understand which direction to cross the street if they are coming from the west and reduce some project costs. Ramping could still be in the same place as currently shown on the plan. At the time of final subdivision, note the ramp widths in the keyed notes (probably need separate keyed notes to make it clear to the contractor).

General Comments

1. Still need separate legal descriptions for both the commercial portion and R-1-Flex property to record zone change
2. Recommend that we use asphalt for the 2100 N trail to keep a consistent and smooth riding surface.
3. Where the 2100 N trail crosses 2300 W, note a 10' ramp width and provide a detail at the time of final site plan.
4. Where the 2100 N trail crosses 2230 W, note 10' ramp widths and provide a detail at the time of final site plan.
5. There will be a reimbursement for widening of 2300 West. (General Comment)
6. There will be a reimbursement for the oversizing of the master planned 54" SD. (General Comment)
7. General comment - Piping will be done in lieu of detention

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.

8. General comment - UDOT approval required
9. Foundation drains, meeting Lehi City Standards, will be required if any floor slabs will be below native grade.
10. This site will require a LTSWMP for the lines that are in the private alleyways and a SWPPP

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 28, 2022

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.

DEVELOPMENT
WWW.XDEVCO.COM

December 17, 2021

With our Concept Plan approved by the City Council, X Development is pleased to submit our Preliminary Subdivision Application for the 2100 North P.U.D. Subdivision. The property is located on the southeast corner of 2300 West and 2100 North and is just over 20 acres in size.

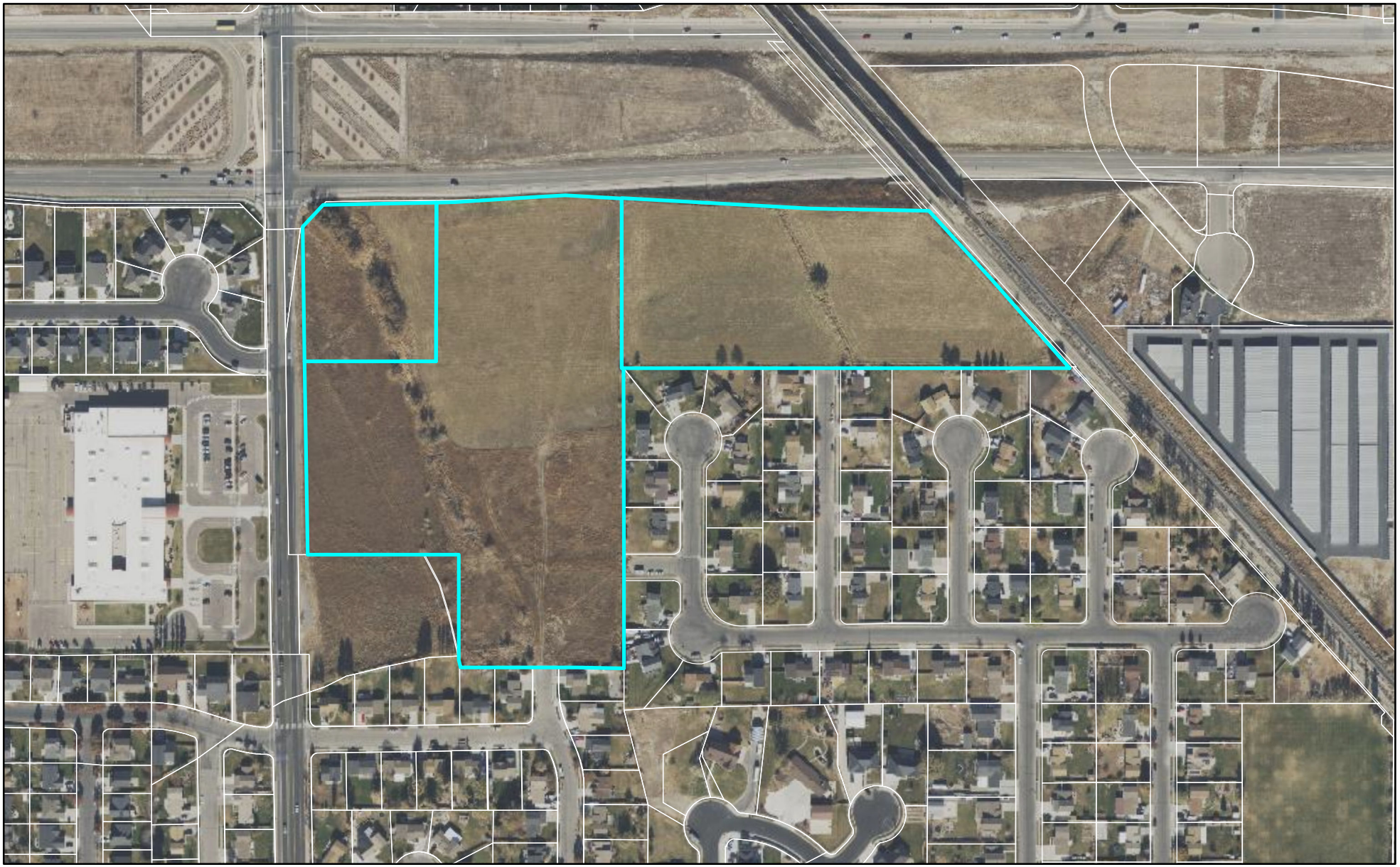
During Concept approval, we heard and incorporated feedback from multiple groups, including the planning staff, the Planning Commission, members of the City Council and interested citizens. The result is the proposed Preliminary Plat which includes 66 lots, approximately 2 ½ acres of common area (and new trails) and nearly 2 acres of locally-serving neighborhood commercial. With this project, we intend to contribute not only to the area's current development, but to its future tense also. Given the city's level of growth, the proposed plat will allow for much-needed residential along the 2100 North future freeway corridor, including the expanded trail system, as well as fulfillment of the General Plan in providing a Neighborhood Commercial node at the intersection of 2300 West.

The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The Character of the surrounding area is diverse, with a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway. The project would also provide a much-needed access improvement to the North Point Elementary School which is currently inaccessible to several students from safely biking or walking.

Our vision for this project is that these future single-family homes become more than a collection of lots, but a neighborhood and a community where its residents have easy access to goods and services, quality schools and other great Lehi amenities. We see the residents of this neighborhood happily integrating into the fabric of the larger Lehi community.

2100 North Preliminary Subdivision

Aerial

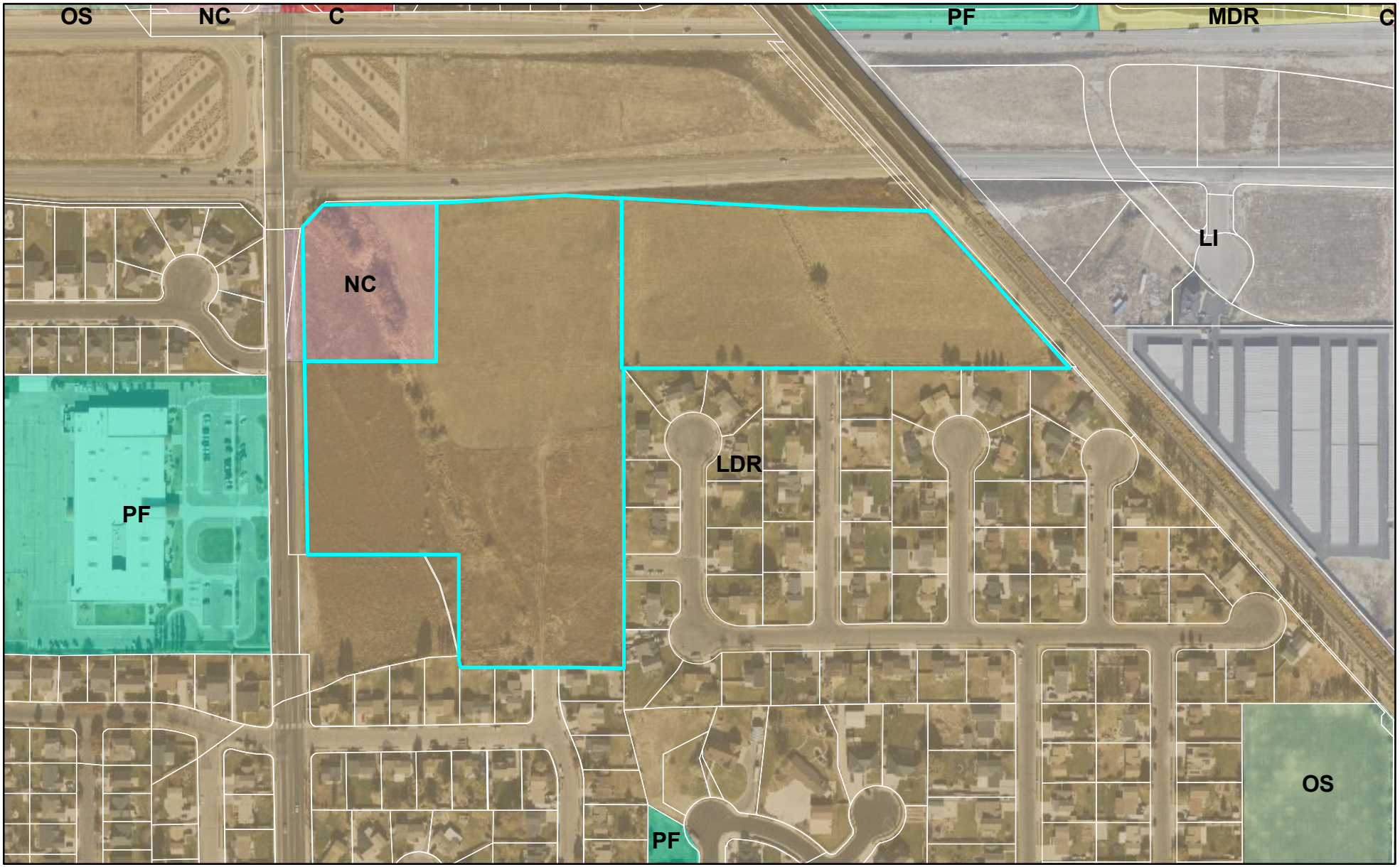


0 350 700 Feet

LEHI CITY

2100 North Preliminary Subdivision

General Plan

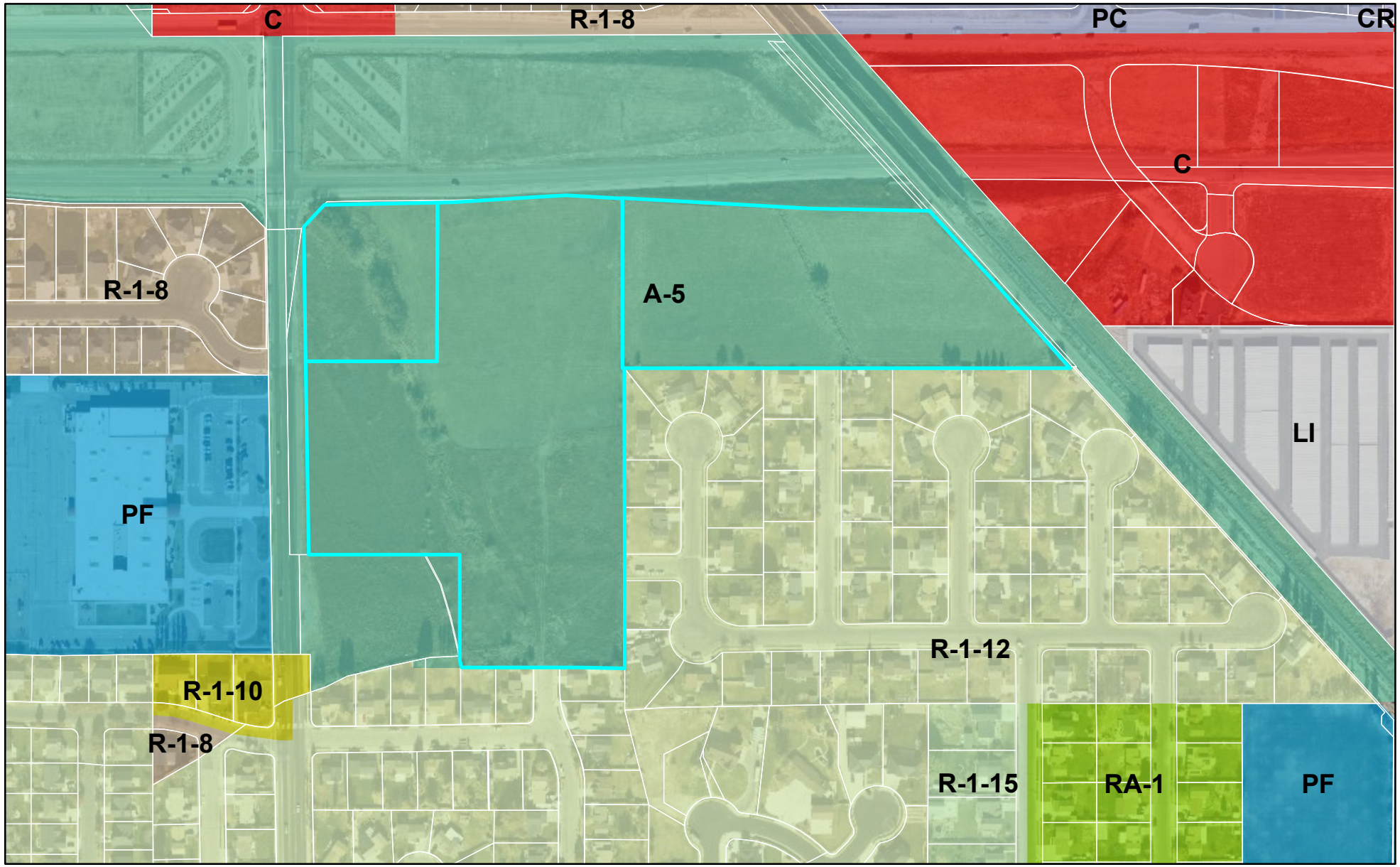


0 350 700 Feet

LEHI CITY

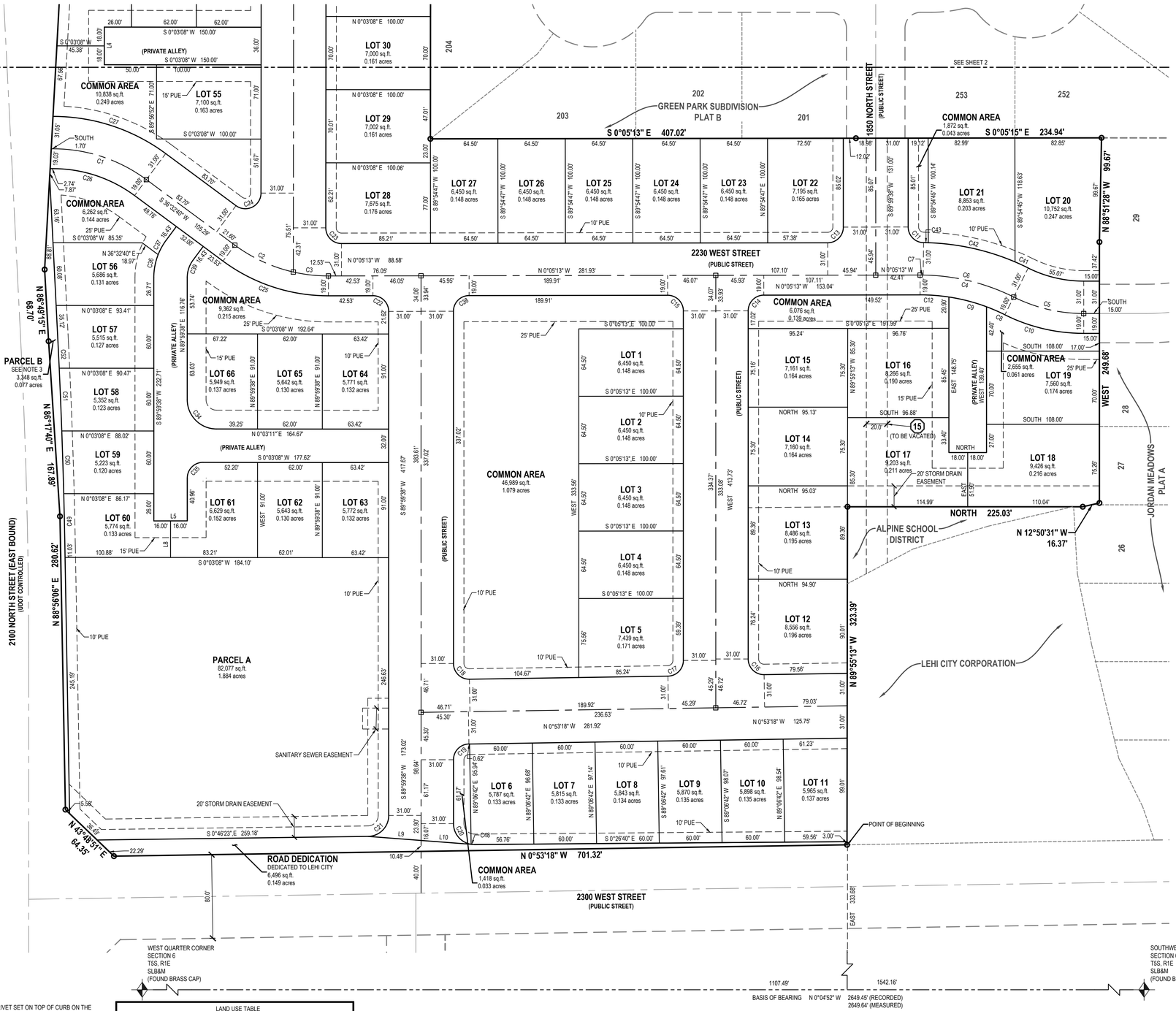
2100 North Preliminary Subdivision

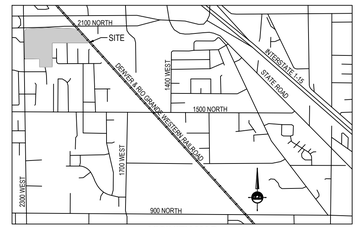
Zoning



0 350 700 Feet

LEHI CITY





LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE

EASEMENT NOTES

15. A SEWER EASEMENT IN FAVOR OF LEHI CITY RECORDED AUGUST 20, 1998 AS ENTRY NO. 83919 IN BOOK 4745 AT PAGE 251 OF OFFICIAL RECORDS.

SETBACKS

FRONT:	20.0 FT
REAR:	15.0 FT
SIDE:	5.0 FT
CORNER SIDE:	10.0 FT

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way of 2300 West Street, said point being North 00°04'52" West 1,541.96 feet along the Section line and East 333.68 feet from the Southwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way the following two (2) courses:
(1) North 00°53'18" West 701.32 feet;
(2) North 43°48'51" East 64.35 feet to the Southerly Right-of-Way of 2100 North Street;
thence along said Southerly Right-of-Way the following five (5) courses:
(1) North 88°56'06" East 280.62 feet;
(2) North 86°17'40" East 167.89 feet;
(3) North 86°49'15" East 68.70 feet;
(4) South 86°51'57" East 524.97 feet;
(5) South 88°53'01" East 252.64 feet;
thence South 42°34'09" East 198.98 feet;
thence South 41°15'00" East 248.66 feet to the Northerly Boundary Line of Green Park Subdivision Plat B;
thence along the Northerly and Westerly Boundary Line of said Subdivision the following four (4) courses:
(1) North 86°16'38" West 42.09 feet;
(2) North 85°56'52" West 908.33 feet;
(3) South 00°05'13" East 407.02 feet;
(4) South 00°05'15" East 234.94 feet to the Northerly Boundary Line of Jordan Meadows Plat A;
thence along said Northerly Boundary Line the following two (2) courses:
(1) North 88°51'28" West 99.67 feet;
(2) West 249.68 feet;
thence North 12°50'31" West 16.37 feet;
thence North 225.03 feet;
thence North 89°55'13" West 323.39 feet to the point of beginning.

Contains 876,317 Square Feet or 20.117 Acres and 66 Lots.

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. PARCEL B TO BE CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY DEED UPON RECORDING OF THIS PLAT. UTAH DEPARTMENT OF TRANSPORTATION, 4501 S. CONSTITUTION BLVD, TAYLORSVILLE, UT 84129.
4. ALL COMMON AREAS AND PARK STRIPS ARE TO BE LANDSCAPED AND MAINTAINED BY THE HOA.
5. AN ADDITIONAL 3 LOTS OF BONUS DENSITY ARE ADDED DUE TO THE CONSTRUCTION OF A 10' TRAIL ON 2100 NORTH ROADWAY.

LAND USE TABLE

PRIVATE ROADWAY	=	37,546 SF	0.861 AC	4%
PUBLIC ROADWAY	=	213,003 SF	4.890 AC	24%
COMMON SPACE	=	104,918 SF	2.409 AC	12%
LOT AREA	=	438,774 SF	10.073 AC	50%
PARCELS	=	82,077 SF	1.884 AC	10%
TOTAL AREA	=	876,317 SF	20.117 AC	100%
TOTAL NUMBER OF LOTS	=	66		

OWNER
X DEVELOPMENT
9537 SOUTH 700 EAST
SANDY, UTAH 84070
801-598-5250

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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FOR:
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CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
03/21/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER	PRINT DATE
8018C	3/21/22
DRAWN BY	CHECKED BY
S. LEWIS	P. HARRIS
PROJECT MANAGER	
B. MORRIS	

C-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°36'14"E	25.00'
L2	S89°56'52"E	36.00'
L3	S89°56'52"E	36.00'
L4	S89°56'52"E	36.00'
L5	S0°00'22"E	32.00'
L6	S0°03'08"W	34.27'
L7	S0°03'08"W	33.54'
L8	S89°59'57"E	35.01'
L9	N4°23'29"E	50.88'
L10	N4°23'29"E	48.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	95.67'	36°32'40"	N18°16'20"E	94.06'
C2	150.00'	62.04'	23°41'57"	S24°41'42"W	61.60'
C3	150.00'	33.86'	12°55'56"	S6°22'45"W	33.78'
C4	200.00'	92.85'	26°36'01"	N13°12'48"E	92.02'
C5	150.00'	69.41'	26°30'48"	S13°15'24"W	68.79'
C6	200.00'	89.88'	25°44'56"	N13°38'20"E	89.13'
C7	200.00'	2.97'	0°51'05"	N0°20'20"E	2.97'
C8	181.00'	19.15'	6°03'45"	S23°28'56"W	19.14'
C9	181.00'	37.26'	11°47'40"	N14°33'14"E	37.19'
C10	169.00'	78.20'	26°30'48"	S13°15'24"W	77.51'
C11	15.00'	23.36'	89°13'46"	N45°22'45"E	21.07'
C12	181.00'	27.62'	8°44'37"	S4°17'05"W	27.59'
C13	15.00'	23.54'	89°55'09"	N45°02'48"W	21.20'
C14	15.00'	23.52'	89°50'37"	S45°04'42"E	21.18'
C15	15.00'	23.60'	90°09'24"	S44°55'19"W	21.24'
C16	15.00'	23.79'	90°53'18"	S44°33'21"W	21.38'
C17	15.00'	23.33'	89°06'42"	S45°26'39"E	21.05'
C18	15.00'	23.79'	90°52'58"	S44°33'10"W	21.38'
C19	15.00'	23.33'	89°07'07"	N45°26'50"W	21.05'
C20	20.00'	28.27'	80°59'59"	S49°29'39"W	25.98'
C21	20.00'	31.15'	89°13'57"	S45°23'21"E	28.09'
C22	15.00'	23.58'	90°04'51"	N44°57'13"E	21.23'
C23	15.00'	23.60'	90°08'21"	N44°58'58"E	21.24'
C24	15.00'	33.12'	126°29'32"	S26°42'06"E	26.79'
C25	169.00'	108.05'	36°37'53"	S18°13'44"W	106.22'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	131.00'	83.55'	36°32'40"	S18°16'20"W	82.15'
C27	181.00'	115.45'	36°32'40"	S18°16'20"W	113.50'
C28	15.00'	23.55'	89°56'30"	S44°58'37"E	21.20'
C29	15.00'	23.58'	90°03'30"	N45°01'23"E	21.22'
C30	15.00'	10.54'	40°15'51"	S69°55'12"W	10.33'
C31	64.00'	200.92'	179°52'20"	N80°32'24"W	128.00'
C32	64.00'	48.20'	43°09'09"	N30°58'20"E	47.07'
C33	64.00'	41.89'	37°30'14"	N71°18'01"E	41.15'
C34	28.00'	43.95'	89°56'30"	S45°01'24"W	39.58'
C35	15.00'	23.58'	90°03'30"	N44°58'37"W	21.22'
C36	60.00'	22.53'	21°30'53"	N79°14'56"W	22.40'
C37	60.00'	15.75'	15°02'09"	N60°58'24"W	15.70'
C38	15.01'	23.54'	89°50'55"	N45°02'48"W	21.20'
C39	28.00'	17.86'	36°33'02"	N71°43'51"W	17.56'
C40	15.00'	10.54'	40°15'51"	N29°39'21"E	10.33'
C41	231.00'	13.83'	3°25'52"	N24°47'52"E	13.83'
C42	231.00'	85.51'	21°12'35"	N12°28'39"E	85.02'
C43	231.00'	4.47'	1°06'29"	N11°19'04"E	4.47'
C48	20.00'	3.26'	9°20'19"	S4°19'30"W	3.26'
C49	6035.50'	49.99'	0°28'28"	N88°44'58"E	49.99'
C50	6035.50'	60.03'	0°34'12"	N88°13'38"E	60.03'
C51	6035.50'	60.05'	0°34'12"	N87°39'26"E	60.05'
C52	6035.50'	24.95'	0°14'13"	N87°15'13"E	24.95'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE

ENSIGN ENG. LAND SURV.

OWNER
X DEVELOPMENT
9537 SOUTH 700 EAST
SANDY, UTAH 84070
801-598-5250

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
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ERIC TOWNER
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2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
03/21/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER 80180
PRINT DATE 3/21/22
DRAWN BY S. LEWIS
CHECKED BY P. HARRIS
PROJECT MANAGER B. MORRIS

C-1

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

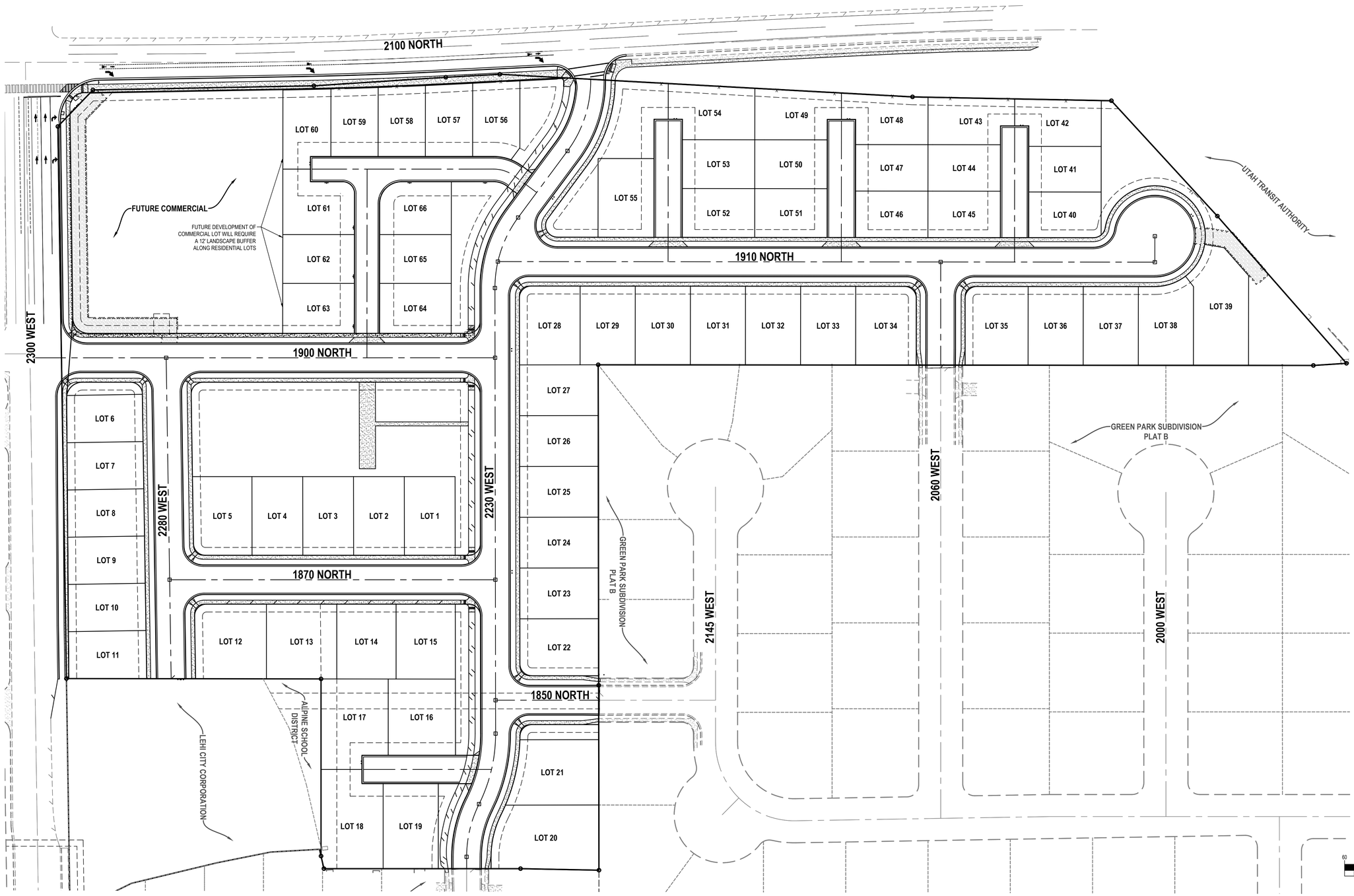
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM 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.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE/ROAD ROW	194,587	22%
SINGLE FAMILY LOTS	441,102	50%
OPEN SPACE	156,072	18%
FUTURE COMMERCIAL	84,556	10%
TOTAL SITE	876,317 20.117 ACRES	100%

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 66
TOTAL UNITS = 66
UNITS PER ACRE = 3.28



NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
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RICHFIELD
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SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

2100 NORTH SUBDIVISION

2100 NORTH AND 2300 WEST
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
03/21/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8018C
PRINT DATE 3/21/22
DRAWN BY I. MAERKI
CHECKED BY M. BRIDGE
PROJECT MANAGER B. MORRIS

C-200

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NODES - 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 - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

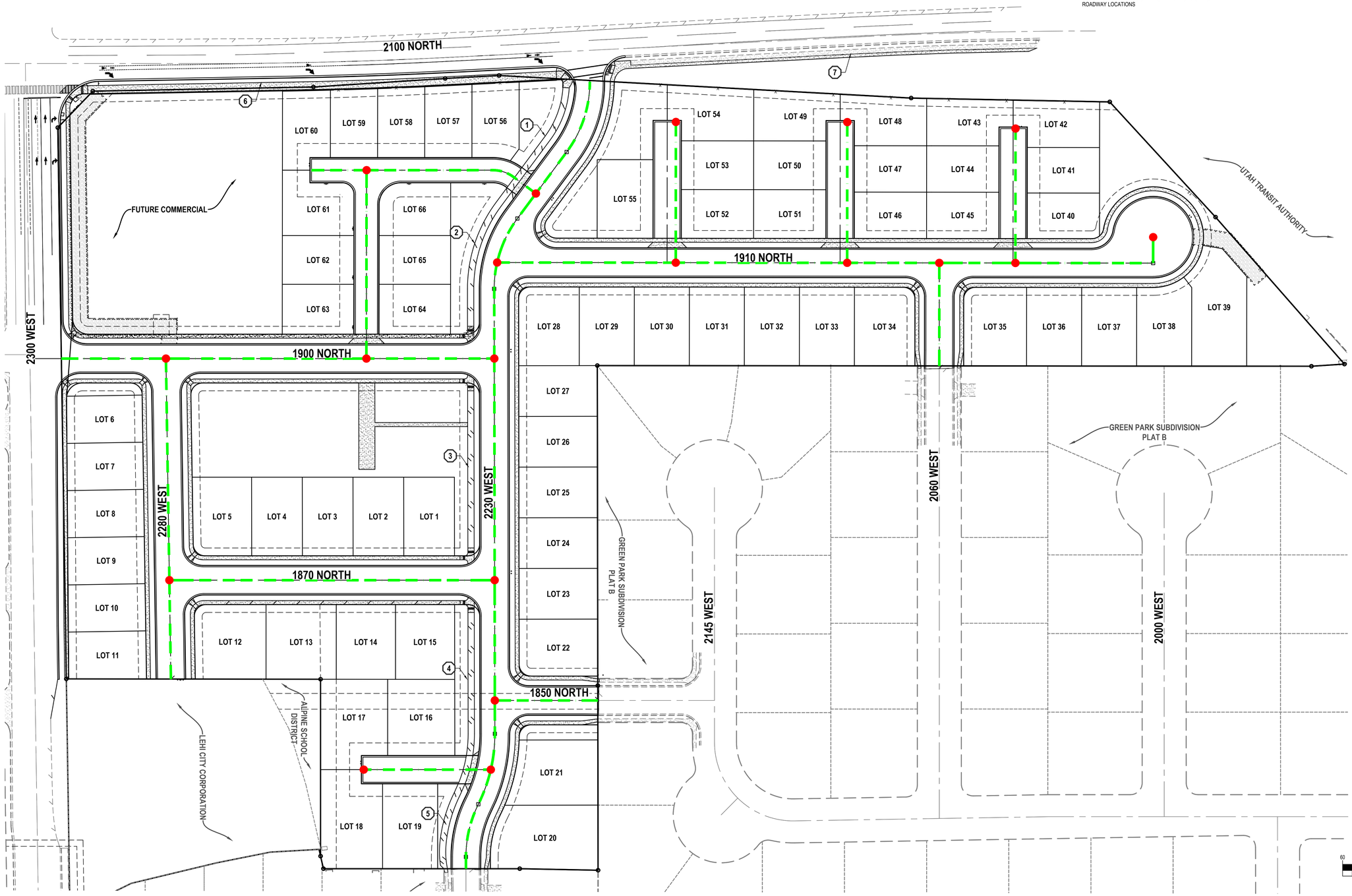
ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON WEST SIDE OF 2230 WEST (NORTH) BETWEEN INTERSECTIONS.
2. TRAIL ON WEST SIDE OF 2230 WEST (NORTH) BETWEEN INTERSECTIONS.
3. TRAIL ON WEST SIDE OF 2230 WEST (CENTER) BETWEEN INTERSECTIONS.
4. TRAIL ON WEST SIDE OF 2230 WEST (SOUTH) BETWEEN INTERSECTIONS.
5. TRAIL ON WEST SIDE OF 2230 WEST (SOUTH) BETWEEN INTERSECTIONS.
6. TRAIL ON SOUTH SIDE OF 2100 NORTH, WEST OF 2230 WEST.
7. TRAIL ON SOUTH SIDE OF 2100 NORTH, EAST OF 2230 WEST.

SITE SUMMARY TABLE

DEVELOPABLE UNITS	66
ACRES	20.117
DENSITY	3.28 DU/AC
NODES	19
LINKS	27
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST)	7
LINKS PLUS HALF LINKS	30.5
INDEX SCORE	1.6
MIN. INDEX SCORE	1.6
MAX. BLOCK LENGTH*	999 FT

* EXCEEDS MAXIMUM BLOCK LENGTH DUE TO EXISTING ROADWAY LOCATIONS



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
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2100 NORTH SUBDIVISION

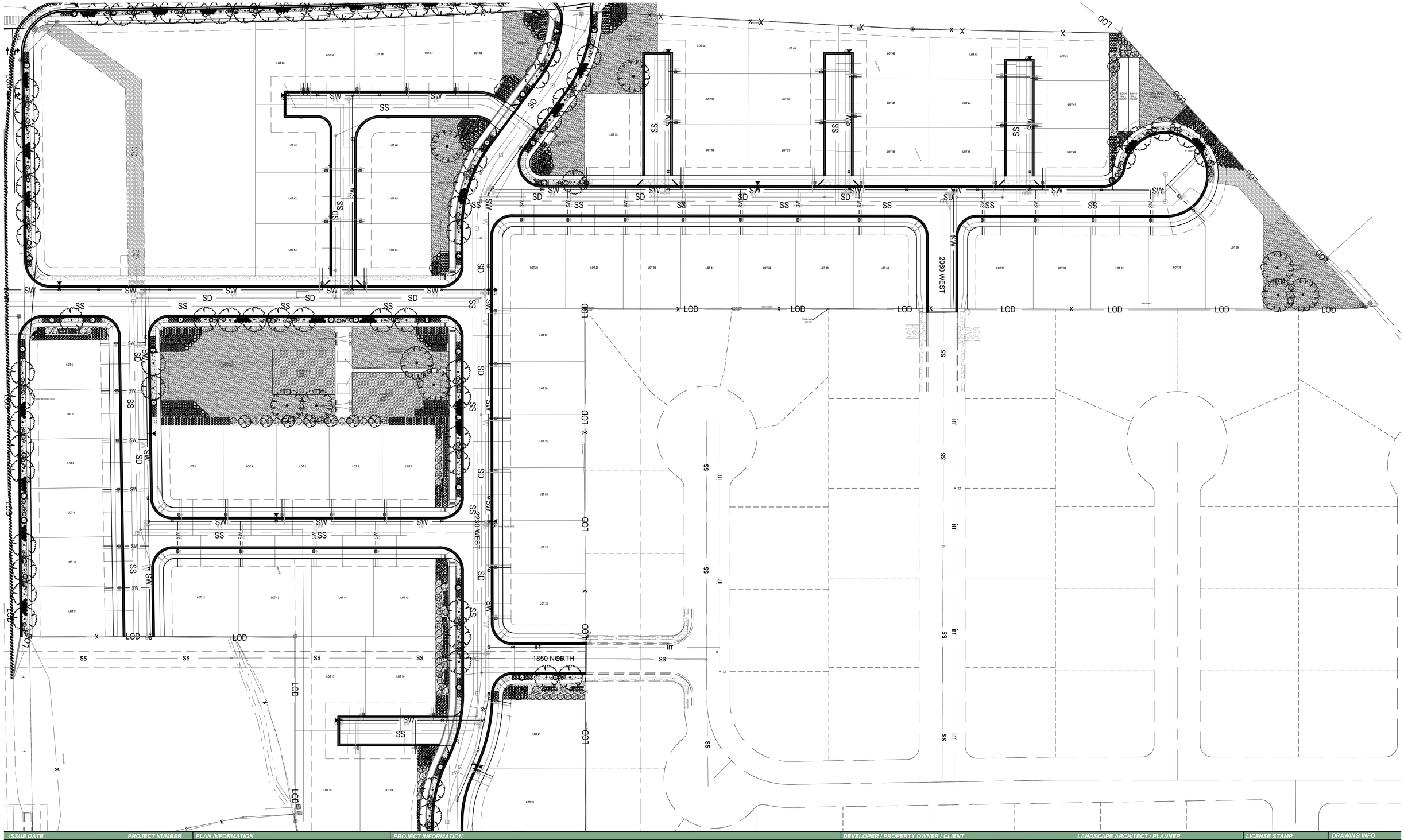
2100 NORTH AND 2300 WEST
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
03/21/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8018C
PRINT DATE 3/21/22
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/21/2022	UT21148						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 3/21/2022

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

X-DEVELOPMENT RESIDENTIAL SUBDIVISION

2300 W. 2100 N.
LEHI, UTAH

ENSIGN ENGINEERING
ATT: BRADY MORRIS
801-450-7282
BMORRIS@ENSIGNENG.COM

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
03/21/2022
ELECTRONIC SEAL
STATE OF UTAH

LANDSCAPE PLAN OVERALL

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-O

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AG'A	39	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked	
	M'RS	30	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal	
	QM'H	9	Quercus macdanielli 'Clemons' TM Heritage Oak	B & B	2"Cal	
	UP'L	70	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JC'S	53	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Pf'g	Pf'g	51	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	RT'A	85	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ac'p	Ac'p	49	Arctostaphylos x coloradoensis 'Panchito' Panchito Manzanita	5 gal
Jc'd	Jc'd	27	Juniperus chinensis 'Daub`s Frosted' Daub`s Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	769	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	CO	216	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	1 gal
	FM'A	586	Festuca mairei Atlas Fescue	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RD	89	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	3 gal
	R'CG	365	Rosa x 'Noala' TM Flower Carpet Coral Groundcover Rose	3 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE- BROWN BARC MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	52,087 sf
1.03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. DEWITT PRO 5 WEED BARRIER	37,207 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.07	BOULDERS - 2'-3'	61

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.10	PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.	323.75 cy

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.12	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. DEWITT PRO 5 WEED BARRIER	10,408 sf

ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO

3/21/2022 | UT21148

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

X-DEVELOPMENT
RESIDENTIAL SUBDIVISION
2300 W. 2100 N.
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

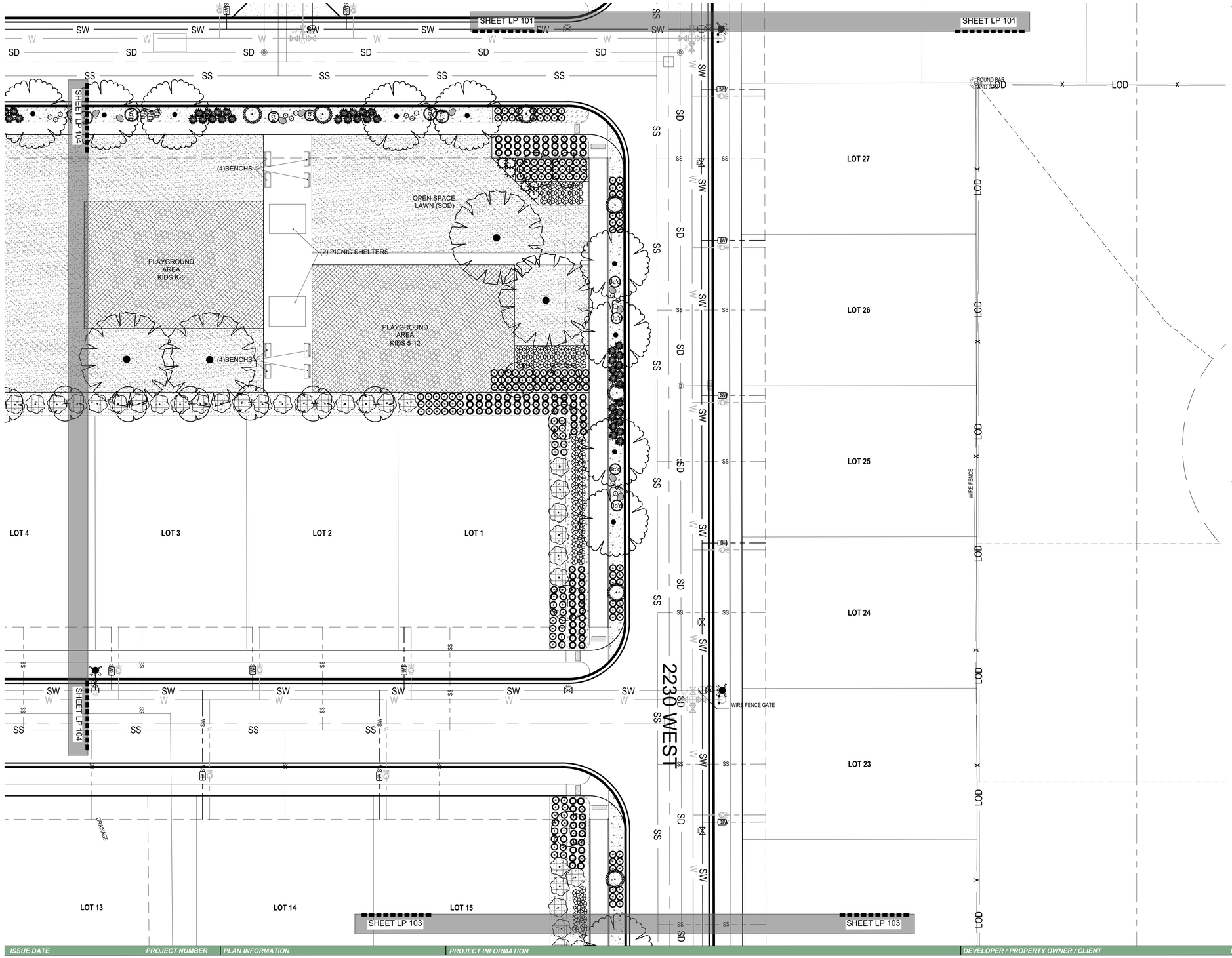
LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 812812-5301 03/31/2022 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/21/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AG'A	39	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked	
	MRS	30	Malus x 'JFS KW213MX' TM Raspberry Spear Crabapple	B & B	2"Cal	
	QM'H	9	Quercus macdanielli 'Clemons' TM Heritage Oak	B & B	2"Cal	
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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JC'S	53	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
PPG	PP'g	51	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal
	RT'A	85	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ac'p	Ac'p	49	Arctostaphylos x coloradoensis 'Panchito' Panchito Manzanita	5 gal
Jc'd	Jc'd	27	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	769	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	CO	216	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	1 gal
	FM'A	586	Festuca mairei Atlas Fescue	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RD	89	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	3 gal
	R'CG	365	Rosa x 'Noala' TM Flower Carpet Coral Groundcover Rose	3 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	52,087 sf
L03	STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING. DEWITT PRO 5 WEED BARRIER	37,207 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L07	BOULDERS - 2'-3'	61

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L10	PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.	323.75 cy

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L12	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. DEWITT PRO 5 WEED BARRIER	10,408 sf

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3/21/2022	UT21148

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

X-DEVELOPMENT
RESIDENTIAL SUBDIVISION
2300 W. 2100 N.
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ENSIGN ENGINEERING
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BMORRIS@ENSIGNENG.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
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LICENSE STAMP

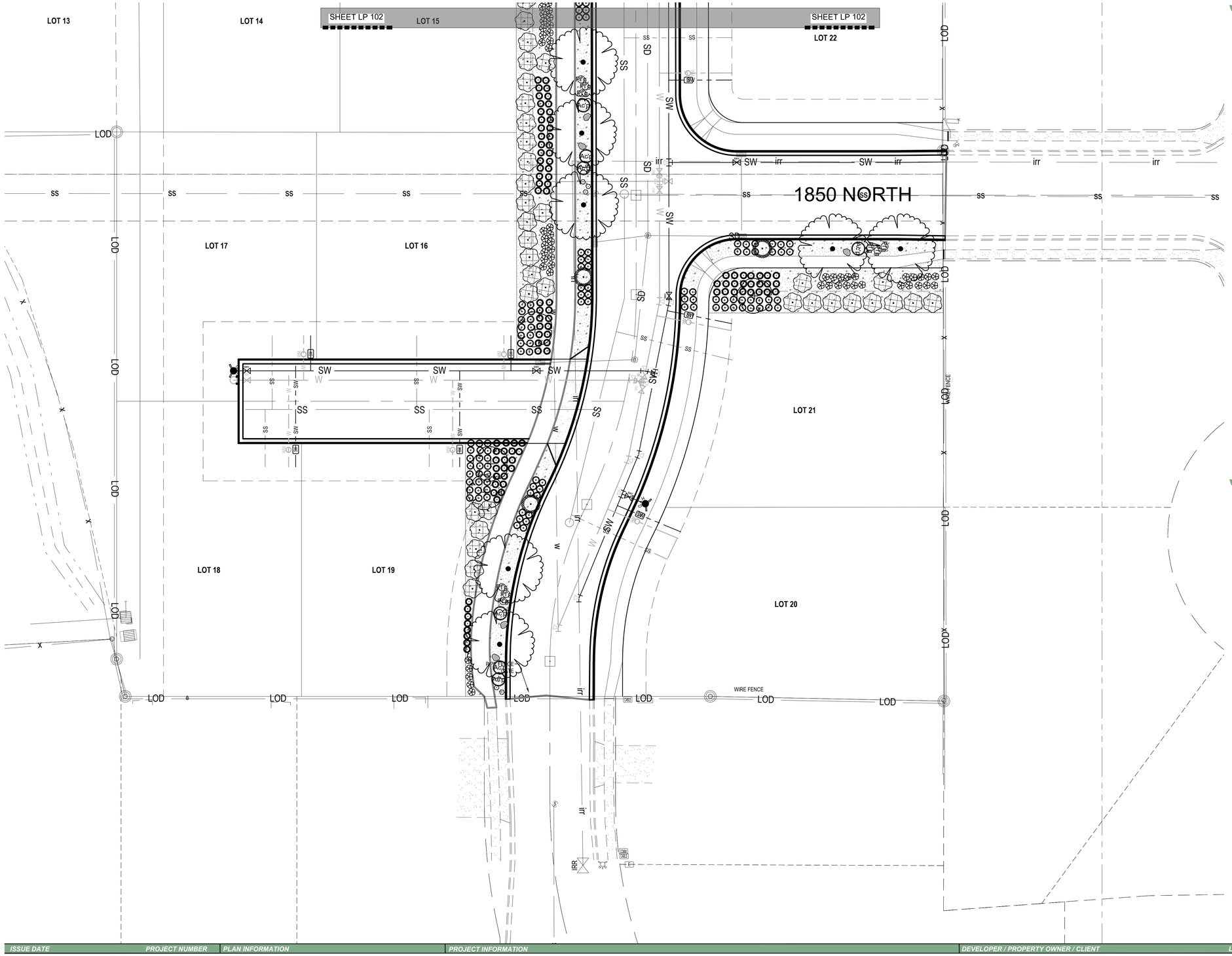
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
03/31/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/21/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



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LICENSE STAMP

CERTIFIED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
03/31/2022
REGISTERED
STATE OF UTAH

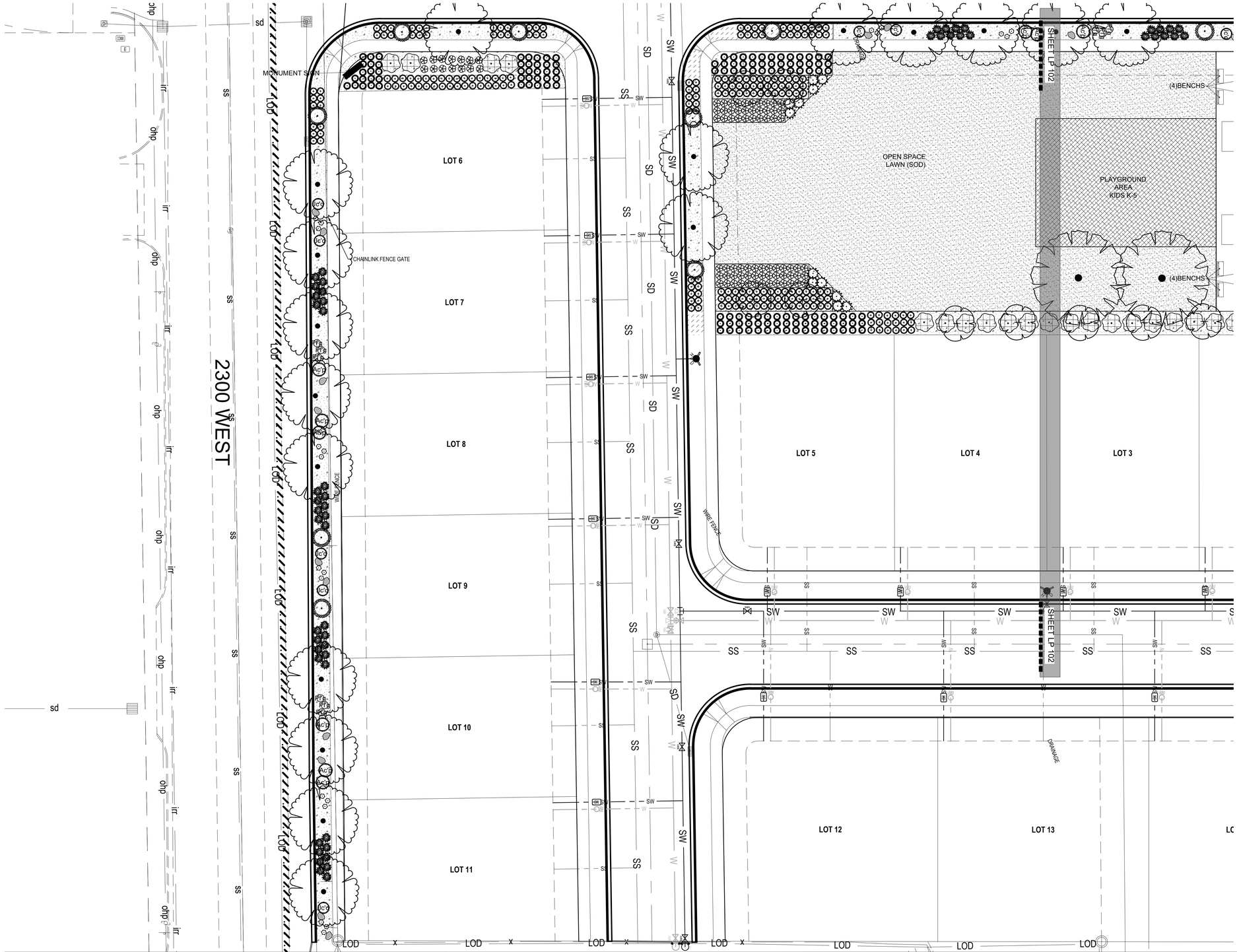
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/21/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103



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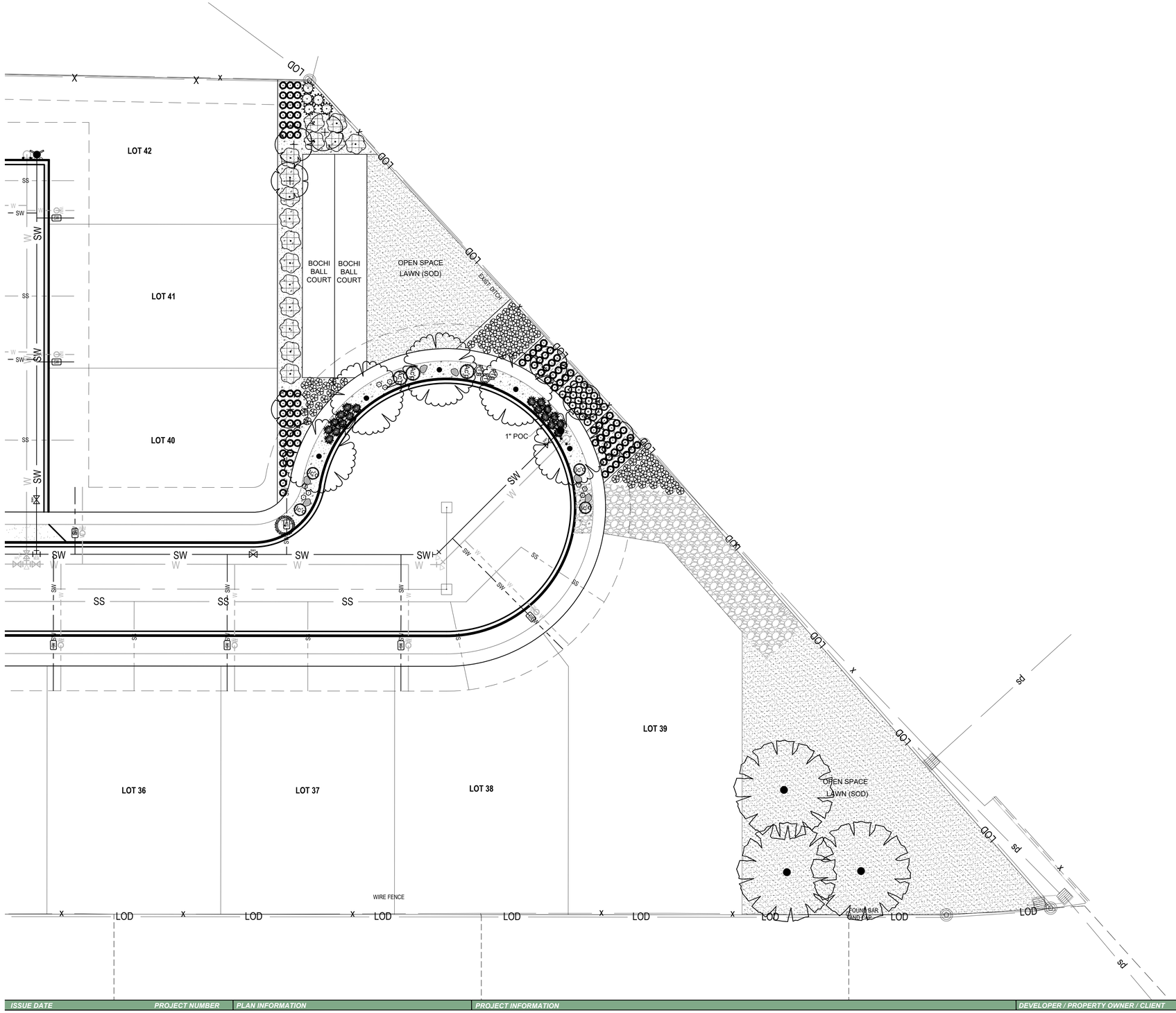
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 812812-5301 — 03/31/2022 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/21/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-104



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PLOT DATE:	3/21/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-105

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for an extension of time for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.

Suggested Action:

Attachments:

CC Staff Report Staten Farms Plat B Extension Final Subdivision 06.14.22.docx

Staten Farms Plat B Extension DRC 05.18.22.docx

Aerial map.pdf

General Plan map.pdf

Zoning Map.pdf

Staten Farms Plat B Extension Approval 05.18.22.pdf

STATEN FARMS EXTENSION FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Chad Staten		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	1340 North 2020 West		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Number of Lots/Units	9 lots		
Adjacent Zoning and Land Use	*North*	RA-1	Scottfield Acres Subdivision
	South	RA-1	Colony Point Plat B Subdivision
	East	RA-1	Colony Point Plat B Subdivision
	West	R-1-22	Staten Farms Subdivision
Date of DRC Review	May 18, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 10.120. Extension of Development Approval. *(New 07/28/09; Amended 07/10/12)*

A. Up to a one-year extension of a development approval may be granted by the Planning Commission or City Council, as applicable, based on the body that granted the original approval, upon a finding that special circumstances exist that warrant such an extension.

B. All requests for an extension are subject to the following:

1. An extension shall be requested by the applicant within 30 days of the expiration of the original development approval. However, the approval of an extension will be based on the date of the original approval, not on the date the application for extension is filed or approved.

2. Requests for an extension of a development approval shall be made in writing and shall set forth the reasons why an extension is necessary and should be granted.

3. Where bonding is deemed necessary as part of the development approval, a new bond will be required to take into account any changes in costs to match prevailing conditions for the construction and installation of all required improvements.

4. All requests for an extension shall be reviewed by the Reviewing Departments prior to approval by the approving body. The Reviewing Departments shall consider the following factors and make appropriate recommendations to the approving body:

(a) whether the original conditions of approval are still appropriate based on current requirements of the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications Manual;
(b) whether any ordinance changes have occurred or are being considered that may affect the activity or project authorized by the development approval;
(c) whether any changes in infrastructure or surrounding land uses have occurred that would affect the activity or project authorized by the development approval;
(d) the length of time since the original approval was granted; and
(e) any other applicable factors that would affect the viability of the previous approval.

5. If the Reviewing Departments determine that changes to the approved plans are necessary to meet current standards, and the applicant is willing to make the changes, an extension may be granted subject to the changes.

PROPERTY HISTORY

December 11, 1978	This property was annexed as part of the Lehi Meadows Addition.
March 12, 2020	The Staten Farms Plat B preliminary subdivision was approved by the City Council.
June 9, 2020	The Staten Farms Plat B final subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of an extension for Staten Farms Plat B. The subdivision has nine total lots and was approved on June 9, 2020. The applicant has not been able to work out legalities of the first right of refusal attached with the property during the approval window and is thus requesting an extension. They believe they are close to settlement and being able to move forward. The applicant is asking for a one-year extension, which would put the new deadline for approval as June 9, 2023.

The DRC had one comment which reads as follows:
1. Change 18" ADS pipe to RCP, Lehi Irrigation standard is 24" minimum pipe size.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed subdivision approval extension. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
2. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
3. Other findings based upon information presented at the public hearing.

State Farms Extension
DRC Redline Comments

Chad Staten – requests review of an extension of approval for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Chad Staten
Date of Plans Reviewed: **5/18/22**
Time Start: 2:41 pm
Time End: 2:44 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Change 18" ADS pipe to RCP, Lehi Irrigation standard is 24" minimum pipe size.

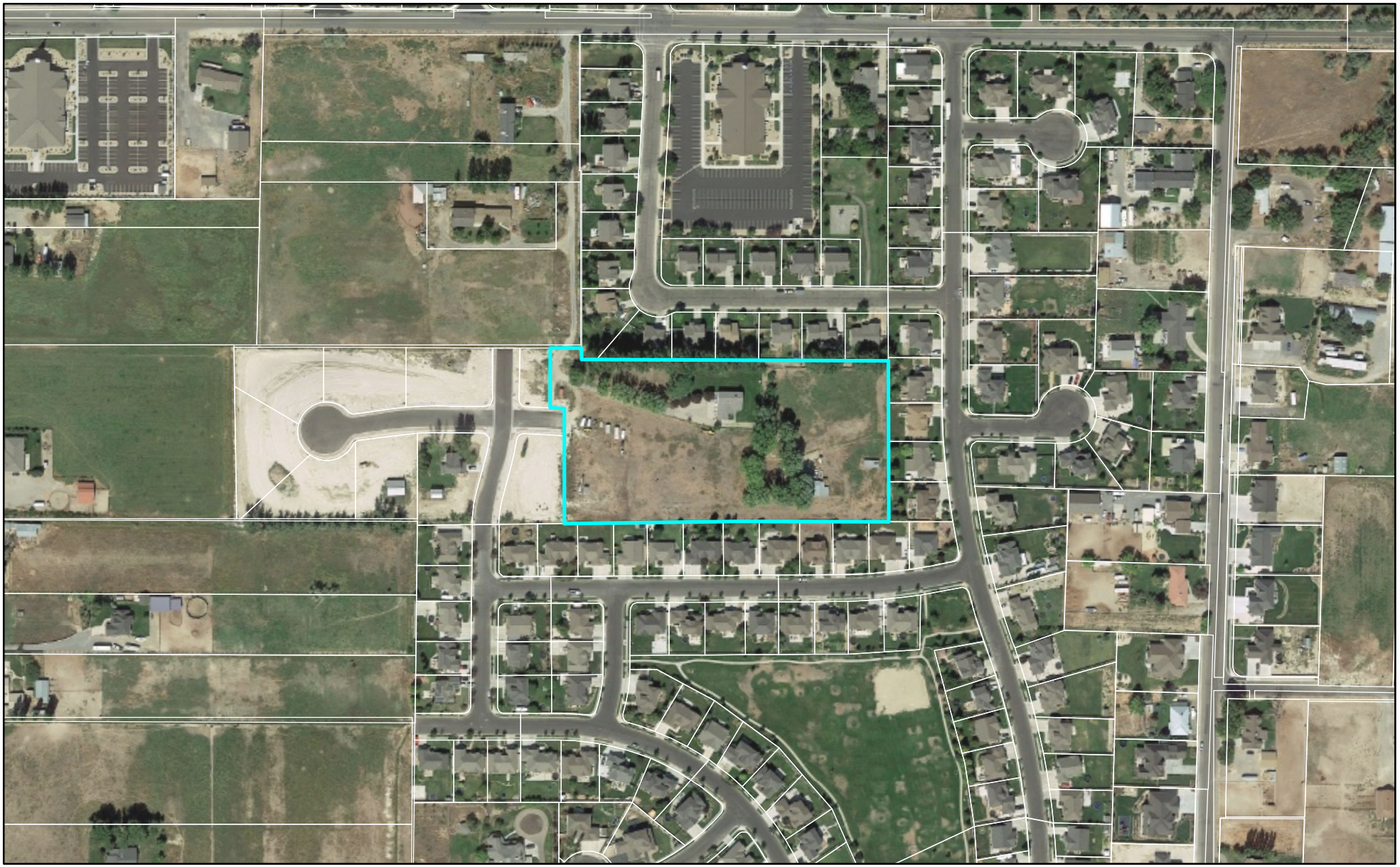
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 14, 2022.

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.

Staten Farms Plat B Final Subdivision

Aerial

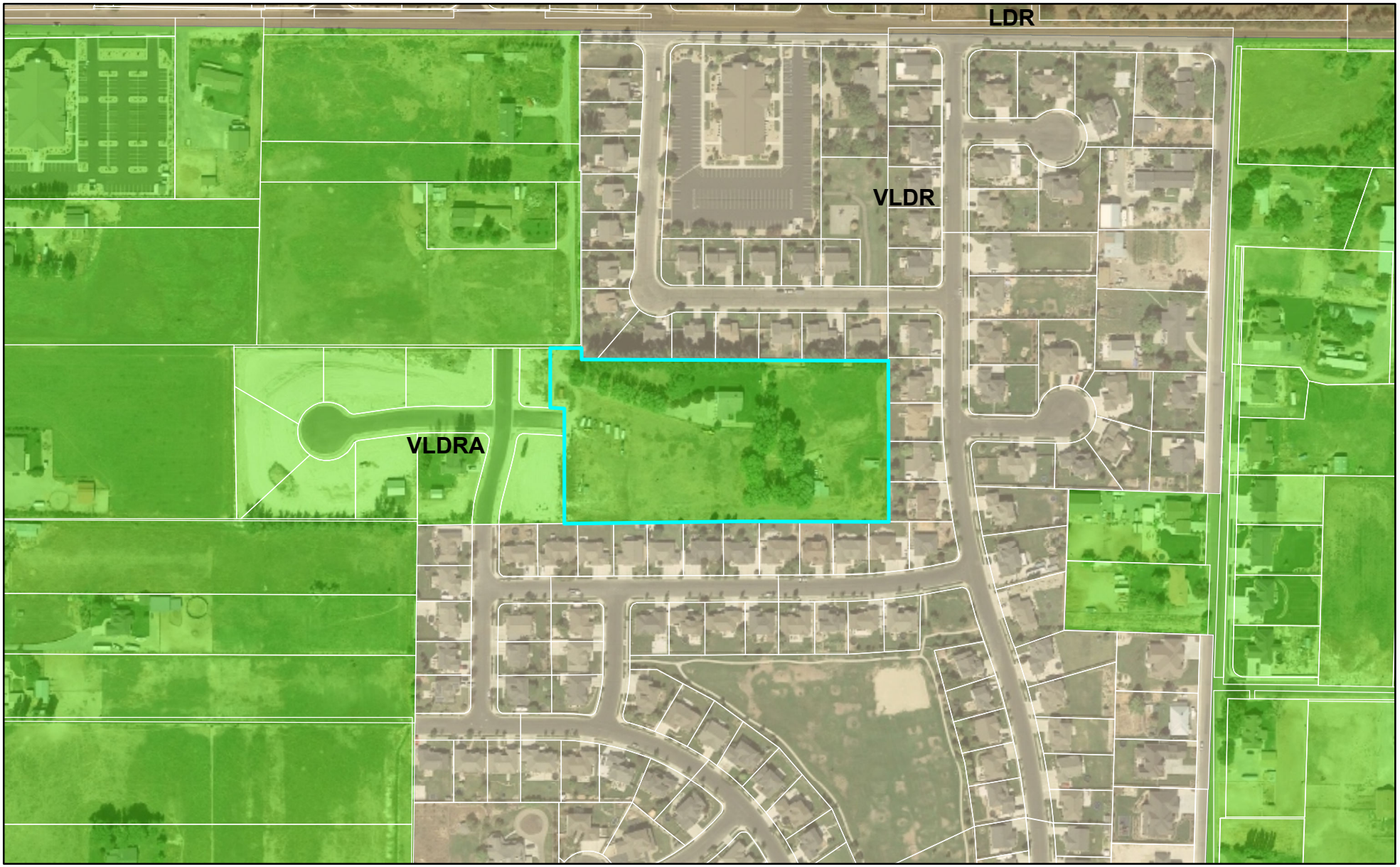


0 340 680 Feet

LEHI CITY

Staten Farms Plat B Final Subdivision

General Plan

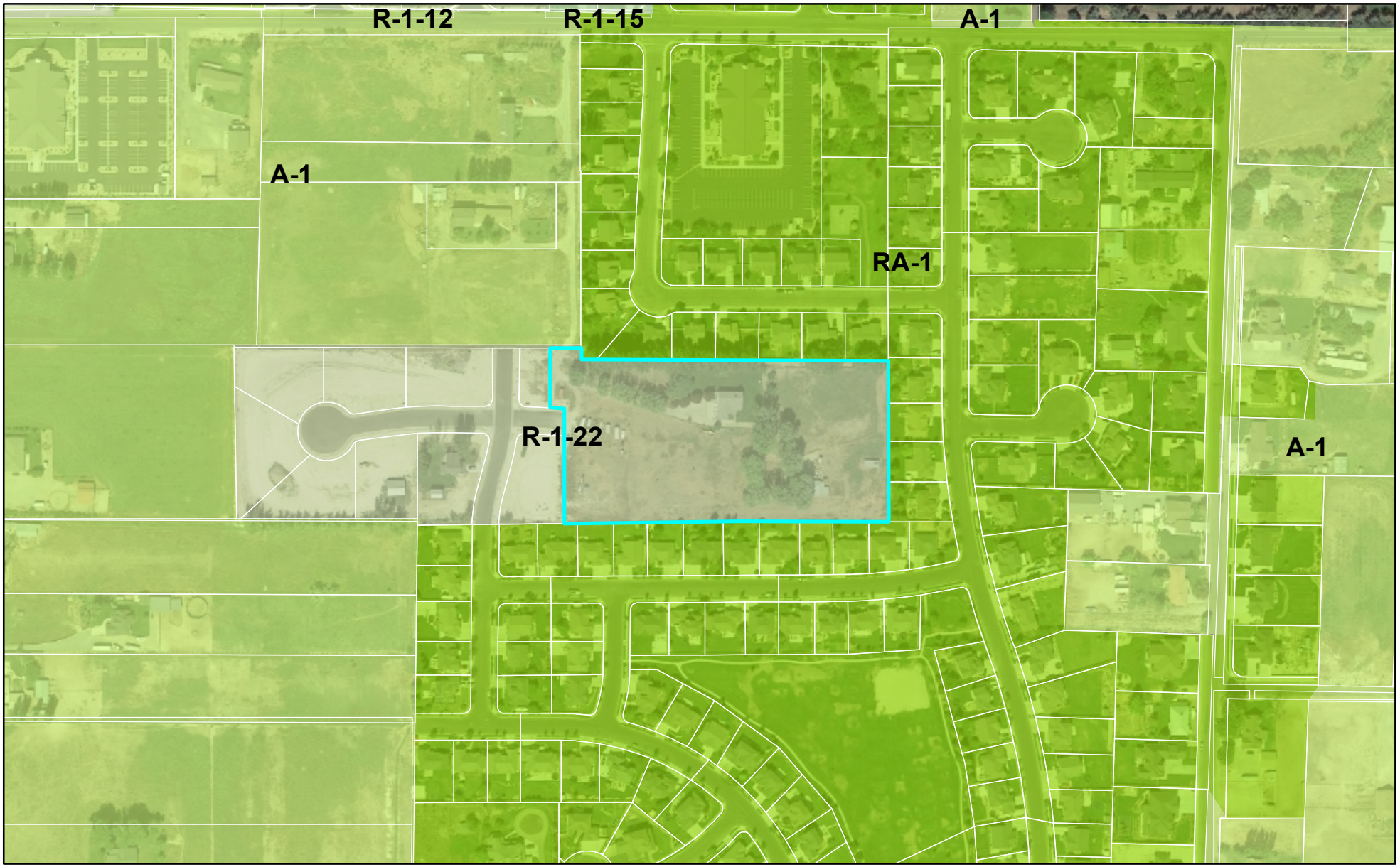


0 340 680 Feet

LEHI CITY

Staten Farms Plat B Final Subdivision

Zoning



LEHI CITY

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

APPLICATION FOR EXTENSION OF APPROVAL

(Section 10.120 Lehi City Development Code)

For Office Use Only

File #:_____ Application Date:_____ Receipt #: _____ Planner:_____

Fee: $250 – if application is filed prior to expiration of approval
$500 – if application is filed after expiration of approval or for any additional extensions beyond the 1st extension

Name of Development/Project: Staten Farms Plat B Total # of Lots: 9

Address of Development/Project: 1382 North 1900 West Lehi, UT 84043

Name of Applicant or Authorized Agent(s): Chad Staten
Address: 1382 N 1900 W. City: Lehi State: Utah Zip: 84043
Phone#: NA Cell#: 801-420-0313 Fax#: NA Email: statenquality@outlook.com

Name of Owner(s) (if other than applicant): Barbara Staten
(if more than one owner, attach additional information for each owner to this application)
Address: 838 Casa Blanco Avenue City: Midvale State: UT Zip: 84047
Phone#: NA Cell#: 801-949-7444 Fax#: NA Email: bstaten56@gmail.com

*Owner's Signature of Authorization to file: _____
(if more than one owner, attach the signature of each owner to this application)

Name of Licensed Engineer: Fred Clark P.E.
Address: 9448 North Timpanogas Cove City: Cedar Hills State: Utah Zip: 84062
Phone#: NA Cell#: 801-372-3140 Fax#: NA Email: fjclarkeng@comcast.net

APPLICATION SUBMITTAL PROCEDURES

(1) _____ The applicant shall contact a member of the Planning Staff before submitting plans electronically.
(2) _____ The applicant shall create an account and submit all required information electronically through the following link https://www.lehi-ut.gov/government/public-meetings/planning/applications/ (Agency Code Leh02), including:
(a) _____ the completed application and all other required information from the checklist outlined below.
(3) _____ **Staff will then review the submittal and send out an email with a link for the payment of fees.**

The deadline for submittal for the meeting of the Reviewing Departments is 5:00 pm on Tuesday for review the following week on Wednesday. All fees need to be paid by noon on Wednesday (a week before the meeting). ***It is the applicant's responsibility to call and confirm their scheduled DRC time.***

SUBMITTAL REQUIREMENTS

Applications for an extension must include the following information:

(1) _____ A written description that identifies the following:
(a) _____ Reason and justification for the proposed extension.
(b) _____ Date of original approval and proposed extension date.

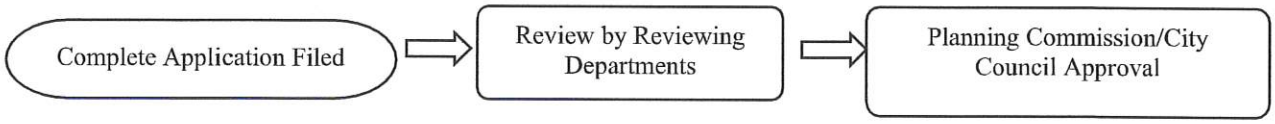
APPLICANT(S)/OWNER(S) CERTIFICATION

I (we) certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I (we) understand that Lehi City may rescind any approval or take any other legal or appropriate action. I (we) also acknowledge that I (we) have

reviewed the applicable sections of the Lehi City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I (we) also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicants Signature Chad Stott Title Owner / President of Staten Quality Lots Date May 10, 2022

REVIEW PROCESS FOR AN EXTENSION



Tuesday, May 10, 2022

To Whom it may concern,

We are applying for an extension on our development "Staten Farms, Plat B". We have been tied up with the legalities of the First right of refusal attached to the property located at 1382 North 1900 West Lehi, Utah. This has been a 2 year process, and it now appears that we have reached a settlement.

Sincerely,

Chad and Megan Staten
1382 North 1900 West
Lehi, Utah 84043

Chad Staten 801-420-0313

Megan Staten 801-404-6365

Staten Farms Plat B Final Subdivision
DRC Redline Comments

Fred Clark - requests final subdivision review of Staten Farms Plat B, a 9-lot subdivision located at 1340 North 2020 West.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 5/13/2020

Waiting for Irr Co approval.
6-11-2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Construction valves required where connecting to both water mains
2. Irrigation co approval required for all ditch piping/modification
3. Show and label mechanical bends in both water mains.

Trent – Parks: No comments
Gary – Building/Inspections:
4. ~~Add zoning to the plat.~~
5. ~~Add note to the plat that all floor slabs to be no lower than native grade.~~
6. ~~Add native grade elevation to the plat if different, each lot will need its own.~~

LEHI CITY OK, GKS 06/16/2020

JD – Streets:
7. Change our detail to show 6" concrete
8. Our new t-patch standard is 2'

Ross – Engineering: No comments
Kim – Planning:
9. Use standard City title block including removing the City Attorney's signature. Keep Planning Commission Chair Signature.

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

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. 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).

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

6. ~~Provide a recorded copy of required boundary line agreement(s).~~
7. ~~Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).~~
8. ~~Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670~~
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 9TH 2020.

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

LEHI SUBDIVISION

LOCATED IN THE NW QUARER OF SECTION7, T.5 S., R.1 W., S.L.B.7M. UTAH COUNY, UTAH

A RESIDENTIAL SUBSDIVISION

LEHI CITY, UTAH COUNTY, UTAH

Scale 1" = 40'

NW COR SEC 7
T5S, R1E, SLB&M
ELEV = 4521.36

NOTH ¼ COR. Sec,7
T5S, R1E, SLB&M

BASIS OF BEARING (NAD83)
N 89°44'31" E 1588.27'

DAVIS
12:032:0081

SOUTH 614.08'

POB

S 89°45'37" E 63.19'

NORTH 0.27'
S 89°45'4" E 65.48'

S 0°0'57" E 23.98'

20' IRR. EASEMT TO THE LEHI IRRIGATION COMPANY.

S 89°44'21" E 640.09'

1400 NORTH

EPFORD
52:947:0008

JONES
52:947:0009

EVANS
52:947:0010

TUCKER
52:947:0011

WALKER
52:947:0012

HUNSAKER
52:947:0013

GUNN
65:129:0054

ALEXANDER
65:129:0055

MILLER
65:129:0056

WHITE
65:129:0057

PRICE
65:129:0058

1800 WEST

S 0°8'17" E 2.94'
S 2°59'19" E 13.35'
S 0°09'54" E 319.49'

VALOR HOMES LLC
66:602:0008

1358 N

N 0°59'4" E 107.26'

LOT 9
22,000 s.f.
2004 W
FRONT
SLAB = 4530.0

LOT 10
22,001 s.f.
1968 W
SLAB =4532.0

LOT 11
22,015 s.f.
1932 W
SLAB = 4534.0

LOT 12
22,162 s.f.
1896 W
SLAB =4537.0

LOT 13
26,600 s.f.
1862 W
SLAB = 4538.0

12' ACCESS IRR. EASEMT TO THE LEHI IRRIGATION COMPANY.

EXIST. HOUSE TO REMAIN.

BUILDING

10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT (TYP)

N00°00'57"W 3.01'

N89°44'21"W 73.67'

N89°44'21"W 152.65'

N89°44'21"W 73.64'

N89°44'21"W 178.45'

N17°35'43"E 162.82'

1340 NORTH

1995 W
SLAB = 4531.0
LOT 17
22,014 s.f.

1959 W
SLA= 4530.5
LOT 16
22,004 s.f.

1923 W
SLAB = 4532.0
LOT 15
22,075 s.f.

1887 W
LOT 14
22,026 s.f.
SLAB =4533.0

BUILDING

EXIST. BLDG. TO BE REMOVED.

SWINGLE
66:602:0002

STATEN
66:602:0001

2020 WEST

N 0°0'57" W 239.94'

N00°00'57"W 183.70'

N00°00'57"W 158.77'

N00°00'57"W 140.00'

N 0°0'57" W 257.91'

N 0°0'57" W 255.54'

128.77'

149.09'

89.35'

86.88'

224.12'

45.83'

S 89°22'0" W 367.21'

N 89°56'0" W 311.00'

1260 NORTH

PARDON
65:129:0070

HANSEN
65:129:0069

ROSE
65:129:0068

HOLBROOK
65:129:0067

UNWIN
65:129:0066

PETERSON
65:129:0065

CHENEY
65:129:0064

ACKERMAN
65:129:0063

MUCCIO
65:129:0062

MONTROSE
65:129:0061

PILLING
65:129:0060

BRANNELLY
65:129:0059

CURVE DATA

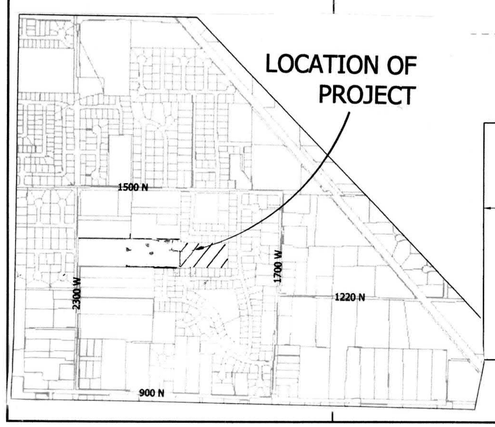
Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C3	1059.00'	5°00'24"	92.54'	46.30'	92.51' N82-1
C4	1059.00'	1°35'24"	29.39'	14.69'	29.39' N79-0
C5	1059.00'	6°35'48"	121.92'	61.03'	121.86' N81-3
C6	997.00'	11°30'11"	200.18'	100.42'	199.83' N83-5
C7	997.00'	8°27'57"	147.31'	73.79'	147.18' N82-2
C8	997.00'	3°00'14"	52.85'	26.43'	52.84' S88-1
C9	47.00'	45°21'21"	37.21'	19.64'	36.24' N67-3
C10	64.00'	270°42'41"	302.39'	0.00'	89.95' S00-1
C11	64.00'	89°31'18"	100.00'	63.47'	90.13' S89-3
C12	64.00'	89°31'24"	100.00'	63.47'	90.13' N00-4
C13	64.00'	91°39'59"	102.39'	65.89'	91.82' S89-4
C14	47.00'	45°21'21"	37.21'	19.64'	36.24' S67-0
C15	1059.00'	11°30'10"	212.61'	106.66'	212.25' N83-5
C16	1059.00'	2°13'35"	41.15'	20.58'	41.15' S88-3
C17	1059.00'	8°07'33"	150.19'	75.22'	150.06' N83-2
C18	1059.00'	1°09'02"	21.27'	10.63'	21.27' N78-4
C19	997.00'	6°16'30"	109.19'	54.65'	109.14' N81-2

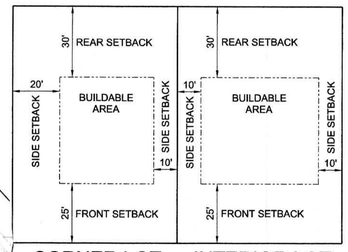
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1056.00	79.34	4°18'17"	79.32	N 86°58'13" W
C2	15.00	23.59	90°05'27"	21.23	N 44°04'09" W

BOUNDARY

VICINITY MAP





CIVIL ENGINEER:
FRED CLARK
9448 N. TIMPANOGOS COVE
CEDAR HILLS, UT

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

ZONING: R-1-22

LEGEND

BOUNDARY LINE
SETBACK LINE (REFER TO LEHI CITY SETBACK STANDARDS, U.N.O.)
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
UTILITY EASEMENT
SECTION CORNER
PLAT CORNER / POINT OF INTERSECTION

Received by Lehi City 06/16/2020 10:37:27 AM LEHI CITY PLANNING DIVISION

NOTE: ALL FLOOR SLABS TO BE NO LOWER THAN NATIVE GRADE.

LEGEND

O SET ⅝" REBAR & BRASS CAP MARKED LS 6418780

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

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

TABULATIONS

TOTAL ACREAGE	5.544 AC
NUMBER OF LOTS	9
UNITS PER ACRE	1.62
ACREAGE IN ROW	0.886 AC
LANE MILES	0.09 M

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, **Aaron D. Thomas**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. **6418780**. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WTH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR'S SIGNATURE _____ DATE _____

BOUNDARY DESCRIPTION

Beginning at a point located North 89°44'31" East along section line 1588.27 feet and South 614.08 feet from the Northwest Corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°45'37" East 63.19 feet; thence North 0.27 feet; thence South 89°45'04" East 65.48 feet; thence along the boundary of Scottfield Acres Plat A the following two courses and distances: 1) South 0°00'57" East 23.98 feet, and 2) South 89°44'21" East 640.09 feet; thence along the boundary of Colony Pointe Plat B the following five courses and distances: 1) South 0°08'17" East 2.94 feet, 2) South 2°59'19" East 13.35 feet, 3) South 0°09'54" East 319.49 feet, 4) North 89°56'00" West 311.00 feet, and 5) South 89°22'00" West 367.21 feet; thence along the boundary of Staten Farms Plat A the following four courses and distances: 1) North 0°00'57" West 239.94 feet, 2) along the arc of a 1056.00 foot radius curve to the left 79.34 feet through a central angle of 4°18'17" (chord bears North 86°58'13" West 79.32 feet), 3) along the arc of a 15.00 foot radius curve to the right 23.59 feet through a central angle of 90°05'27" (chord bears North 44°04'09" West 21.23 feet), and 4) North 0°59'04" East 107.26 feet to the point of beginning.
Area = 5.544 Acres

OWNERS DEDICATION

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

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

_____
OWNERS NAME (AND POSITION IF LLC)

ACKNOWLEDGEMENT

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

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

NUMBER

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____

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

PLAT "B"

LOCATED IN THE NW QUARTER OF SECTION 7, T. S., R.1W., S.L.B.&M. UAH COUNY, UTAH

STATEN FARMS

A RESIDENTIAL SUBDIVISION

LEHI CITY. UTAH COUNTY, UTAH

SCALE: 1" = 40'

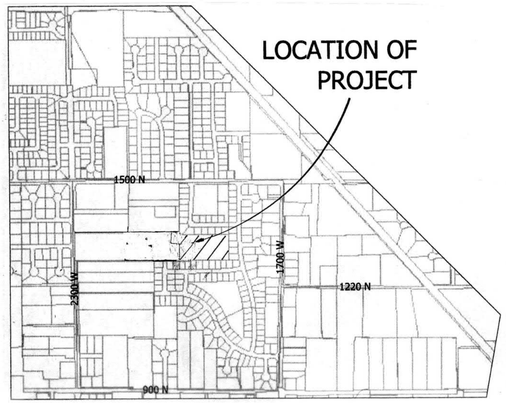
SHEET 1 OF 1

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

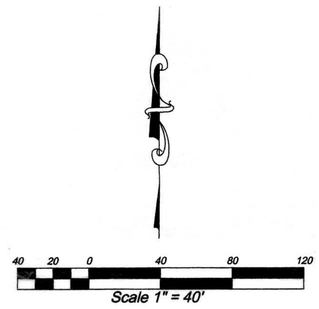
STATEN FARMS PLAT "B"

INDEX OF PLAN SHEETS

SHEET 1	COVER SHEET AND OVERALL UTILITY PLAN
SHEET 2	CONSTRUCTION SHEET
SHEET 3	DETAIL SHEET
SHEET 4	DETAIL SHEET
SHEET 5	EROSION CONTRAL PLAN
SHEET 6	BMP DETAIL SHEET
SHEET 7	ELECTRICAL PLAN
SHEET 8	POWER DETAILS



TABULATIONS	
TOTAL ACREAGE	5.544 AC
NUMBER OF LOTS	9
UNITS PER ACRE	1.62
ACREAGE IN ROW	0.886 AC
LANE MILES	0.09 M



GENERAL NOTES:

1. ZONE: R-1-22
2. ¾" CULINARY SERVICE WILL BE INSTALLED WITH BLUE POLYETHYLENE PIPE AND THE 1" P.E. WILL BE PURPLE ONLY.

CONSTRUCTION NOTES:

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATION.
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 PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND PROPERTY OWNER.

UTILITY NOTES:

1. ALL MECHANICAL JOINTS REQUIRE A MEGALUG OR OTHER EQUAL APPROVED JOINT RESTRAINT.
2. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A.1.a DESIGNATION.
3. A MAXIMUM OF 12" OF CONCRETE GRADE RINGS MAY BE USED TO RAISE ALL SEWER AND STORM DRAIN MANHOLES.

ATTENTION CONTRACTORS

ALL MUD AND OR DEBRIS TRACKED ONTO ANY STREETS SHALL BE THE SOLE RESPONSIBILITY OF THAT PERSON AS PER LEHI CITY DRAINAGE ORDINANCE 13.40.

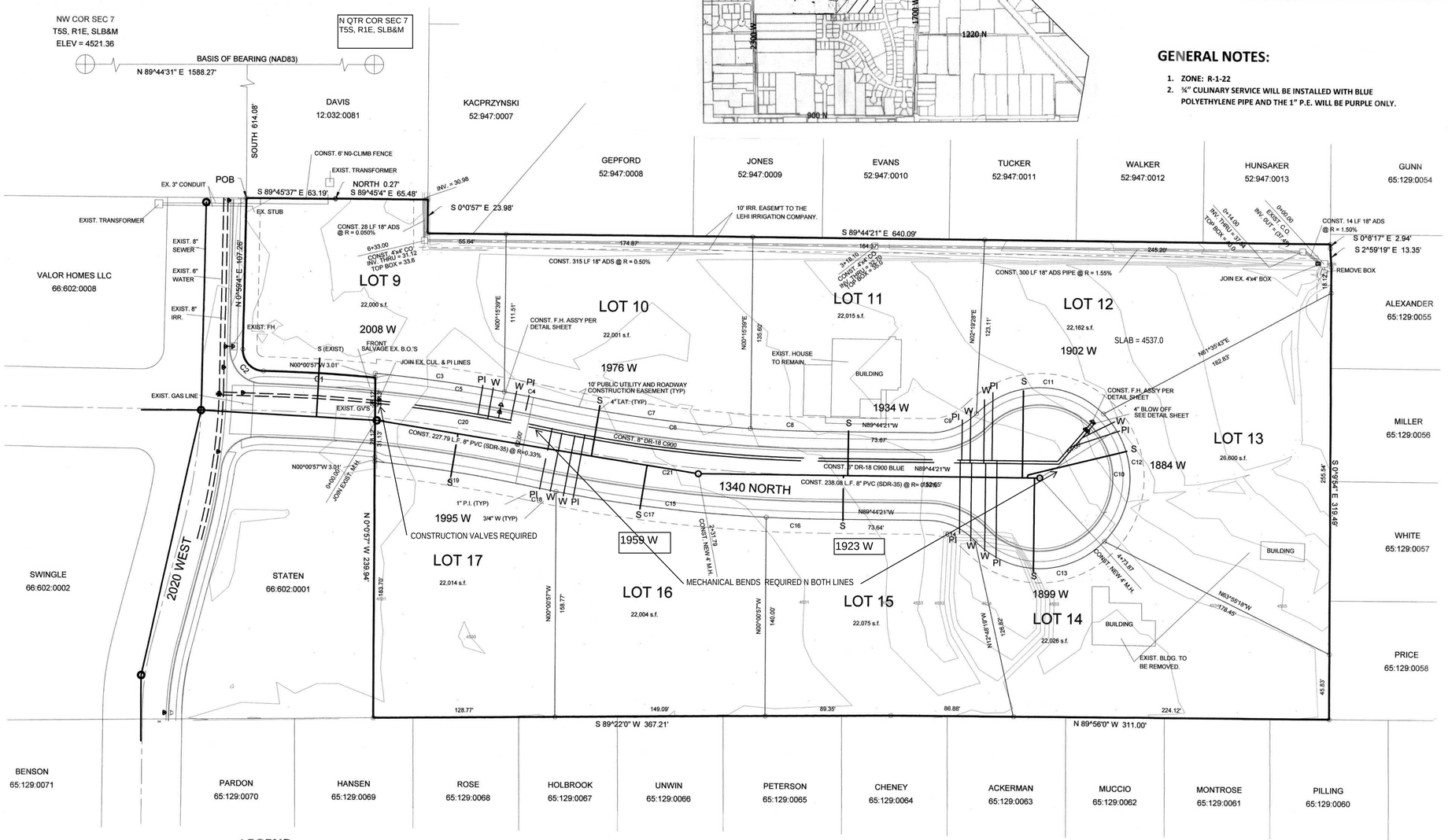
FINES ARE A CLASS C MISDEMEANOR AND THE PROJECT WILL BE SHUT DOWN UNTIL RESOLVED.

NAME OF PROJECT: STATEN FARMS PLAT "B'
ADDRESS OF PROJECT: 1322 N 1900 W, LEHI, UTAH
OWNER/DEVELOPER: CHAD & MEGAN STATEN
1382 N 2020 W, LEHI, UTAH
(801) 420-0313

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BLUE STAKES
CALL 811
BEFORE YOU DIG

Received by Lehi City 06/16/2020 10:37:30 AM
LEHI CITY PLANNING DIVISION



LEGEND:

- FIRE HYDRANT
- 4" BLOW-OFF (TEMPORARY B.O. W/PROTECTION
- \+ INSTALL STREET SIGN
- \- INSTALL STOP SIGN
- -----PI----- PRESSURE IRRIGATION C900 DR-18 PURPLE PIPE
- -----W----- CULINARY WATER **C900 DR-18 BLUE**
- -----S----- SEWER PIPE **PVC** SDR-35
- INSTALL ADA RAMP PER LEHI CITY STANDARDS

BENCH MARK

REVISIONS

Rev.	Date	Description	Appr'd

F.J.Clark & Associates
9448 [illegible] Cove
Cedar [illegible] 84062
No. 155153
FRED J. CLARK
Plans signed and sealed unless Electronic Copy Fred J. Clark
Clark P.E. 155153 Date 1/8/20

STATEN FARMS "PLAT B"

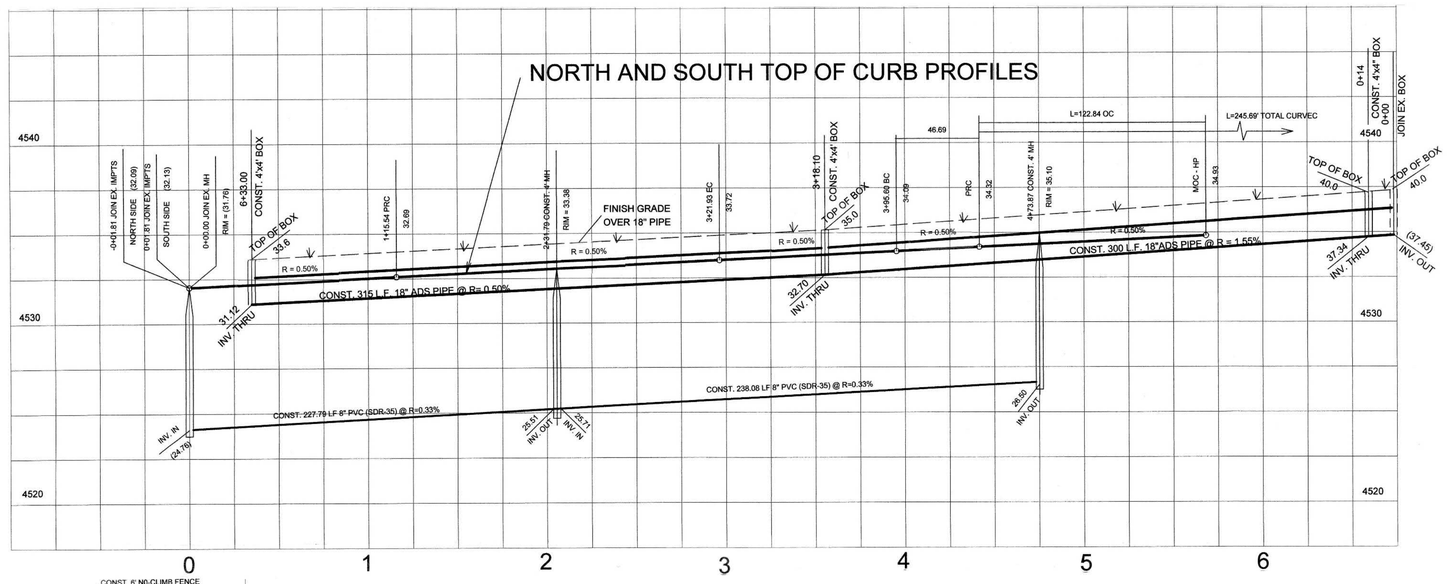
LEHI UTAH

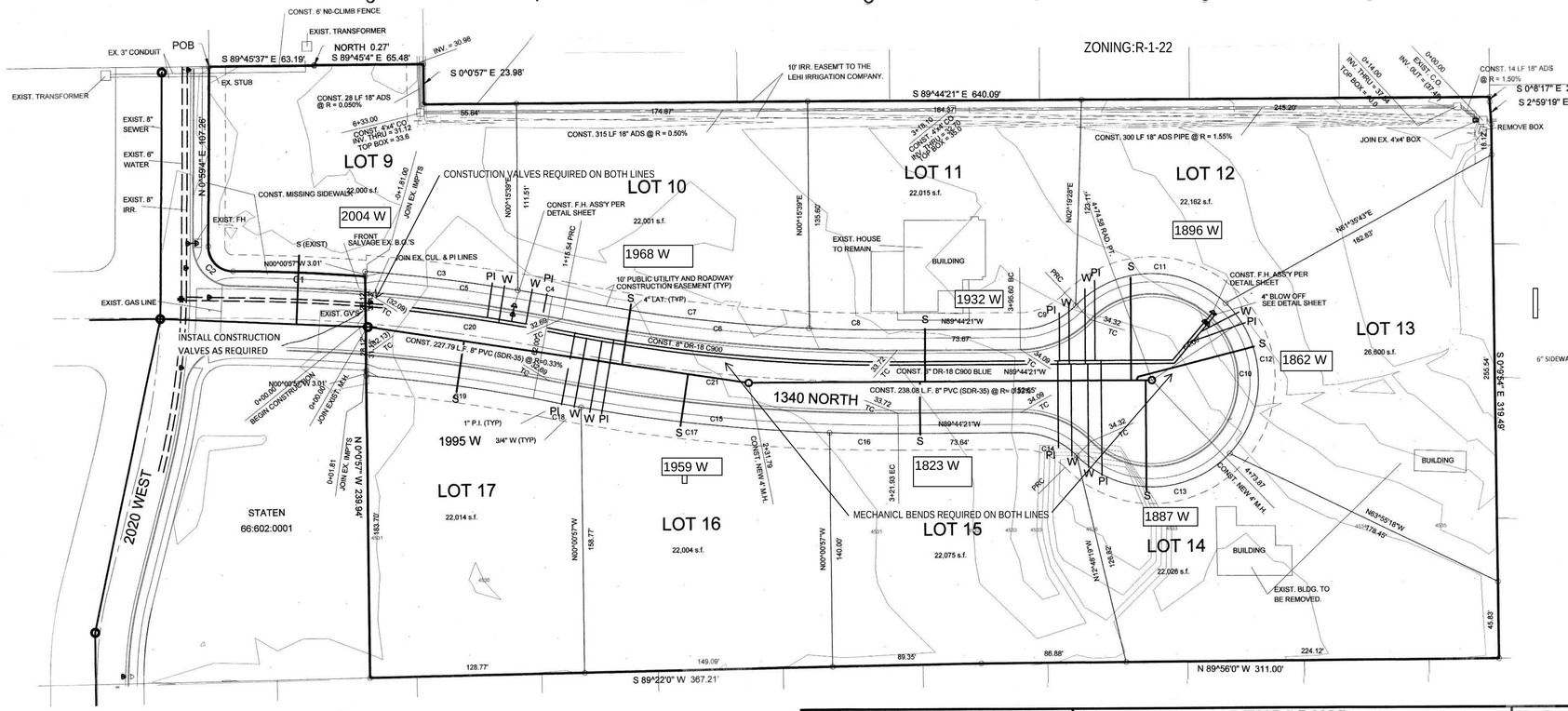
Drawn by:
Designed by:
Checked by:
Approved by: Date

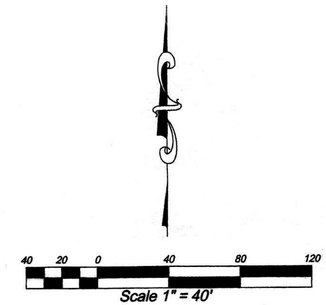
Cover Sheet
Overall Utility Sheet

Scale:
Date
Sheet No. 1 of 8

STATEN FARMS PLAT "B"







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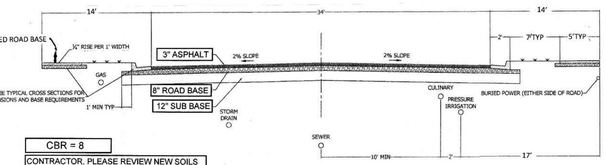


CBR = 8

CONTRACTOR, PLEASE REVIEW NEW SOILS REPORT BY GORDON TECHNICAL FOR ALL ADDITIONAL INFORMATION.

TYPICAL STREET CROSS SECTION

NOTE TO CONTRACTOR

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

BLUE STAKES
CALL 811
BEFORE YOU DIG

NAME OF PROJECT: STATEN FARMS PLAT "B'
ADDRESS OF PROJECT: 1322 N 1900 W, LEHI, UTAH
OWNER/DEVELOPER: CHAD & MEGAN STATEN
1382 N 2020 W, LEHI, UTAH
(801) 420-0313

Received by Lehi City 06/16/2020 10:37:30 AM
LEHI CITY PLANNING DIVISION

BENCH MARK

REVISIONS

Rev.	Date	Description	Appr'd

F.J.Clark & Associates
9448 N. Maple Creek Cove
Cedar Hills, UT 84062
(801) 367-0771

REGISTERED PROFESSIONAL ENGINEER No. 155153 FREED J. CLARK STATE OF UTAH

Plans prepared under the direction of:
F. J. Clark P. E. 155153 — Date 1/20/20

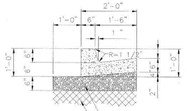
STATEN FARMS "PLAT B"

LEHI UTAH

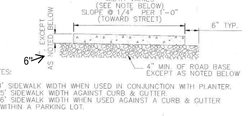
Drawn by:
Designed by:
Checked by:
Approved by: Date

Construction Sheet

Scale:
Date
Sheet No. 2 of 8



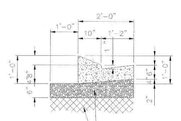
HIGH BACK CURB & GUTTER

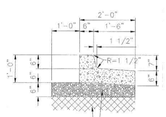


NOTES:

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.

SIDEWALK



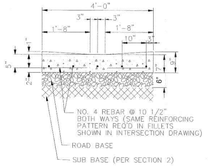


REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

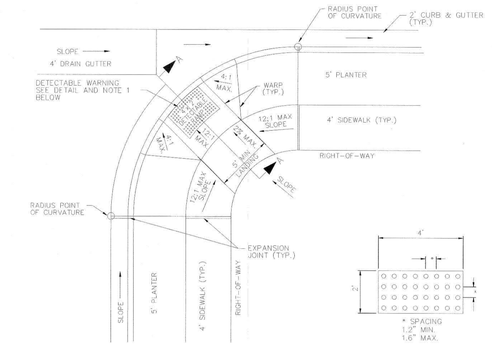
GENERAL NOTES:

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

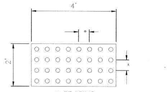
LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



SECTION A-A

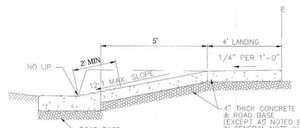


DETECTABLE RAMP DETAIL

DOME DETAIL

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

DETECTABLE WARNING DETAILS
— RAISED TRUNCATED DOMES —



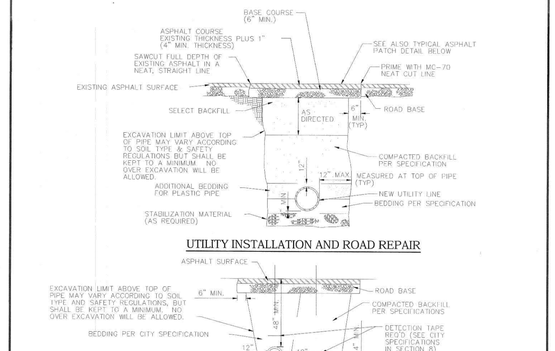
GENERAL NOTES:

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.

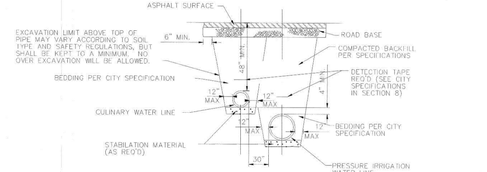
LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

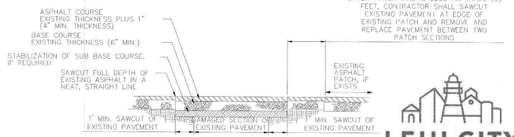


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



NOTE; City new t-patch standard is 2".

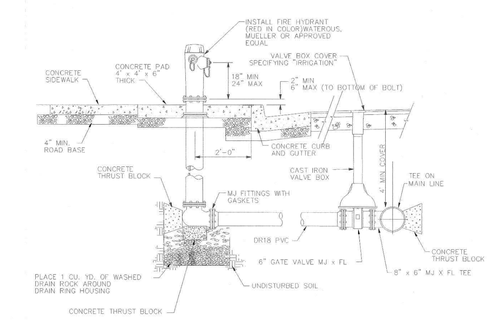
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL

UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

NOTES:

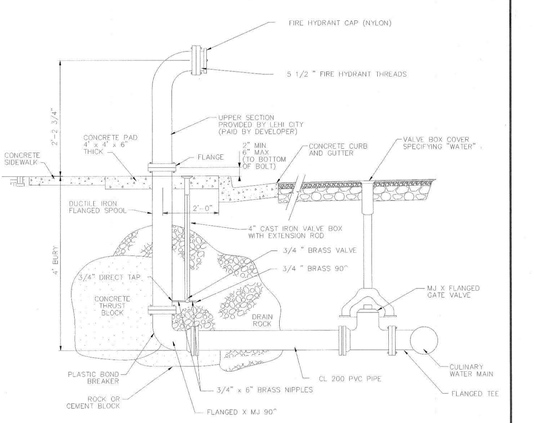
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID 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



NOTE:

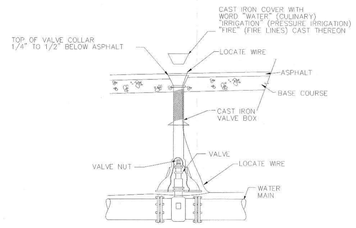
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL 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



NOTES:

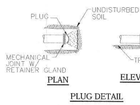
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL

VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER-4



PLUG DETAIL

SIZE	BENDS 90°	BENDS 45°	BENDS 22 1/2°	BENDS 11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/4 BRANCHES PLUGGED	CROSS W/CROSS W/4 BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.6	1.0	0.5	0	1.1	0.9	1.1	1.1	1.1
6	4.0	2.2	1.1	0	2.6	0.2	2.6	2.6	2.6
8	7.1	3.9	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	14.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

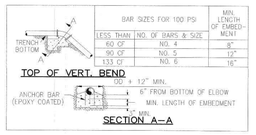
* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF 185/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI:		MIN. LENGTH OF EMBEDMENT
LESS THAN 60 0°	NO. 4	8"
90 0°	NO. 5	12"
133 0°	NO. 6	16"

TOP OF VERT. BEND

SIZE	BENDS 45°	BENDS 22 1/2°	BENDS 11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.9
14	79.5	40.7	20.3
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.6
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

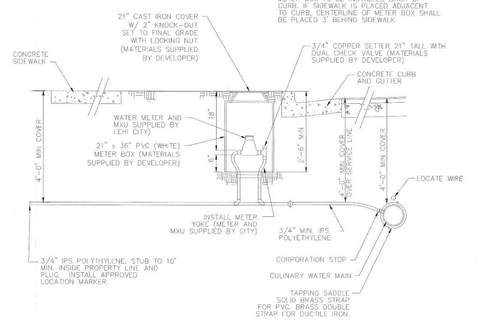
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK.
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER-5



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

BENCH MARK

REVISIONS

Rev.	Date	Description	App'd

F.J.Clark & Associates
9448 N. TimpanoGos Cove
Cedar Hills, Utah 84062
(801) 701-02
Fred J. Clark P.E. 155
Date 1/6/20

Received by Lehi City 06/16/2020 10:37:30 AM

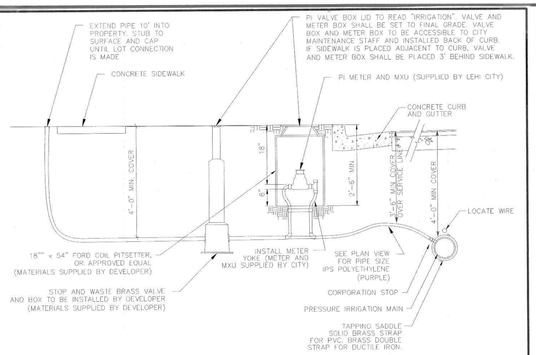
STATEN FARMS "PLAT B"

LEHI UTAH

Drawn by:
Designed by:
Check by:

Detail Sheet

Scale:
Date:
Approved by:
Date
Sheet No. 3 of 8



GENERAL NOTES:

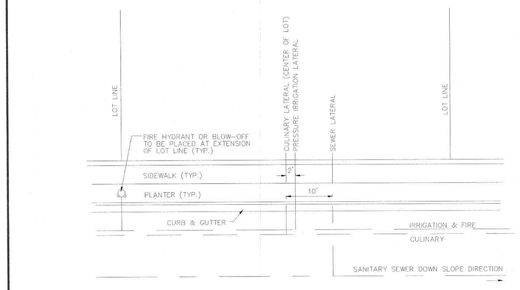
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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 UNVIABLE 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:

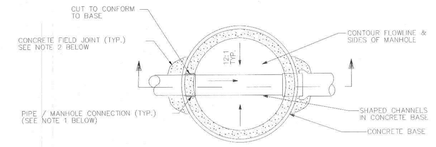
1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS WITHIN CUL-DE-SACS (OR LOTS WITH LESS THAN 50 FEET OF FRONTAGE) SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

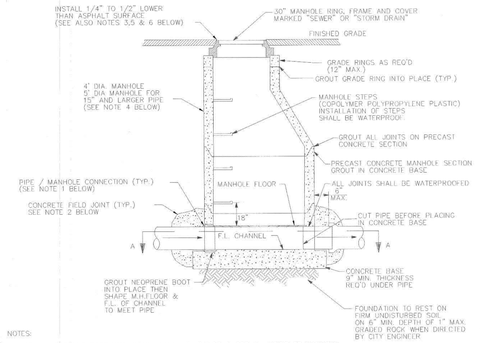
STANDARD DETAIL

TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

LEHI CITY STANDARD DRAWINGS WATER-10



SECTION A-A



NOTES:

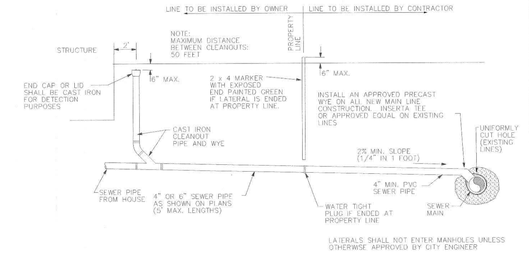
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1

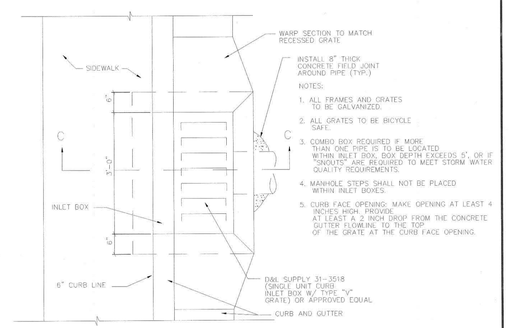


LEHI CITY

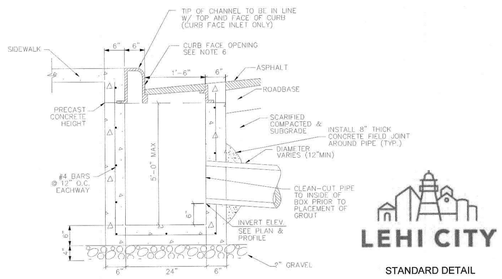
STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

Received by Lehi City 06/16/2020 10:37:30 AM LEHI CITY PLANNING DIVISION

BENCH MARK	REVISIONS			
	Rev.	Date	Description	App'd

F.J.Clark & Associates
9448 N. TimPanogos Cove
Cedar Hills, Utah 84062
(801) 701-0

Fred J. Clark P.E. 155515 — Date

STATEN FARMS "PLAT B"

LEHI — UTAH

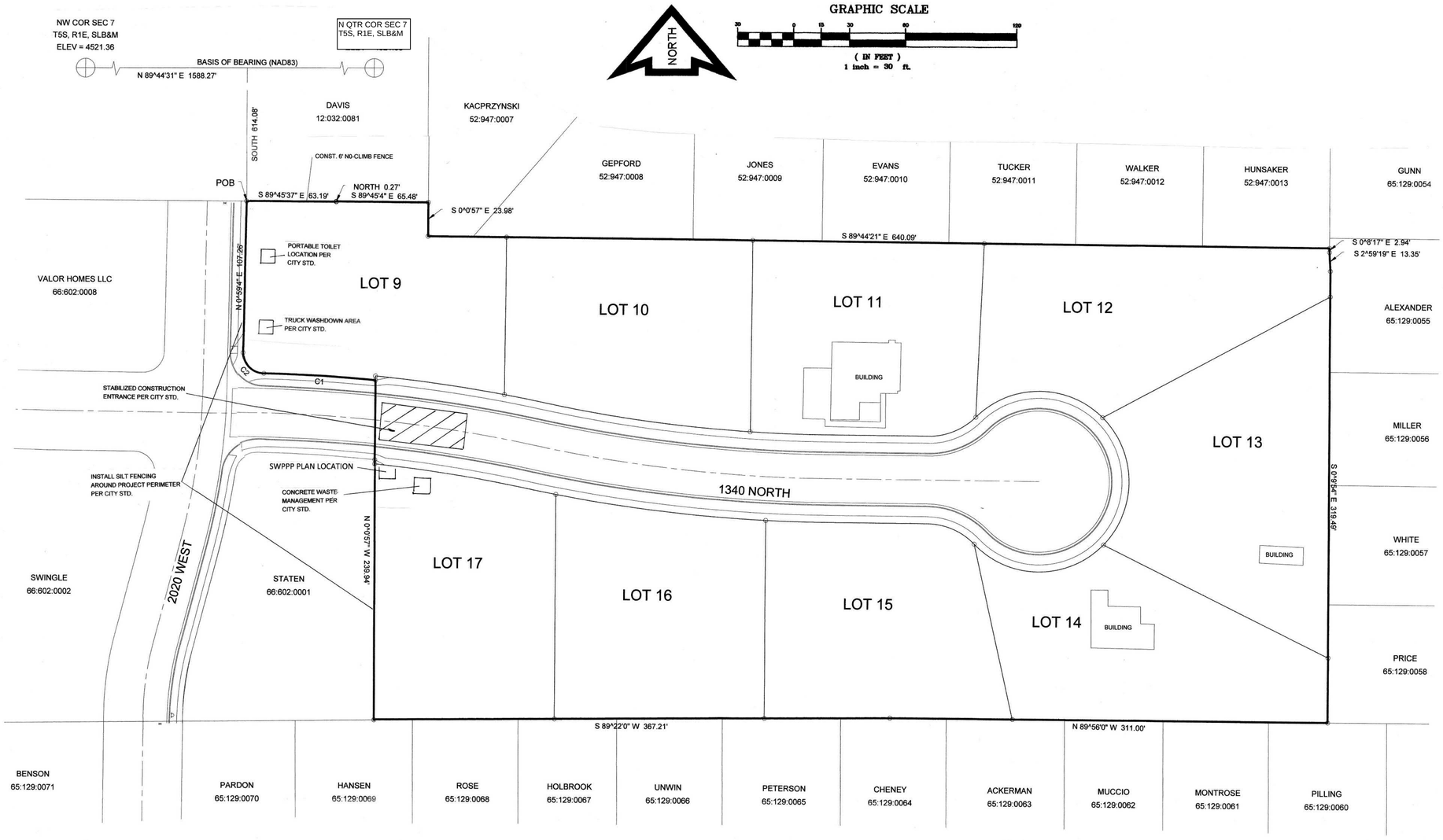
Drawn by:
Designed by:
Check by:
Approved by: — Date

Detail Sheet

Scale:
Date:
Sheet No. 4 of 8

STATEN FARMS PLAT "B"

NAME OF PROJECT: STATEN FARMS PLAT "B"
ADDRESS OF PROJECT: 1322 N 1900 W, LEHI, UTAH
OWNER/DEVELOPER: CHAD & MEGAN STATEN
1382 N 2020 W, LEHI, UTAH
(801) 420-0313



NOTES

1. MIRIFI FABRIC WILL BE REQUIRED TO BE PLACED OVER ANY NEARBY EXISTING CATCH BASINS DURING CONSTRUCTION, PER LEHI CITY SPECIFICATIONS.
2.
3. ALL OF THE CONCRETE IN THE TEMPORARY CONCRETE DUMPING AREA WILL BE REMOVED AFTER THE IMPROVEMENTS ARE COMPLETED.
4. INSTALL SILT FENCING AS SHOWN HEREON.
5. SEE THE CITY BMP SHEETS FOR SPECIFIC IMFORMATION.
6. THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING THE STANDARD STATE OF UTAH SWPPP TEMPLATE TO LEHI CITY. THE DEVELOPER IS ALSO RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP's.
7. NO DIRT OR DEBRIS WILL BE PLACED OVER SIDEWALK AND CURB.
8. NO DIRT OR DEBRIS WILL BE PLACE IN ROADWAY.
9. IF ROADWAY, SIDEWALK OR CURB BECOME DIRTY, IT MUST BE CLEANED UP IMMEDIATELY.
10. STORM DRAIN INLETS ARE TO BE MAINTAINED AND PROTECTED UNTIL FINAL STABILIZATION IS ACHIEVED.
11. BUILDING SITE IS TO BE CLEANED REGULARLY.
12. ALL CHEMICALS STORED ON THIS SITE WILL BE CONTAINED AND SHOWN ON THIS MAP.
13. WASHOUT AREA WILL BE USED FOR ANY TYPE OF TOOL AND/OR EQUIPMENT CLEANING.
14. CHEMICAL TOILET WILL BE PLACED ON A PERVIOUS SURFACE.
15. SWPPP DOCUMENTS WILL BE POSTED ONSITE.

EROSION CONTROL NOTES

1. AREAS DELINEATED ON THE PLAN AS A "BUFFER ZONE" SHALL BE CLEARLY MARKED WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
4. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

ATTENTION CONTRACTORS

ALL MUD AND OR DEBRIS TRACKED ONTO ANY STREETS SHALL BE THE SOLE 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.

BLUE STAKES
CALL 811
BEFORE YOU DIG

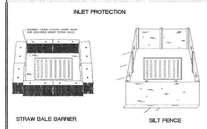
Received by Lehi City 06/16/2020 10:37:30 AM
LEHI CITY PLANNING DIVISION

BENCH MARK	REVISIONS			
	Rev.	Date	Description	Appd

F.J.Clark & Associates
9448 [illegible] Cove
Cedar Hills, UT 84062
Plans prepared by Fred J. Clark
F. J. Clark P. E. 155183 Date 1/2/20
REGISTERED PROFESSIONAL ENGINEER No. 155183 FRED J. CLARK STATE OF UTAH

STATEN FARMS "PLAT B"
LEHI UTAH
Drawn by:
Designed by:
Checked by:
Erosion Control Plan
Scale:
Date
Approved by: Date
Sheet No. 5 of 8

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.

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

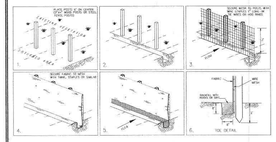
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

Instalation/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

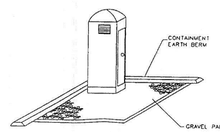
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: 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

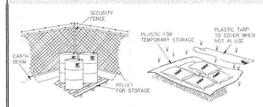
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Objectives

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

Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area, ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

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

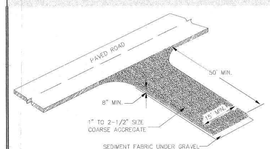
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

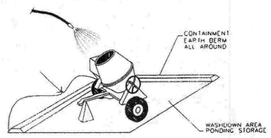
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: 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

ATTENTION CONTRACTORS

ALL MUD AND OR DEBRIS TRACKED ONTO ANY STREETS SHALL BE THE SOLE 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.

Received by Lehi City 06/16/2020 10:37:30 AM — LEHI CITY PLANNING DIVISION

BENCH MARK	REVISIONS			
	Rev.	Date	Description	App'd

F.J.Clark & Associates
9448 N. TimPanoGos Cove
Cedar Hills, Utah 84062
(801) 701-0268
FRED J. CLARK — 5163251 — REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH
Fred J. Clark P.E. #5163251 — Date 11/9/20

STATEN FARMS "PLAT B"

LEHI — UTAH

Drawn by: | Designed by: | Check by:

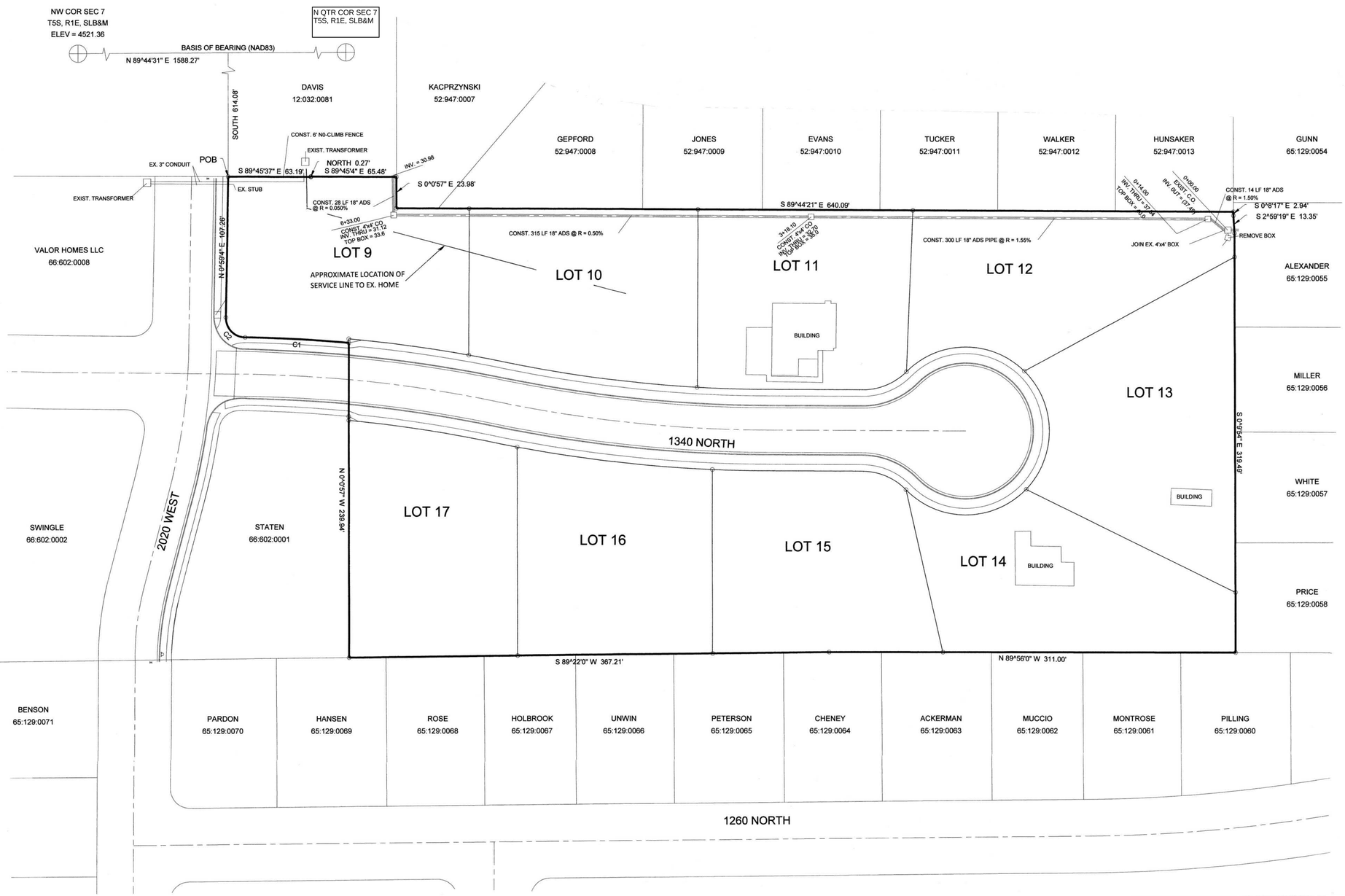
BMP Detail Sheet

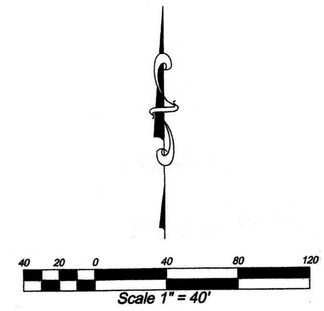
Approved by: _____ Date

Scale: | Date:

Sheet No. 6 of 8

STATEN FARMS PLAT "B"





BLUE STAKES
CALL 811
BEFORE YOU DIG

Received by Lehi City 06/16/2020 10:37:30 AM
LEHI CITY

BENCH MARK	REVISIONS			
	Rev.	Date	Description	App'd

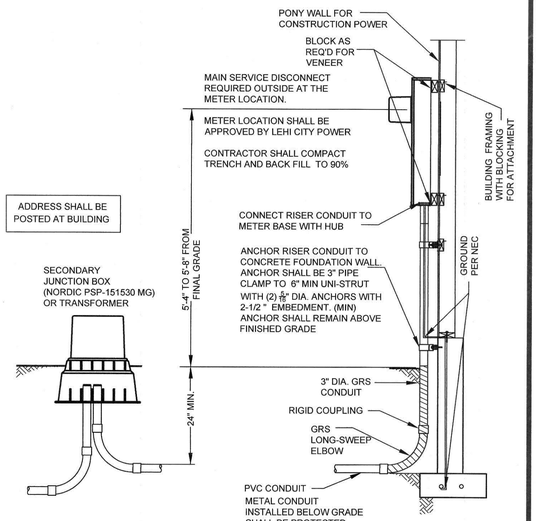
F.J.Clark & Associates
9448 [illegible] Cove
Cedar [illegible] 84062
(801) [illegible]
REGISTERED PROFESSIONAL ENGINEER No. 155153 FRED J. CLARK STATE OF UTAH
Plans prepared under the direction of:
F.J. Clark P.E. 155153 — Date 1/8/20

STATEN FARMS "PLAT B"

LEHI — UTAH

Drawn by:
Designed by:
Checked by:
Approved by: — Date
Scale:
Date
Sheet No. 7 of 8

Electrical Plan



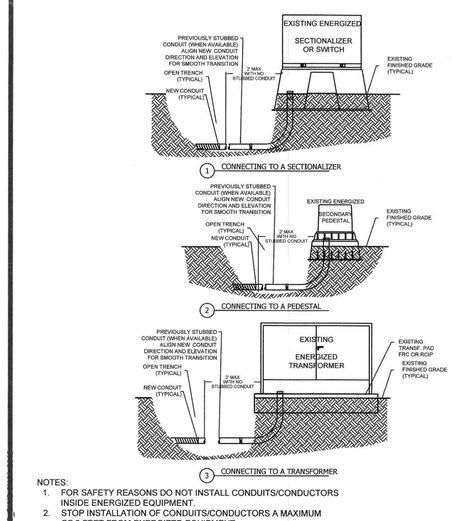
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100-200 AMP (1 OR 3 PHASE)

RESIDENTIAL & CONSTRUCTION POWER SERVICE

DWG: **3.1**
REV. 17.00
BY: GWK
DATE: 3/10/17



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

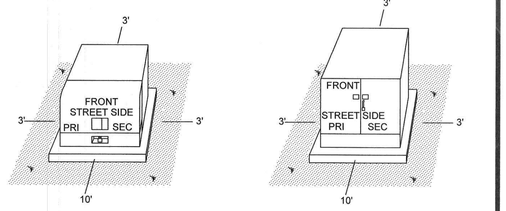
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



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.

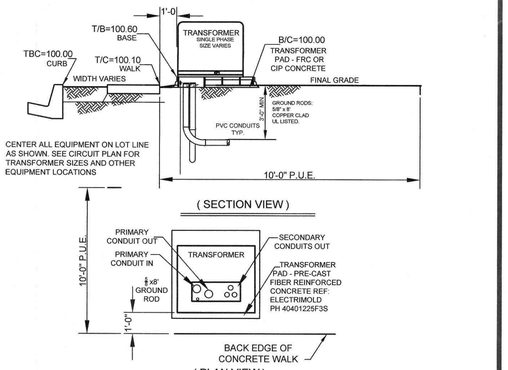
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. (ELECTRIMOLD 40401225F3S) OR EQUAL AS APPROVED IN WRITING BY LEHI POWER ENGINEERING.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT.
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.

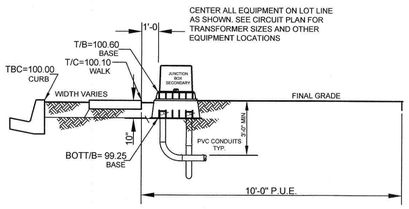
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

DWG: **5.1.1**
REV. 17.00
BY: GWK
DATE:3/10/17



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.

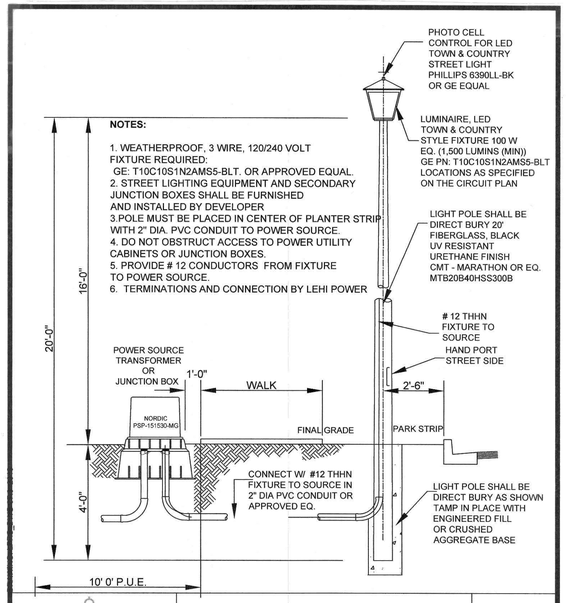
LEHI CITY POWER DEPARTMENT

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



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

Received by Lehi City 06/16/2020 10:37:30 AM
LEHI CITY PLANNING DIVISION

BENCH MARK

REVISIONS

Rev.	Date	Description	App'd

F.J.Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
(301) 701-026
Plans prepared under my direction
Fred Clark P. E. 155153 Date 1/8/20

STATEN FARMS "PLAT B"

LEHI UTAH

Drawn by:
Designed by:
Checked by:
Approved by: Date

POWER DETAIL SHEET

Scale:
Date
Sheet No. 8 of 8

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #33-2022, the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to Mixed Use.

Suggested Action:

Attachments:

CC Staff Report Denzeler Zone Change 06.14.22.docx

Denzeler Zone Change DRC 04.20.22.docx

Ord 33-2022.docx

Denzeler Zone Change 04.20.22 - narrative.pdf

Denzeler Zone Change 04.20.22- map.pdf

Denzeler Aerial.pdf

Denzeler General Plan.pdf

Denzeler Zoning.pdf

DENZELER ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Arnaldo Denzeler		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	37 South 500 West		
Project Area	0.38 acres		
Existing Zoning	RA-1		
Proposed Zoning	MU (Mixed-Use)		
Existing General Plan Land Use Designation	MU (Mixed-Use)		
Adjacent Zoning and Land Use	*North*	MU	Medical Spa/Clinic
	South	MU	State Farm Insurance Office
	East	MU	Stella's Plaza
	West	MU/RA-1	Main Street/Single family residential
Date of DRC Review	April 20, 2022		
Date of Planning Commission Review	May 12, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

MIXED USE DEVELOPMENT
Create walkable and vibrant districts with a complimentary mix of land uses and densities in the historic downtown, urban center, transit-oriented development areas, and other areas of concentrated density.

MIXED USE (MU)
The Mixed Use (MU) classification combines a number of land uses within a specific geographic area. These uses may include higher density residential and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification may contain a mix of uses including office, higher education, high-density housing, specialty retail, restaurants, public facilities, sporting venues, and cultural spaces. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant center.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to MU (mixed use) for 0.38 acres located at 37 South 500 West.

This zone change is consistent with the approved General Plan designation of MU for the property. The applicant is seeking a zone change to obtain more flexibility as it will allow the property to be improved for commercial development or additional residential units. Both potential uses are compatible with the nearby properties.

The DRC had one comment on the proposed zone change.

1. Water right dedication may be required if the new use of the property creates additional demand for culinary water above what the current use is.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on May 12, 2022. The minutes and motion from this

meeting are as follows:

3.2) Public hearing and recommendation of Arnaldo Denzeler's request for review of the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 (residential/agriculture) to Mixed Use.
Sierra Pierson presented information on the agenda item.

The applicant was present and did not wish to add anything.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Ellis moved to send a positive recommendation of **Arnaldo Denzeler's request for review of the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 (residential/agriculture) to Mixed Use**; with the findings that the proposed zone change is consistent with the Mixed Use designation of the General Plan and is consistent with the goals and policies of the General Plan. Including all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes. The vote passed unanimously.

Denzeler Zone Change
DRC Redline Comments

*Arnaldo Denzeler- requests review of the **Denzeler zone change** on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to MU.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 4/12/22
Time Start: 10:35 am
Time End: 10:36 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Water right dedication may be required if the new use of the property creates additional demand for culinary water above what the current use is.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 12, 2022.
(NEED ENVELOPES BEFORE SCHEDULING)

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: 33-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 37 SOUTH 500 WEST

WHEREAS, Arnaldo Denzeler, owner of property located at 37 South 500 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as MU (Mixed-Use); and

WHEREAS, following a public hearing on May 12, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on June 14, 2022, 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 May 12, 2022; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to MU.

PART II:

A. If a provision of this Ordinance 33-2022 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 this 14th day of June 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

DENZELER ZONE CHANGE

THE S 1/2 OF LOT 3, OF BLK 35, PLAT A, LEHI CITY SURVEY. EXCEPT THE FOLLOWING DESCRIBED PARCEL:COM S 88 DEG 03'W 185 FT:S 2 DEG 00'55"E 90.67 FT FROM NE COR OF BLK 35, PLAT A, LEHI. S 2 DEG 00'55"E 4.5 FT; S 88 DEG 30'30"W 90 FT; N 2 DEG 55"W 3 FT; N 87 DEG 33'27"E 90 FT TO BEG.

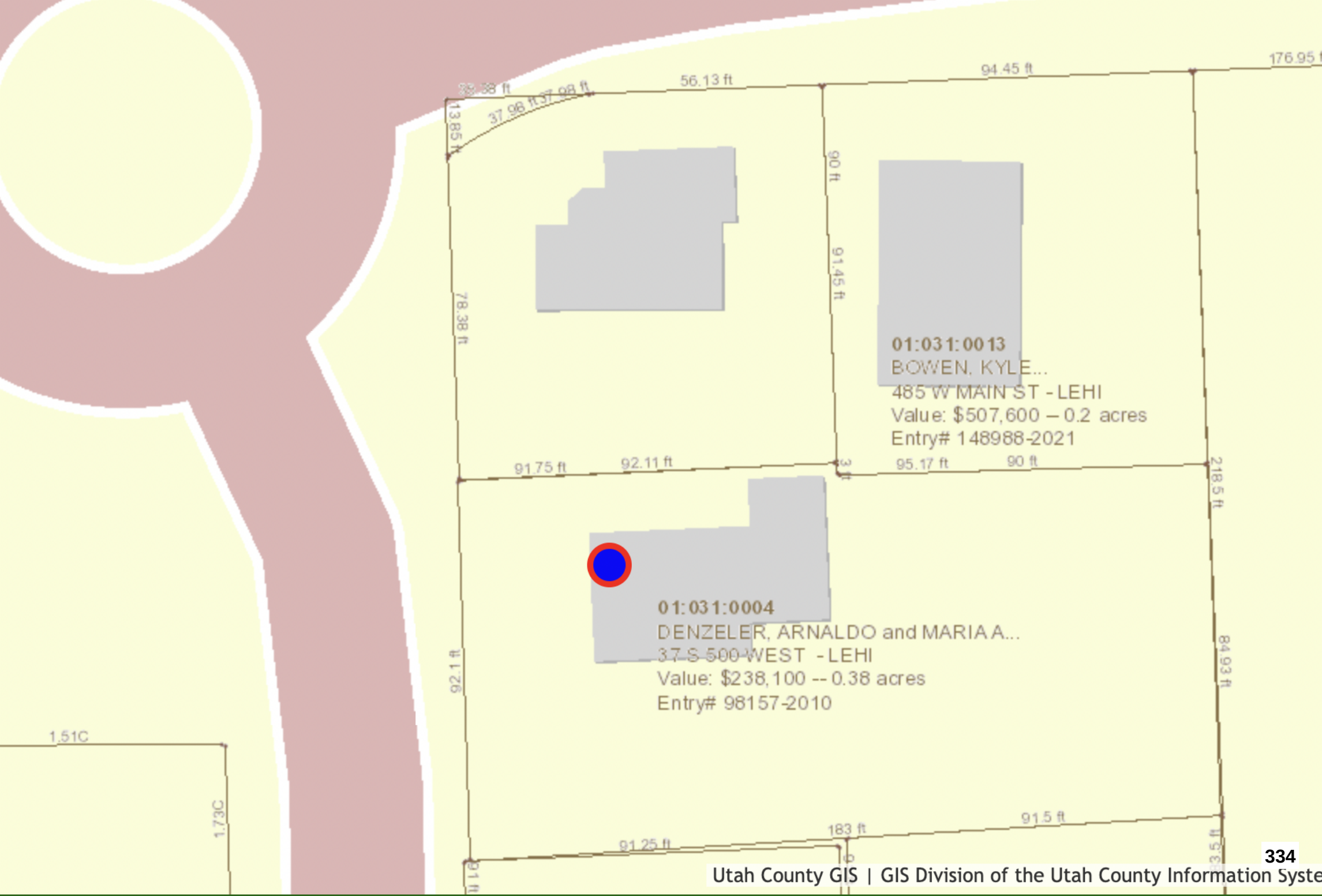
4/5/2022

Jacob Curtis
Planning and Zoning
Lehi City, UT

We would like to propose a change of zoning on the property located at 37 South 500 West in Lehi. As per the general plan of Lehi City this location is already in the process to convert to the multi-use/Commercial – Residential zoning. We would like to utilize and improve the property for commercial use or additional residential units.

Sincerely
Arnaldo and Maria Denzeler

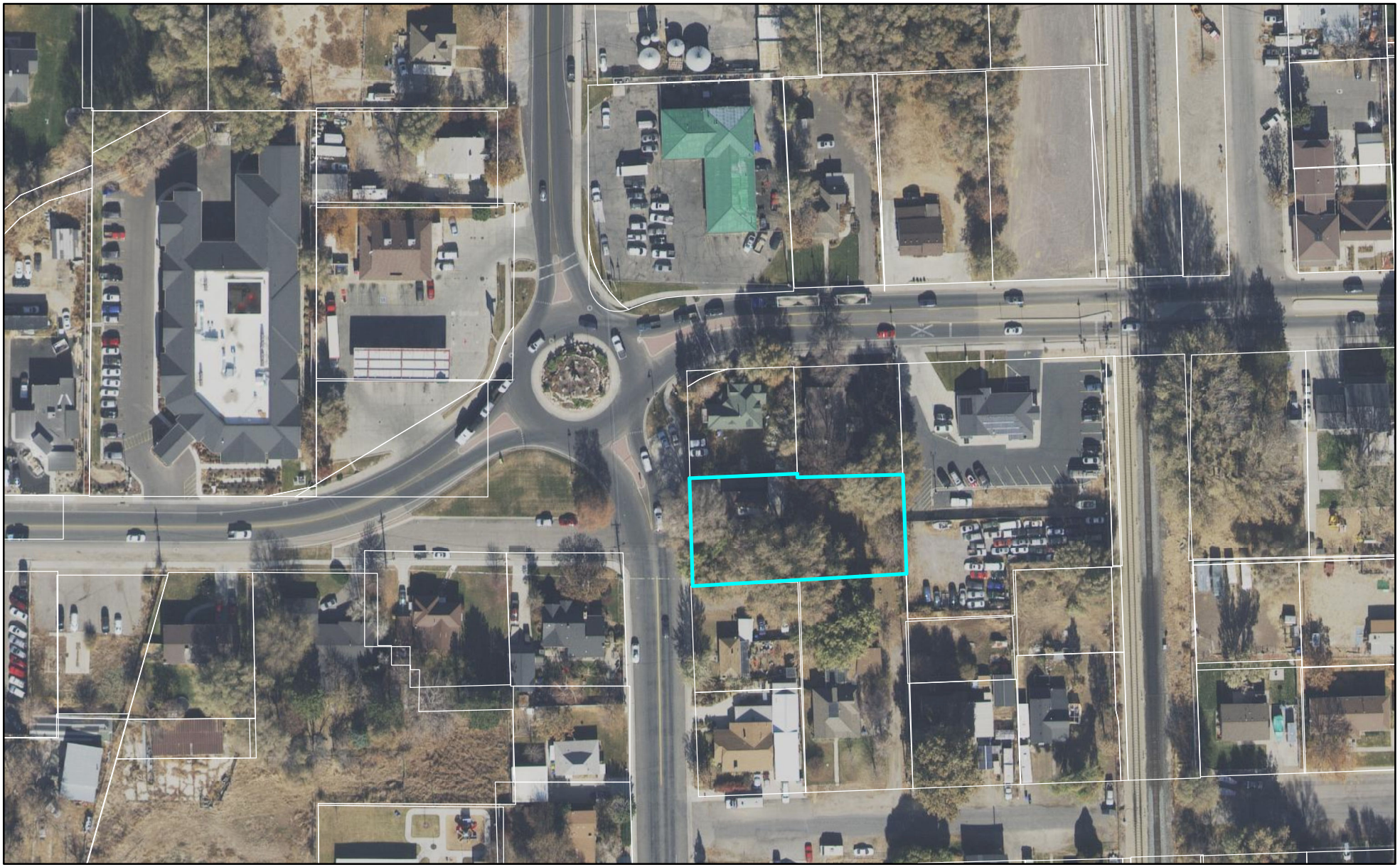
Legal Description: THE S 1/2 OF LOT 3, OF BLK 35, PLAT A, LEHI CITY SURVEY. EXCEPT THE FOLLOWING DESCRIBED PARCEL:COM S 88 DEG 03'W 185 FT:S 2 DEG 00'55"E 90.67 FT FROM NE COR OF BLK 35, PLAT A, LEHI. S 2 DEG 00'55"E 4.5 FT; S 88 DEG 30'30"W 90 FT; N 2 DEG 55"W 3 FT; N 87 DEG 33'27"E 90 FT TO BEG.



Utah County GIS | GIS Division of the Utah County Information Syste

Denzeler Zone Change

Aerial

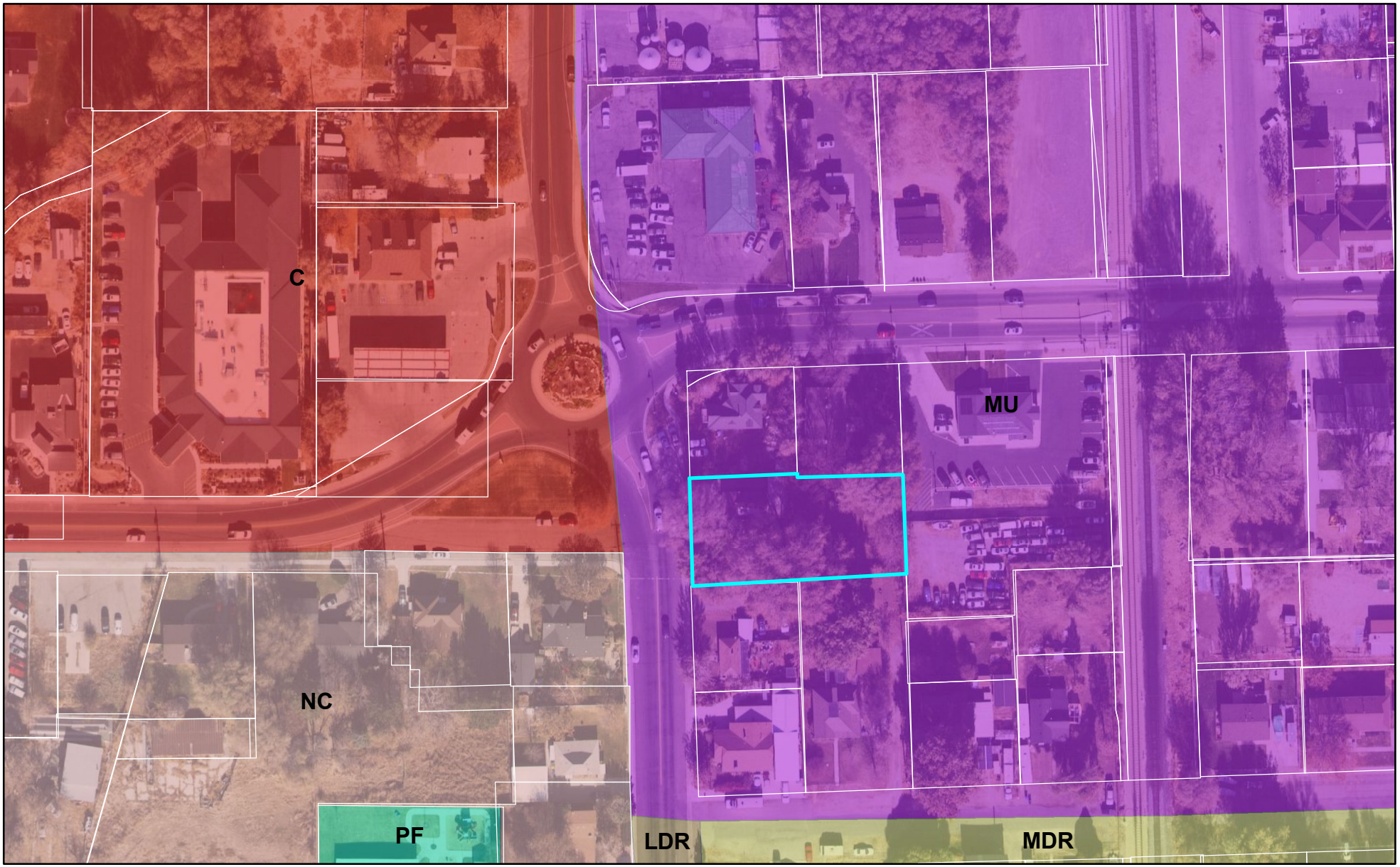


0 140 280 Feet

LEHI CITY

Denzeler Zone Change

General Plan



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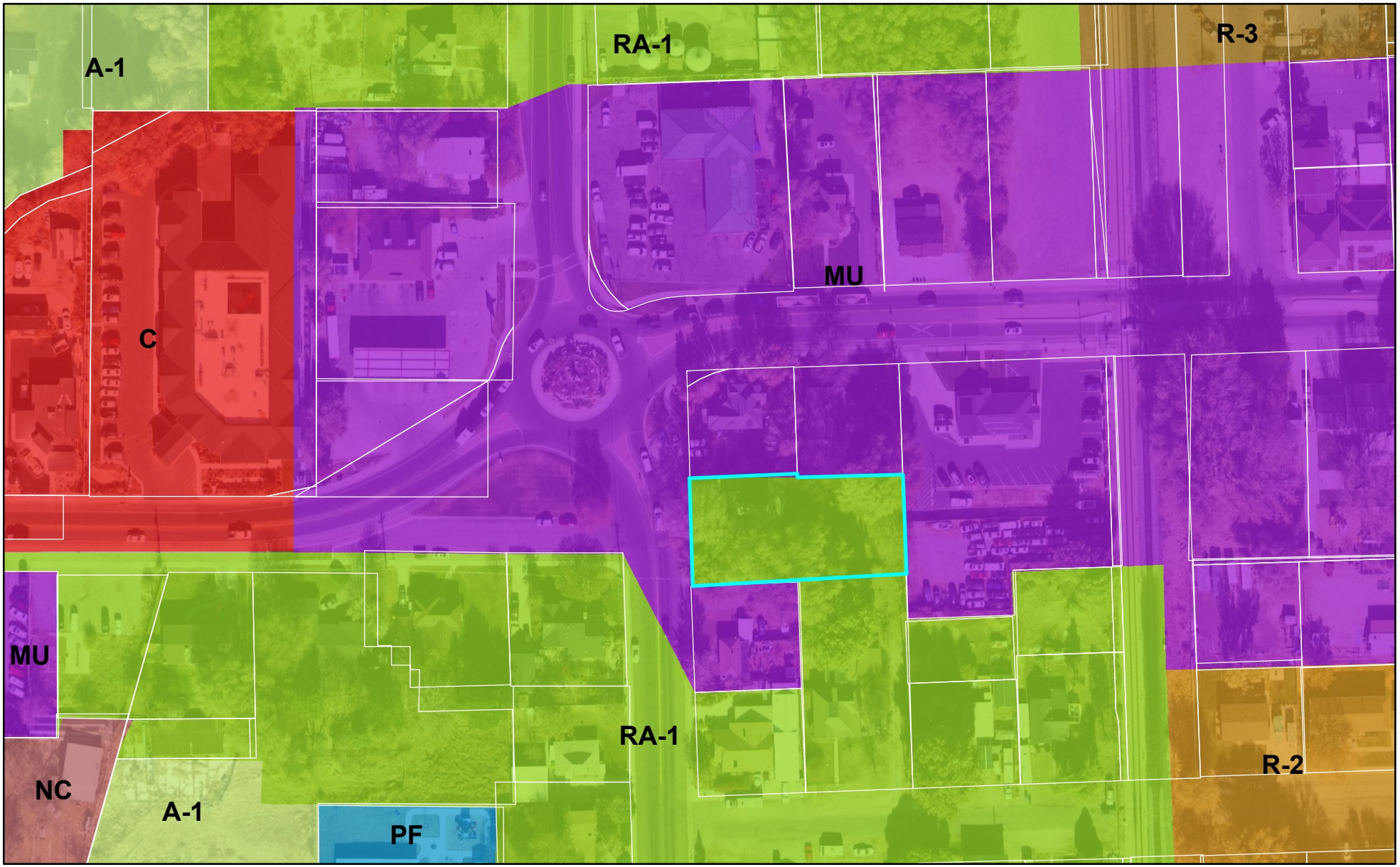
LEHI CITY

Denzeler Zone Change

Zoning



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LEHI CITY

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Plat Amendment for the Crossing at Traverse Phases 4 & 5, adjusting the lot line between 410A and 512A.

Suggested Action:

Attachments:

CC Staff Report Crossing at Traverse Phase 4 and 5 Plat Amendment 06.14.22.docx

Crossing at Traverse Phase 4 and 5 Plat Amendment DRC 05.18.22.docx

Crossings at Traverse Phase 4&5 1st Amendment.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CROSSING AT TRAVERSE PHASE 4 & 5 PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Perry Homes		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	706 W and 710 W Summit View Way		
Existing General Plan Designation	Medium Density Residential (MDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Single Family Lots		
Number of Lots/Units	2 Lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Canyon Hills Subdivision
	South	PC (MDR)	Single Family Homes (Crossing at Traverse)
	East	PC (MDR)	Single Family Homes (Crossing at Traverse)
	West	PC (MDR)	Single Family Homes (Crossing at Traverse)
Date of DRC Review	May 18, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

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

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

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

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

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

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

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

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

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

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

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

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

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

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

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

PROPERTY HISTORY

May 27, 1999	This property was annexed to Lehi City as part of the Low Hills Annexation.
January 24, 2012	The amended Traverse Mountain Area Plan was approved by the City Council.
Mar 26, 2013	A preliminary subdivision for the Crossing at Traverse was approved by the City Council and included 189 single family lots.
April 25, 2017	City Council approved the Hidden Canyon Phase 4 Final Subdivision
August 28, 2018	City Council approved the Hidden Canyon Phase 5 Final Subdivision

REPORT ANALYSIS

The applicant requests approval of a plat amending Lot 401 from Crossing at Traverse Phase 4 and Lot 512 from Crossing at Traverse Phase 5.

The proposed amendment moves the shared lot line to allow both lots to have the required five-foot setback. The house built on lot 512 was built too close to the property line only leaving a four-foot side yard setback. The Traverse Mountain Area Plan requires a five-foot side yard setback. The proposed amendment will bring Lot 512 in compliance with the setback.

The DRC reviewed the plat amendment and had one redline comment related to the wording on some items on the plat. Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed plat amendment. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Development Code.
2. The proposed subdivision will bring both lots into compliance with the setback required of the Traverse Mountain Area Plan.
3. Other findings based upon information presented at the public meeting.

Crossing at Traverse Phase 4 & 5 Plat Amendment
DRC Redline Comments

Perry Homes- requests review of the Plat Amendment for the Crossing at Traverse Phases 4 & 5 adjusting the lot lines of 401A and 512A.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Josh Wardle
Date of Plans Reviewed: 5/4/22
Time Start: 10:58am
Time End: 11:01am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Update plat to "Planning Commission Chair" and the owner's dedication to "Know all by these present"

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.

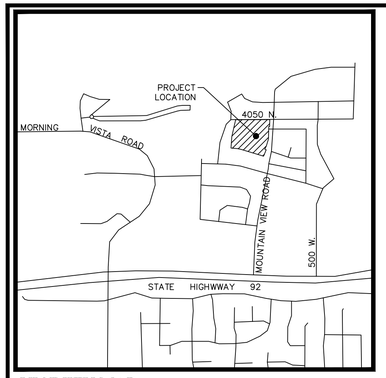
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 14th

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.

LOTS 401A AND 512A, CROSSING AT TRAVERSE PHASES 4&5, 1ST AMENDMENT

VACATING AND AMENDING ALL OF LOTS 401 AND 512

LOCATED IN THE SW 1/4 OF SECTION 29, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)

NOTES

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

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

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

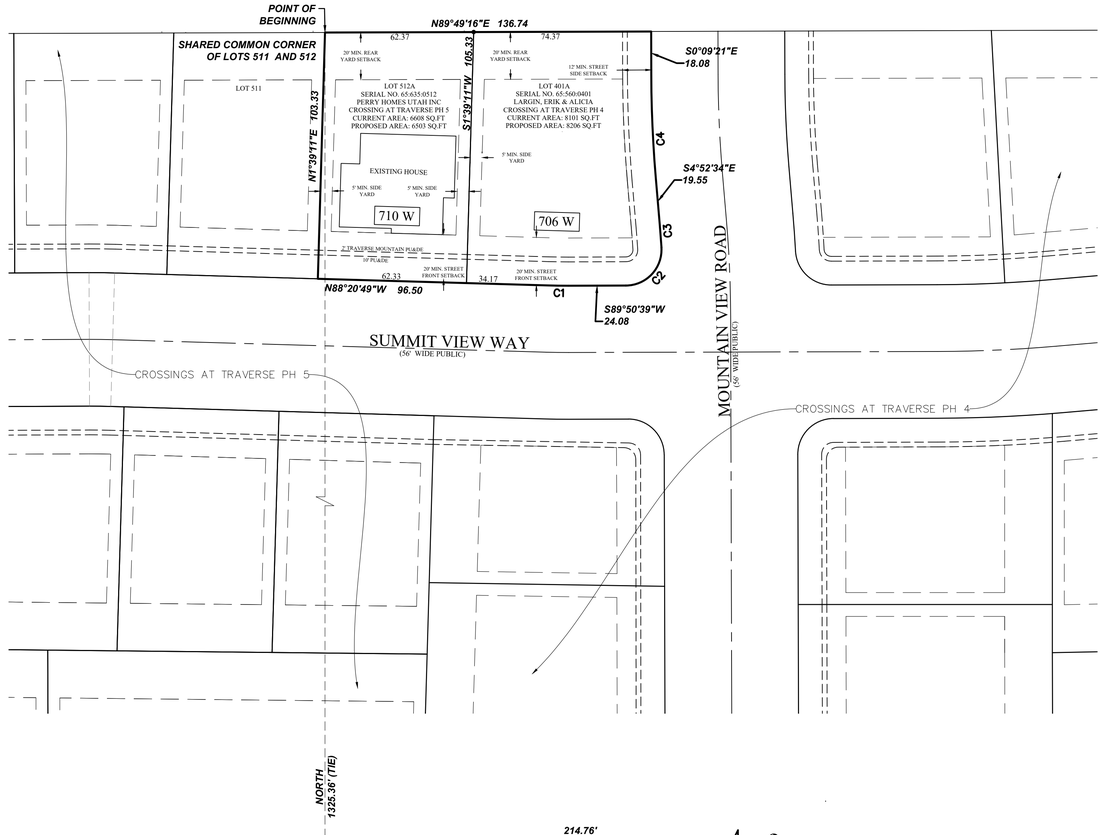
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

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

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

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	272.00	1°48'32"	8.59	N89°15'05"W	8.59
C2	15.00	93°33'17"	24.49	S43°04'01"W	21.86
C3	472.00	1°09'56"	9.60	S04°17'36"E	9.60
C4	528.00	4°43'13"	43.50	S02°30'57"E	43.49



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

1 OF 1	04/12/2022
CES	

PREPARED FOR
PERRY HOMES UTAH INC

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

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, AND HAVE VERIFIED MEASUREMENTS SHOWN, AND HAVE SUBDIVIDED THE PROPERTY INTO LOTS TO BE KNOW AS LOTS 401A AND 512A, CROSSINGS AT TRAVERSE PHASES 4&5, 1ST AMENDMENT AND THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS SHOWN HERON.

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

04/18/22
Date

BOUNDARY DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the shared common corner of lot 511 and 512, CROSSINGS AT TRAVERSE SUBDIVISION PHASE 5, according to the official plat thereof recorded on August 12th 2020 as entry No. 119627:2020 in the office of the Utah County Recorder, located S89°52'02"W along the section line 214.76 feet and North 1325.36 feet from the SOUTH 1/4 CORNER OF SECTION 29, T4S, R1E, S.L.B.& M.; thence N89°49'16"E 136.74 feet along the Northerly boundary of said plat to the Easterly Right-of-Way line of Mountain View Road; thence along said Right of Way the following 5 courses: S0°09'21"E 18.08 feet to the arc of a curve to the left having a radius of 528 feet a distance of 43.50 feet through a central angle of 4°43'3" Chord: S2°30'57"E 43.49 feet; thence S4°52'34"E to the arc of a curve to the left having a radius of 472 feet a distance of 9.60 feet through a central angle of 1°09'56" Chord: S4°17'36"E 9.60 feet to the arc of a curve to the right having a radius of 15 feet a distance of 24.49 through a central angle of 93°33'17" Chord: S43°04'01"W 24.86 feet to the Northerly Right-of-Way of Summit View Way; thence along said Right of Way the following 3 courses; thence S89°50'39"W 24.08 feet to the arc of a curve to the right having a radius of 272 feet a distance 8.59 feet through a central angle of 1°48'32" Chord: N89°15'05"W 8.59 feet; thence N8°20'49"W 96.50 feet; thence N1°39'11"E 103.33 feet along the shared property line of lots 511 and 512, according to said recorded plat to the point of beginning.

Total Area of Lots 512 and 401 14710 ± Sq. Ft.

OWNER'S DEDICATION

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

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

BY:_____ (PRINTED NAME)
ITS:_____

BY:_____ (PRINTED NAME)
ITS:_____

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

_____
APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

_____ DIRECTOR - SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20 ___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

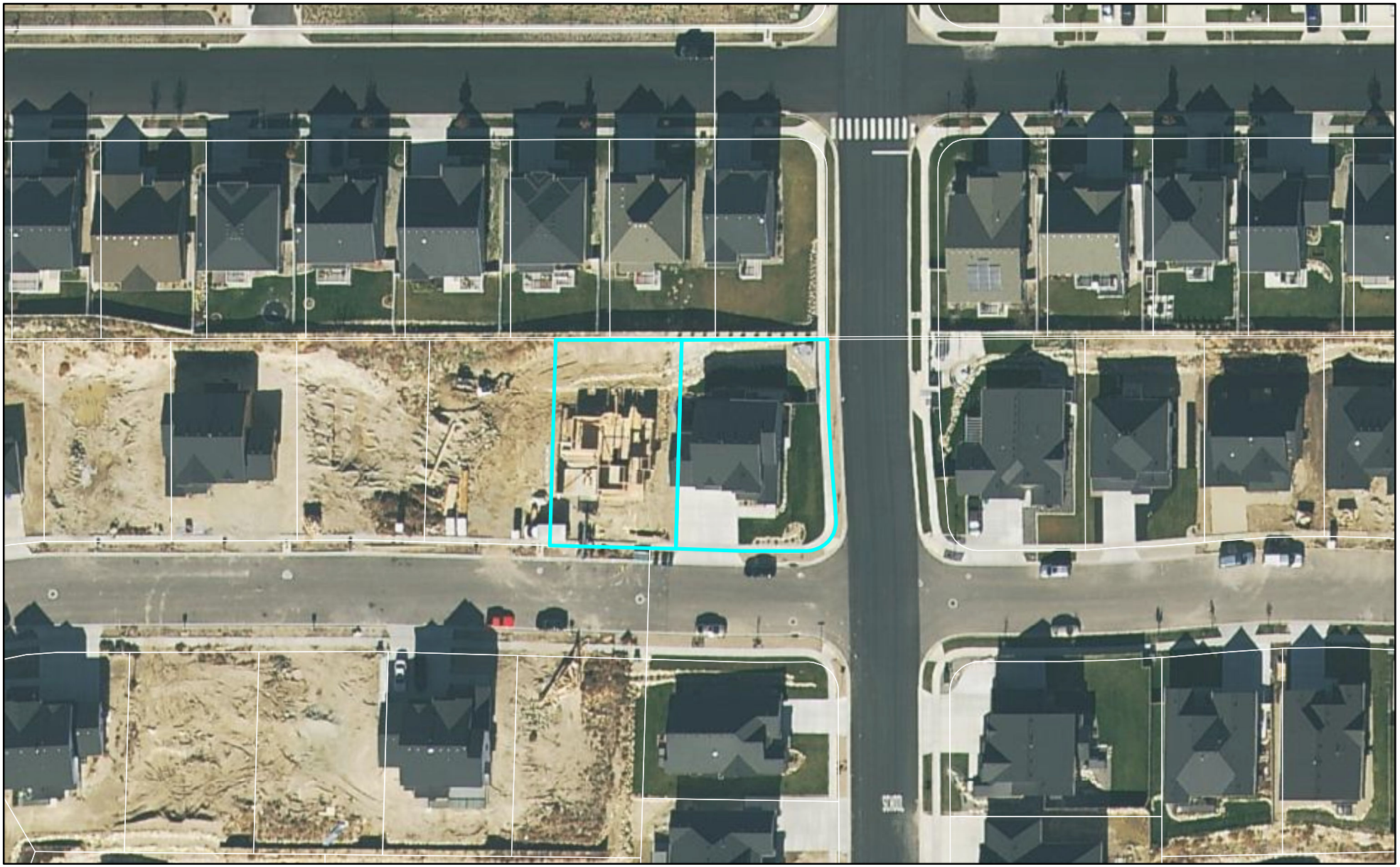
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR 04/18/22 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH			

LOTS 401A AND 512A, CROSSING AT TRAVERSE PHASES 4&5, 1ST AMENDMENT
VACATING AND AMENDING ALL OF LOTS 401 AND 512
LOCATED IN THE SW 1/4 OF SECTION 29, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Z:_2018\18-163 Crossings at Traverse Ph 5 and 6\design 18-7090\dwg\sheets\Phase 5 Amended\18-163 Lots 512 and 401 Amendment.dwg

Crossing at Traverse 4&5 Plat Amendment

Aerial



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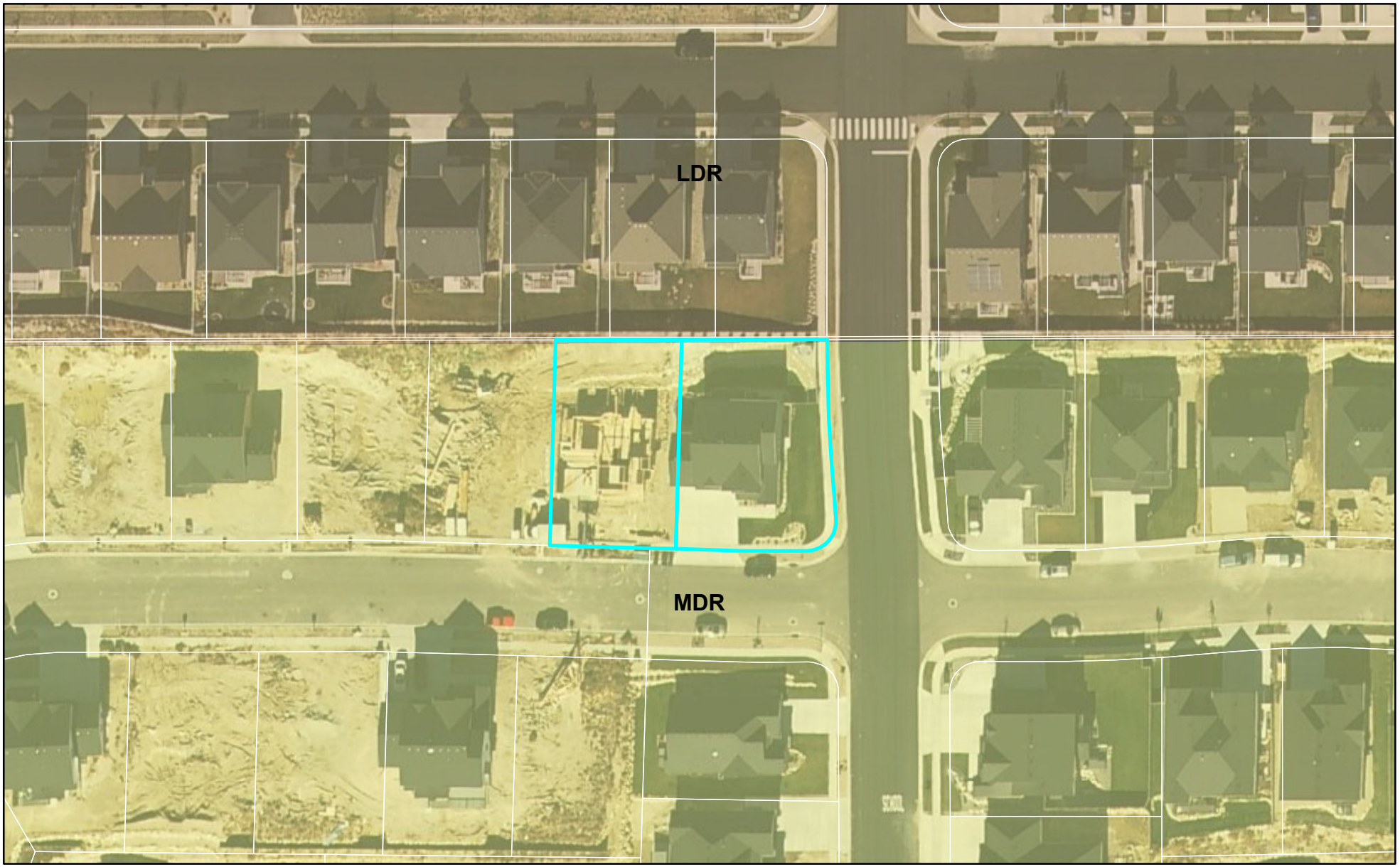
LEHI CITY

Crossing at Traverse 4&5 Plat Amendment

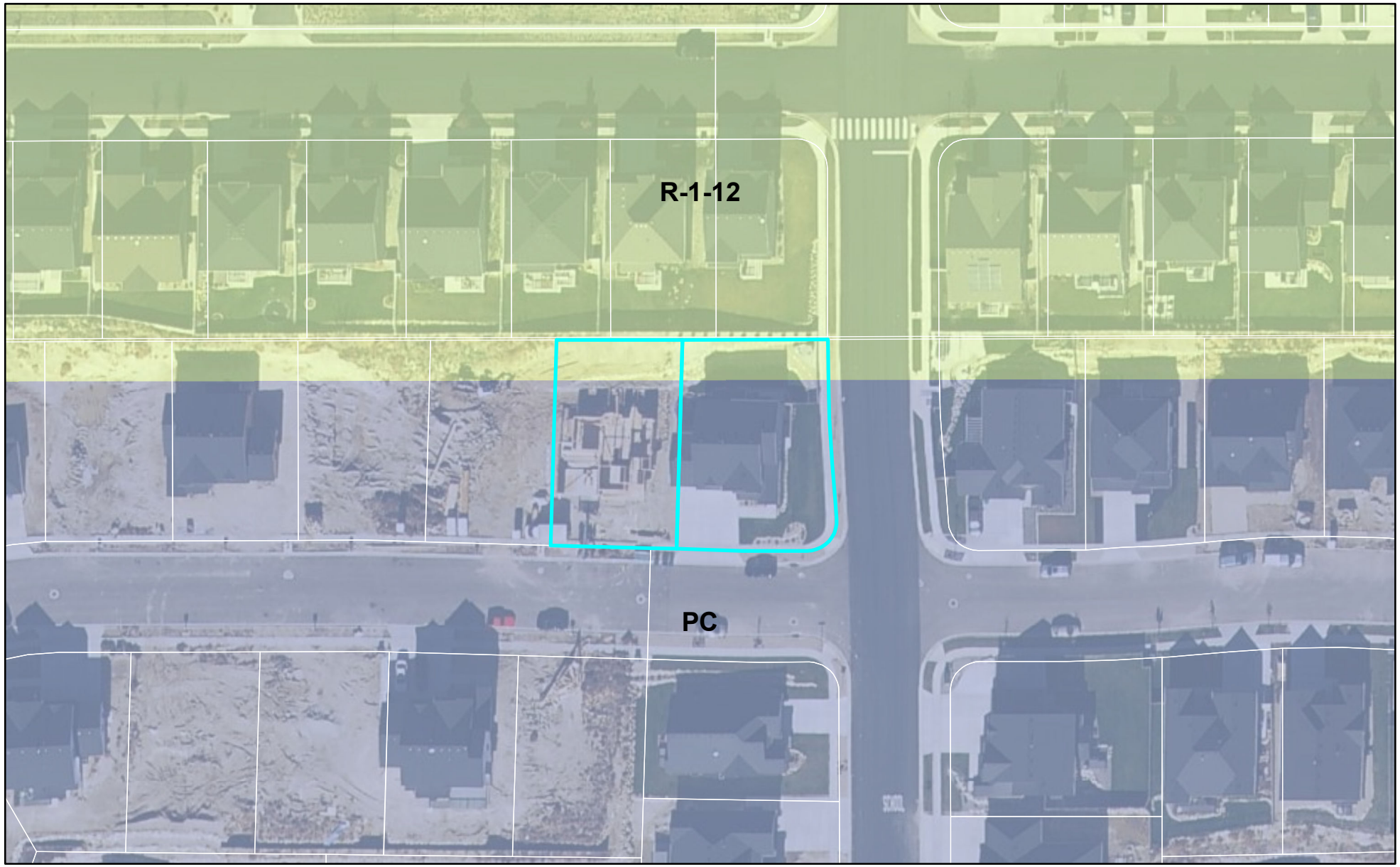
General Plan



LEHI CITY

Crossing at Traverse 4&5 Plat Amendment

Zoning



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LEHI CITY

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-56, a Resolution of Intent to Adjust the Municipal Boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East.

Suggested Action:

Attachments:

CC Staff Report - Draper Boundary Line Adjustment Resolution 06.14.22.docx

Draper Municipal Boundaries Adjustment- 4600N 1200E DRC 06.08.22.docx

Res 2022-56.docx

Narrative - Draper Annexation.pdf

Skye - Lehi Addition Boundary Adjustment Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

DRAPER- LEHI MUNICIPAL BOUNDARY LINE ADJUSTMENT

CITY COUNCIL REPORT

Applicant	D R Horton		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Acceptance of a resolution of intent for a boundary line adjustment with Highland City		
Requested Zoning	TH-5		
Acreage	1,035.49 acres		
Existing Land Use	Undeveloped and hillside		
Adjacent Zoning and Land Use	*North*	Draper	Undeveloped Hillside
	South	Planned Community	Micron
	East	County/ Highland	Undeveloped/ Micron East Annexation
	West	Draper	Undeveloped Hillside
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of municipal boundary line adjustment resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval of municipal boundary line

REPORT ANALYSIS

The applicant requests approval of a resolution of intent for a boundary line adjustment with Draper. This municipal boundary adjustment previously came to the City Council and received approval October 12, 2021. That proposal only included 163 acres. During DR Horton's process working with Draper City, Draper's City Council indicated that they only wanted to adjust the boundary line once. DR Horton worked with the other property owners to include their properties in the process. This updated plat includes all of the land south of the Maple Hollow at Suncrest Subdivision in Draper.

Section 10-2-419 of Utah Municipal Code requires boundary line adjustments to be completed by resolution. Thus, this resolution represents the first step in the municipal boundary line adjustment process. If the City Council determines that they are willing to entertain the boundary adjustment between Draper and Lehi City, they can adopt this Resolution of Intent. Once the Resolution of Intent is adopted by the City Council, this item will go to Planning Commission and then to City Council again for final approval. The proposal will include proposed General Plan Land Use Designations. City Council will review this with the final approval ordinance.

The DRC reviewed the proposed Boundary Line Adjustment and had one redline comment to update the plat title to specify the boundary adjustment is between Draper and Lehi.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed municipal boundary line adjustment will provide the opportunity to preserve steep slope areas as open space.
2. The proposed municipal boundary line adjustment does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

Draper Municipal Boundaries Adjustment
DRC Redline Comments

DR Horton – requests review of a resolution to begin the process of adjusting the municipal boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 5/26/22
Time Start: 1:48pm
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Adding below the Municipal Boundary Adjustment Title "adjusting the boundary between Draper and Lehi"

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON JUNE 14, 2022

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: 2022-56

A RESOLUTION OF INENT OF LEHI CITY COUNCIL TO ADJUST A MUNICIPAL BOUNDARY LINE WITH DRAPER CITY KNOWN AS THE "SKYE-LEHI ADDITION"

WHEREAS, the Lehi City Council has received a request from the applicant to adjust the municipal boundary with Draper City. This area is further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the boundary line adjustment area could be serviced with municipal-type services;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to adjust the municipal boundary line with Draper City consisting of 1,035.49 acres and further described by Exhibit "A".

2. Staff is directed to publish notice of this proposed municipal boundary line adjustment in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 14th day of June, 2022.

ATTEST

_____ _____

MARK JOHNSON, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BOUNDARY DESCRIPTION

A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point on the existing Lehi City/Draper City Municipal Boundary, being the Northeast Corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said Municipal Boundary Line the following sixteen (16) courses: thence N89°51'16"W along the Section Line 1447.16 feet; thence S00°02'37"E 1674.43 feet; thence S14°00'50"E 21.61 feet; thence S75°59'46"W 1253.90 feet; thence S00°01'27"E 660.44 feet to the Quarter Section Line; thence N89°50'30"W along the Quarter Section Line 2658.08 feet to the West Quarter Corner of said Section 28; thence N00°10'43"E along the Section Line 1328.17 feet; thence S89°54'27"W 2658.57 feet; thence S00°19'35"E 586.75 feet; thence N72°05'00"W 316.80 feet; thence N64°12'00"W 1094.28 feet; thence N70°40'31"W 46.13 feet; thence N25°00'00"W 452.10 feet; thence N33°45'50"W 520.08 feet; thence N32°15'00"W 374.88 feet; thence N09°15'00"W 249.54 feet; thence along the Draper City Municipal Boundary Line the following three (3) courses: East 4710.10 feet to a point on the East line of Section 20, T4S, R1E, SLB&M (said point being 1.14 chains north of the Southeast Corner of said Section 20); thence N0°13'47”E along the Section Line 2564.86 feet to the West 1/4 Corner of Section 21, T4S, R1E, SLB&M; thence N0°13'28”E along the Section Line 1346.52 feet to the south line of that Record of Survey prepared by Stantec Engineering on file in the office of the Utah County Surveyor as Survey No. 12-154; thence N89°59'41”E along said survey line 3420.94 feet to a found rebar and cap set in concrete monument; thence S0°00'19”E along said survey line and in part along the west line of ***MAPLE HOLLOW 10, 11, & 13 AT SUNCREST*** subdivision 715.98 feet; thence along the southerly line of ***MAPLE HOLLOW 10, 11, & 13 AT SUNCREST*** subdivision the following two (2) courses: N89°59'41”E 2900.00 feet; thence N73°56'41”E 899.58 feet to a found rebar and cap set in concrete monument, said point being the northwest corner of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134 (said point being monumented with a found rebar and cap set in concrete); thence along said survey line the following three (3) courses: S19°19'38"E 3047.04 feet to a found brass cap stamped “M17” set in concrete; thence N61°40'44"E 697.56 feet to a found brass cap stamped “M18” set in concrete; thence N65°46'11"E 516.99 feet to the westerly right-of-way line of Highland Boulevard as described by Deed Entry No. 153953:2002 in the official records of the Utah County recorder; thence along said right-of-way line along the arc of a non-tangent curve to the right 32.13 feet with a radius of 623.00 feet through a central angle of 02°57'16", chord: S05°15'26"E 32.12 feet to the existing Lehi City/Draper City Municipal Boundary; thence along said Municipal Boundary Line the following seven (7) courses: thence S66°30'00"W 515.64 feet; thence S62°15'00"W 989.34 feet; thence S62°30'00"W 304.92 feet; thence S53°15'00"W 1310.10 feet; thence S38°15'00"W 630.96 feet; thence S77°15'00"W 955.02 feet; thence N00°02'17"W 1133.33 feet to the point of beginning.

Contains: ±1,035.49 Acres
±45,106,123 Sq. Ft.

NARRATIVE

BOUNDARY LINE ADJUSTMENT AND ANNEXATION BETWEEN DRAPER AND LEHI CITY AT THE REQUEST OF D.R. HORTON

In an effort to provide some information and a summary narrative of the proposed boundary line adjustment and annexation which will move 1,035 acres of land from Draper City into Lehi City named:

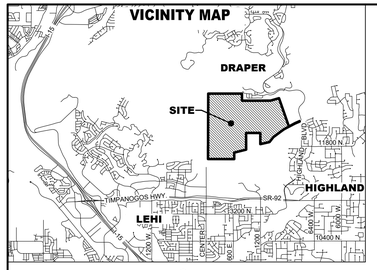
The topography is mixed with some hill side slopes but is mostly mild and consistent throughout as it slopes from the North to the South East at an approximately 8% to 10% grade. There is some scrub oak on the east side of the land, but the majority of the land is dry and barren with native field grass.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the mildly sloped land for residential homes to be built at an approximate density of 3 units per acre as part of the D.R. Horton development Area Plan. It is currently planned to dedicate to Lehi City as open space the rest of the hillside land which will include a trail system for the benefit of Lehi City and her residents. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. Current planning and engineering for the land that is already part of the existing and approved Micron Area Plan will include designing the infrastructure and improvements for these 163 acres.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the City requires them.

VICINITY MAP



LEGEND	
	SECTION CORNERS
	EXISTING CITY BOUNDARIES
	ANNEXATION BOUNDARY LINE

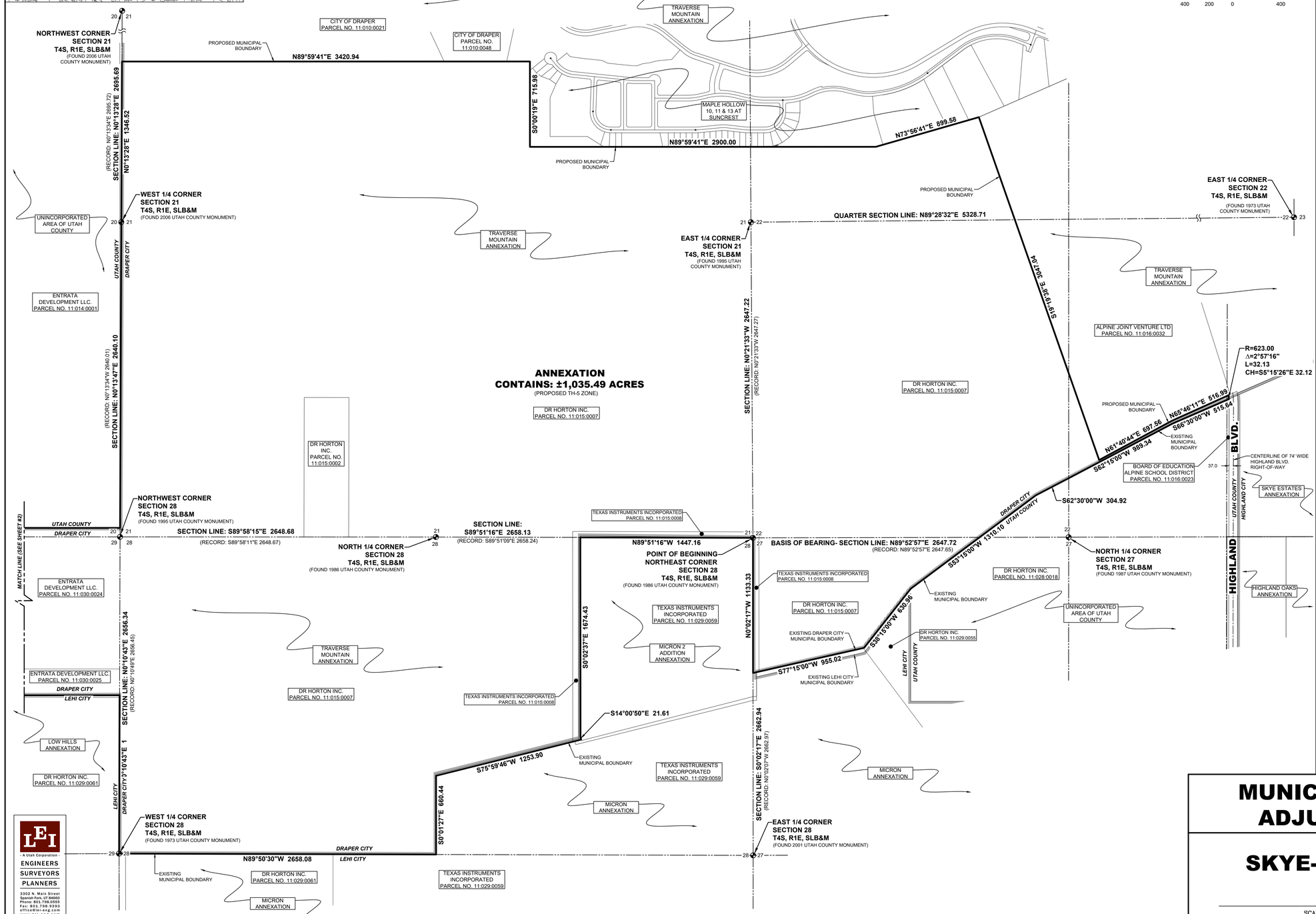
NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

NORTH

SCALE: 1" = 400'

400 200 0 400



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

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Contains: ±1,035.49 Acres
±45,106,123 Sq. Ft.

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

May 13, 2022
DATE

STATE OF UTAH — CHAD A. POULSEN — No. 501182 — PROFESSIONAL LAND SURVEYOR — 5/13/2022

SURVEYOR'S SEAL

ACCEPTANCE BY DRAPER CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE DRAPER CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF DRAPER CITY, UTAH, SO AS TO EXCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE EXCLUDING SAID TRACT FROM THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE

SKYE-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

DRAPER CITY MAYOR

ATTEST: _____
DRAPER CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY LEHI CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF LEHI CITY, UTAH, SO AS TO INCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE INCLUDING SAID TRACT INTO THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

SKYE-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

LEHI CITY MAYOR

ATTEST: _____
LEHI CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

MUNICIPAL BOUNDARY ADJUSTMENT PLAT

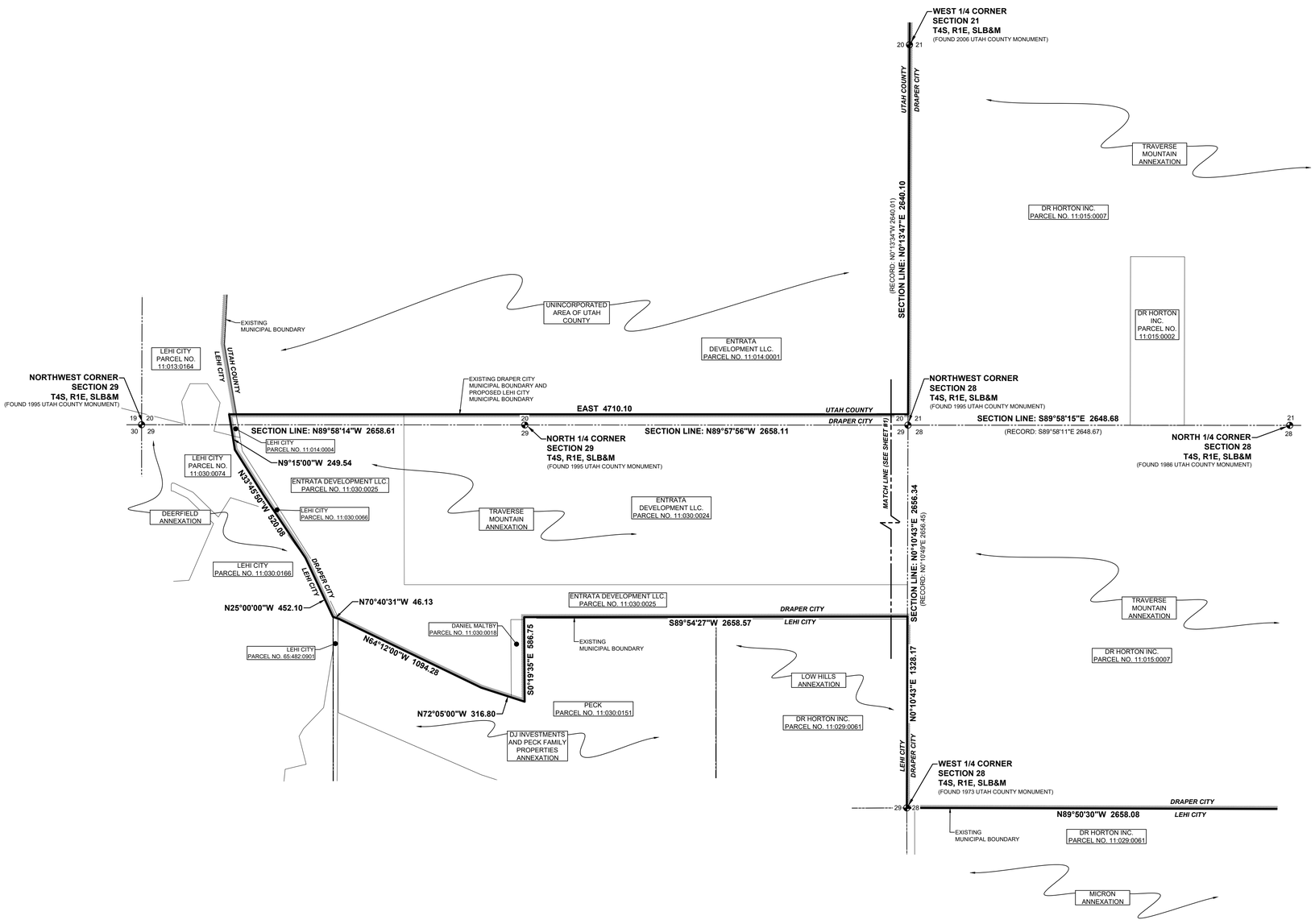
SKYE-LEHI ADDITION

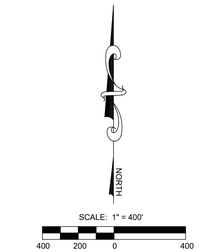
LEHI CITY — UTAH COUNTY, UTAH

SCALE: 1" = 400 FEET

SHEET: 1 OF 2

UTAH COUNTY RECORDER





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3. THERE ARE MATHEMATICAL DIFFERENCES BETWEEN THE LOW HILLS ANNEXATION, DJ INVESTMENTS AND PECK FAMILY PROPERTIES ANNEXATION, DEERFIELD ANNEXATION AND THE TRAVERSE MOUNTAIN ANNEXATION PLAT BOUNDARIES. THE INTENT OF THIS PLAT IS TO FOLLOW THE EXISTING LEHI/DRAPER CITY MUNICIPAL BOUNDARY AND NOT LEAVE ANY REMAINDER SLIVERS OR STRIPS IN DRAPER CITY AROUND THE ENTRADA PARCELS.

LEI
- A Utah Corporation -
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MUNICIPAL BOUNDARY ADJUSTMENT PLAT

SKYE-LEHI ADDITION

LEHI CITY UTAH COUNTY, UTAH

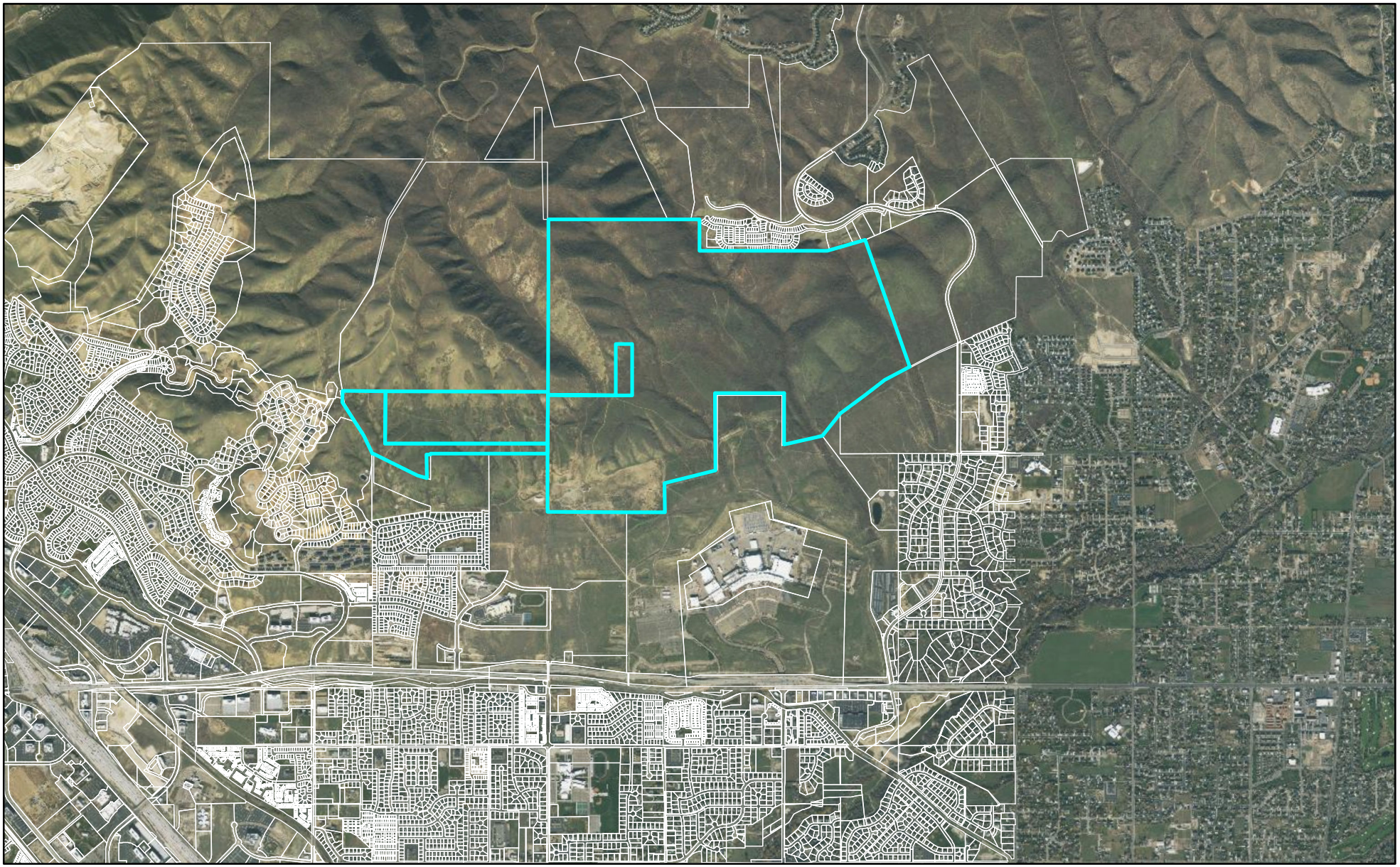
SCALE: 1" = 400 FEET

SHEET: 2 OF 2

UTAH COUNTY RECORDER

Skye-Lehi Addition Municipal Boundary Line Adjustment with Draper

Aerial

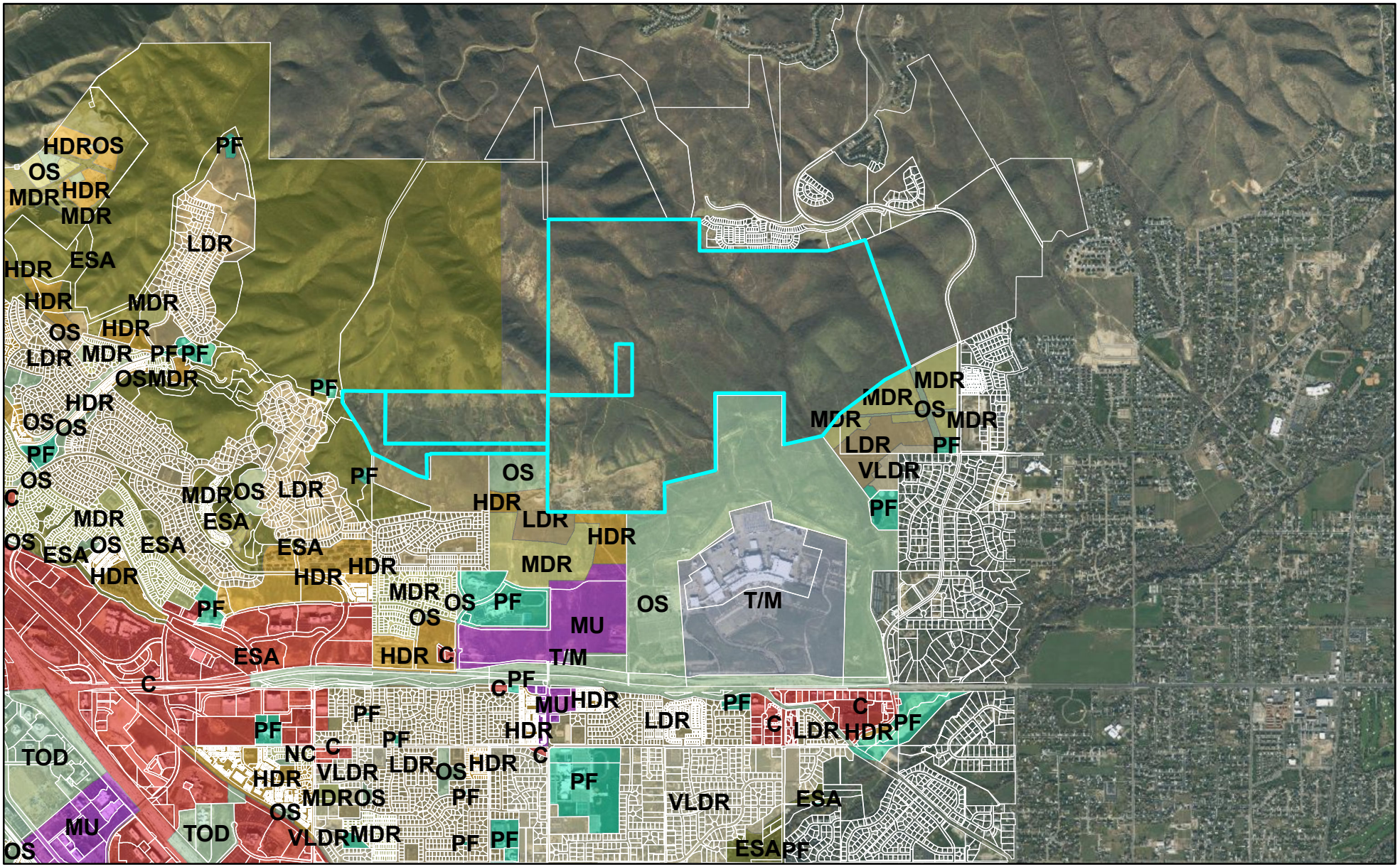


0 3,750 7,500 Feet

LEHI CITY

Skye-Lehi Addition Municipal Boundary Line Adjustment with Draper

General Plan



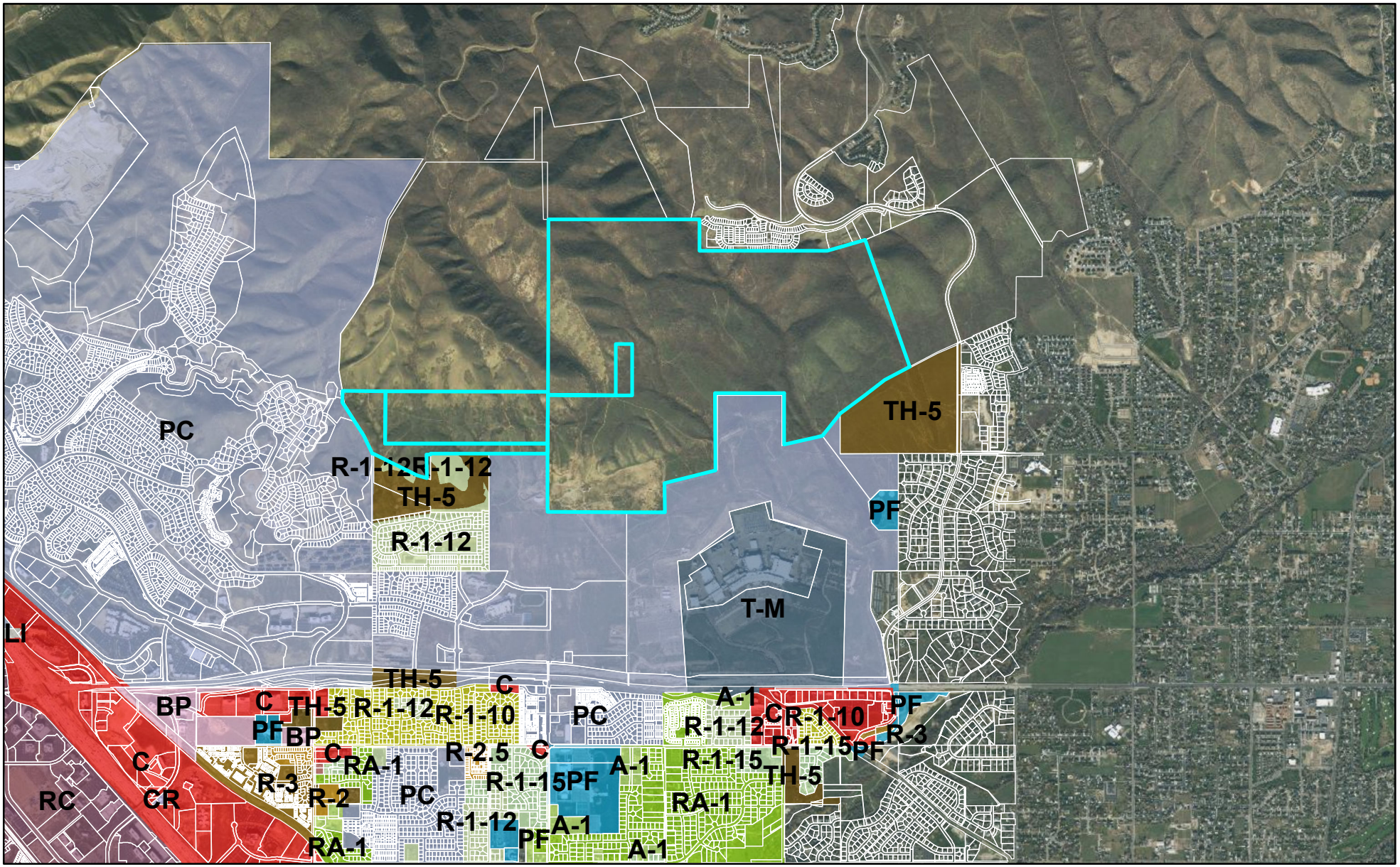
Feet

0 3,750 7,500

LEHI CITY

Skye-Lehi Addition Municipal Boundary Line Adjustment with Draper

Zoning



Feet

0 3,750 7,500

LEHI CITY

Agenda Item No: 21

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:

Consideration of Final subdivision approval for the Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone.

Suggested Action:

Attachments:

CC Staff Report Center Pointe Towns Final Subdivision 06.14.22.docx

Center Pointe Townhomes Final DRC 05.25.22.docx

CENTER POINTE TOWNHOMES - FINAL PLAN.pdf

Center Pointe Towns Elevations.pdf

Elevation Material Percentages.pdf

Developer's Design requirements justification.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CENTER POINTE TOWNS FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Patterson Construction		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed final subdivision		
Location	3237 North Center Pointe Drive		
Existing General Plan Designation	High Density Residential (HDR)		
Existing Zoning	R-3		
Existing Land Use	Undeveloped		
Number of Lots/Units	23 units		
Adjacent Zoning and Land Use	*North*	Commercial	Center Pointe Shopping Center
	South	Public Facility	Approved Dry Creek Park
	East	Public Facility	Approved Dry Creek Park
	West	Public Facility	Approved Dry Creek Park
Date of DRC Review	May 25, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.020. Multi-Family Residential Design Standards.

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 or secondary material. Stucco and EIFS shall not be used on

hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding and standing seam metal are prohibited for use as exterior building materials. Building materials shall coordinate; however, materials shall be varied to give diversity and variety to the project. Buildings shall be constructed from differing percentages and combinations of materials.

4. Townhome Building Entrances. The primary entrance and front façade of individual townhomes within a new development shall be oriented toward the following, listed in primary order:

    a. public streets (see Figure 134);

    b. parks, courtyards, or public open space;

    c. primary internal streets; and

    d. secondary internal streets or alleys.

    a. Multi-family dwellings greater than three units, constructed as townhome-style or row house units, shall have varied facades to prevent monotonous design. Adjacent units shall not have the same exterior elevation, nor shall the units be mirror images of one another.

7. Form and Massing. Building form shall be considered when designing multi-family dwellings to create visually engaging designs. The following architectural features shall be incorporated into the design of all multi-family buildings:

    a. Varied roof lines. Roof form shall be varied in height and pitch, and long expanses shall be avoided by adding breaks in the roofline. Additional roof variations may be created by adding gables, chimneys, decorative cornices, dormer windows, or other similar features.

    b. Facade Details. Each facade shall be designed to the human scale and shall incorporate at least two of the following: belt courses, cornices, bay or box windows, or articulation of windows which may include sills, mullions or pilasters.

    c. Facade Articulation. Each facade shall have variation in plane depth, accomplished through elements such as: variation in footprint setbacks, upper level setbacks, recessed entries, or offsets in the general plane of the facade, including columns, pilasters, fins or ribs.

    d. Vertical Separation. Buildings in excess of two stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-facade cornice or trim, a change in material, style or color, a facade step-back or roof pitch with dormer windows, or other methods.

Balconies and covered porches. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches

TABLE 37.070. MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2

PROPERTY HISTORY

Apr 24, 2006 The North Bench Annexation was recorded and included the western portion of the subject property.

May 10, 2018 The Dry Creek Lake Annexation was recorded and included the eastern portion of the subject property.

December 10, 2019 City Council approved the Meadowbrook Land General Plan Amendment to HDR and the corresponding concept plan.

July 28, 2020 City Council approved the Center Pointe Towns Zone Change to R-3.

February 8, 2022 City Council approved the Center Pointe Towns Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the proposed Center Pointe Towns Final Subdivision located at 3237 North Center Pointe Drive. The subdivision includes 23 townhomes, amenities and parking. Consideration should be given to the density, amenities, parking and traffic flow, and the elevations as well as DRC comments. Specifically, the Council should consider if the proposed elevations meet the Multi-Family Design Standards.

Density
The proposed subdivision includes 23 townhome units on 2.24 acres, with a density of 10.27 units per acre. This is below the maximum 12 units per acre allowed in the R-3 zone.

Amenities
The applicant shows a tot lot, a sports court that also provides an emergency hammerhead turn around, and three picnic areas. These amenities meet the requirements outlined in Chapter 37 for the 23 townhome units.

Parking and Traffic Flow
The proposed subdivision includes two car garages for all of the townhome units. It also shows 19 visitor parking stalls which exceeds the parking required by Code. However, this area will have no close on-street parking so providing more than the required amount of guest parking makes sense in this situation.

Access to this site comes from Center Pointe Drive on the park access road, which starts as a two-way access road. After the entrance to the townhomes the park access narrows to a one-way road going into the future Dry Creek Lake Park. One DRC comment addresses this transition and requires a turnaround point for people who want to turn around

prior to the pay booth to get into the park.

As previously mentioned, an emergency vehicle hammerhead turnaround is shown on the east side of the project. The hammerhead is proposed to double as the sports court area.

Elevations
The applicant submitted elevations with previous submittals and those elevations have been provided in the packet. They included the percentages of material. Staff made a previous DRC comment that they did not think the elevations met the design standards. The applicant provided justification for how they do meet the requirements. The City Council should include in their motion if they believe the provided elevations meet the multi-family design standards or not.

DRC Comments
The DRC had four redline comments:

1. Add the PI service size to this table. (1-2" PI service)
2. Finalize Development Agreement.
3. We will have to hold you to the AASHTO Sight Triangle, not just the clear view area shown on page 22 of the PDF. Nothing above 36 inches between lots 1, 2, & 3 and Center Pointe Dr or consider adjusting the layout. The roadway curvature makes sight distance challenging.
4. Need to provide side and rear elevations. Also, provide material calculations for entire townhome buildings (showing brick, stone, siding, stucco, etc.)

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed Center Pointe Towns final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision will provide high density housing next to existing commercial and an approved regional park.
2. The proposed subdivision provides the needed amenities and parking for a development of its size.
3. The proposed subdivision does/does not meet the Multi-Family Design Standards.
4. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
5. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
6. Other findings based upon information presented at the public hearing.

Center Pointe Townhomes Final Subdivision
DRC Redline Comments

Andrew Patterson- requests final subdivision review of Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Israel Patterson, Andrew Patterson
Date of Plans Reviewed: 5/17/22
Time Start: 2:50 PM
Time End: 3:05 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Add the PI service size to this table. (1-2" PI service)

Trent – Parks: No comments
Gary – Building/Inspections:
2. Finalize Development Agreement.

Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic:
3. We will have to hold you to the AASHTO Sight Triangle, not just the clear view area shown on page 22 of the PDF. Nothing above 36 inches between lots 1, 2, & 3 and Center Pointe Dr or consider adjusting the layout. The roadway curvature makes sight distance challenging.

Kim – Planning:
4. Need to provide side and rear elevations. Also, provide material calculations for entire townhome buildings (showing brick, stone, siding, stucco, etc.)

GENERAL COMMENT:
1. Suggest 36" wrought iron or other fencing along Center Pointe Dr to delineate public vs private ownership, and to fence off the playground area.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
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 (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.
8. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

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.

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

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. 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 JUNE 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.

TABULATIONS

PROJECT ZONE	R-3		
TOTAL PROJECT AREA	97,735 sf	2.24 AC	100%
LOTS/PADS	38,144 sf	0.87 AC	39%
LANDSCAPE	31,364 sf	0.72 AC	32%
IRRIGATED AREA	21,379 sf	0.49 AC	22%
ROADS / DRIVES	28,227 sf	0.65 AC	29%
NUMBER OF TOTAL LOTS	23		
DENSITY	10.27 D.U./GROSS AC		

PARKING

NUMBER OF UNITS	23 UNITS
REQ'D PARKING RATIO 2.33 SPACES PER UNIT	54 SPACES
PARKING PROVIDED	
GARAGE SPACES (2 PER UNIT)	46 SPACES
VISITOR PARKING	19 SPACES
TOTAL PARKING SPACES PROVIDED	65 SPACES

BOUNDARY DESCRIPTION

Beginning at a point located North 89°45'38" East 1767.17 feet and North 206.20 feet from the West Quarter Corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence along the arc of a 190.00 foot radius curve to the right a distance of 146.96 feet (central angle of 44°19'00" and a long chord bearing N50°11'34"E 143.32 feet); thence North 72°21'04" East 262.72 feet; thence North 00°14'31" West 43.06 feet; thence North 79°15'34" East 45.54 feet; thence North 80°18'51" East 87.35 feet; thence North 77°04'30" East 85.39 feet; thence North 70°16'59" East 57.25 feet; thence South 75°25'15" East 99.26 feet; thence South 43°22'48" East 57.54 feet; thence South 31°38'09" East 35.24 feet; thence South 60°53'07" West 56.45 feet; thence South 65°14'39" West 41.91 feet; thence South 74°17'03" West 67.20 feet; thence South 85°37'37" West 62.88 feet; thence South 69°33'39" West 33.20 feet; thence South 73°02'13" West 151.79 feet; thence South 81°44'43" West 30.62 feet; thence South 81°52'29" West 24.02 feet; thence South 73°35'07" West 174.00 feet; thence South 58°41'41" West 55.96 feet; thence South 38°36'44" West 47.76 feet; thence North 54°02'00" West 25.33 feet; thence along the arc of a 225.00 foot radius curve to the left a distance of 57.45 feet (central angle of 13°06'08" and a long chord bearing N60°35'03"W 51.34 feet); thence North 67°08'07" West 21.11 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.61 feet (central angle of 90°11'49" and a long chord bearing N22°02'34"W 21.25 feet) to the point of beginning.

Area = 97,735 sf or 2.24 ac

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3-C4	GRADING AND STORM DRAINAGE PLAN
C5-C6	STORM DRAIN PLAN & PROFILE PLAN
C7-C8	1600 EAST PLAN & PROFILE PLAN
C9	CENTER POINTE DRIVE PLAN
LS1-LS3	PRELIMINARY LANDSCAPE PLANS
A201-A203	BUILDING ELEVATIONS

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

VICINITY SKETCH

SCALE 1:1000

SITE NOTES:

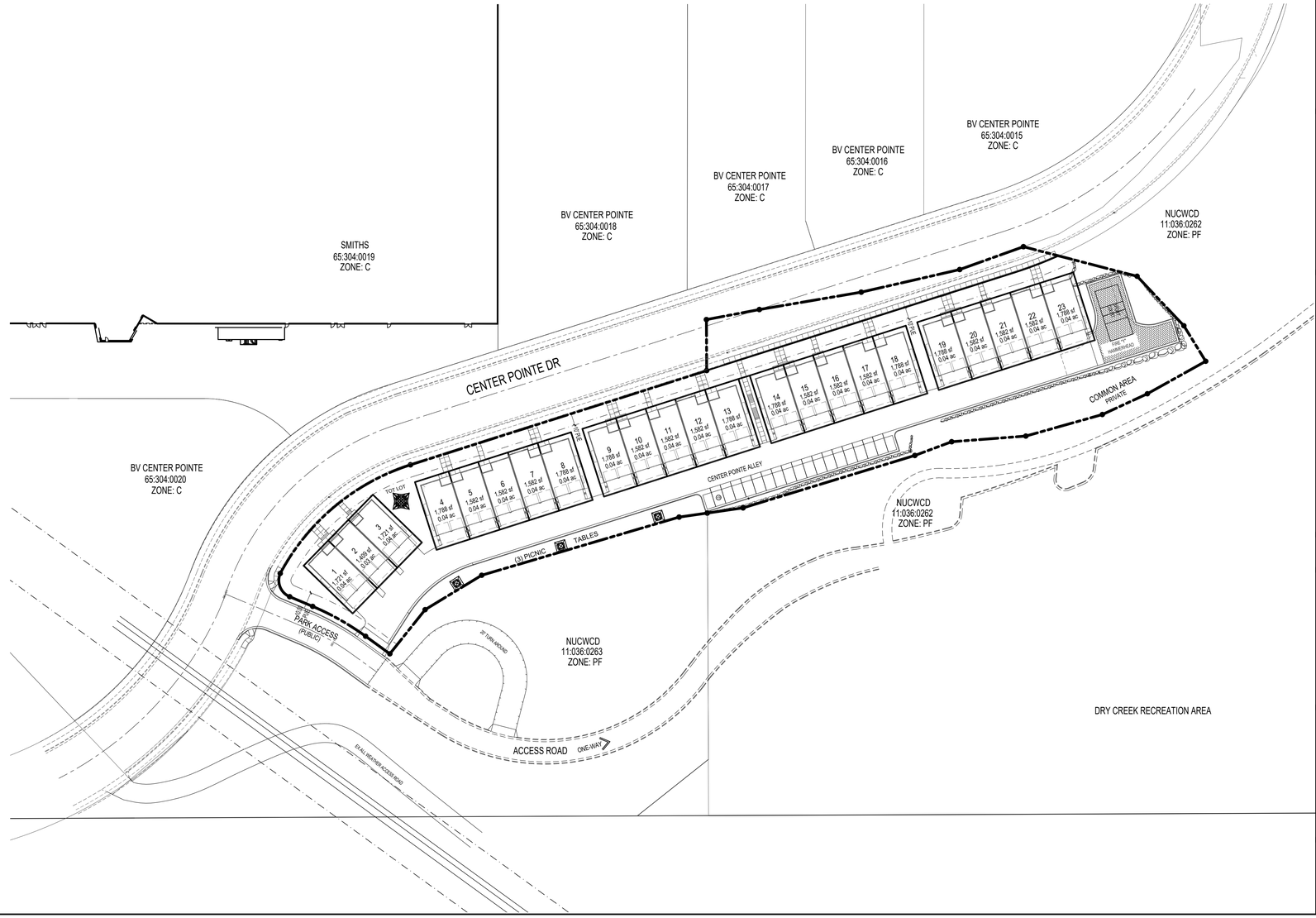
GARBAGE COLLECTION IS PROPOSED TO BE BY PRIVATE PICK-UP SERVICE

GENERAL NOTES

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

DETENTION

A FEE WILL BE PAID IN LIEU OF DETENTION WITH DIRECT DISCHARGE TO EXISTING OUTFALL LINE



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

A R-3 RESIDENTIAL DEVELOPMENT

0 25 50 100 150

SCALE: 1"= 50'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KENNETH R. BERG, 5-17-2022, 343602, PROFESSIONAL ENGINEER
1			
2			
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7			

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

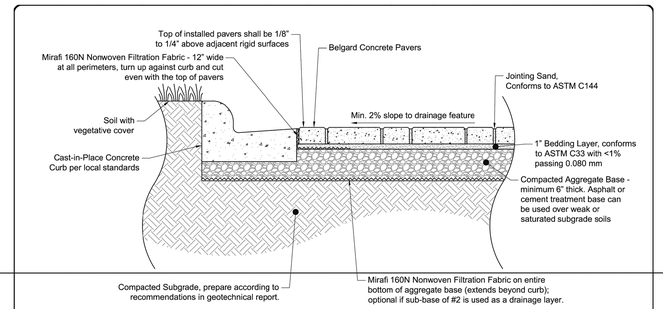
CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C0

FIRE HAMMERHEAD PAVERS

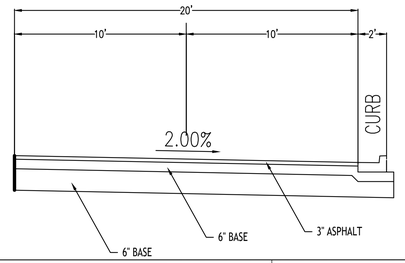


Design Notes:

1. Cross section as shown is suitable for pedestrian and vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Belgard Commercial for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Belgard Commercial for design assistance.
3. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
4. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
5. Techniseal HP Nextgel jointing sand conforming to ASTM C144 may be used in pedestrian and light vehicular applications. Please contact Belgard Commercial for design assistance.

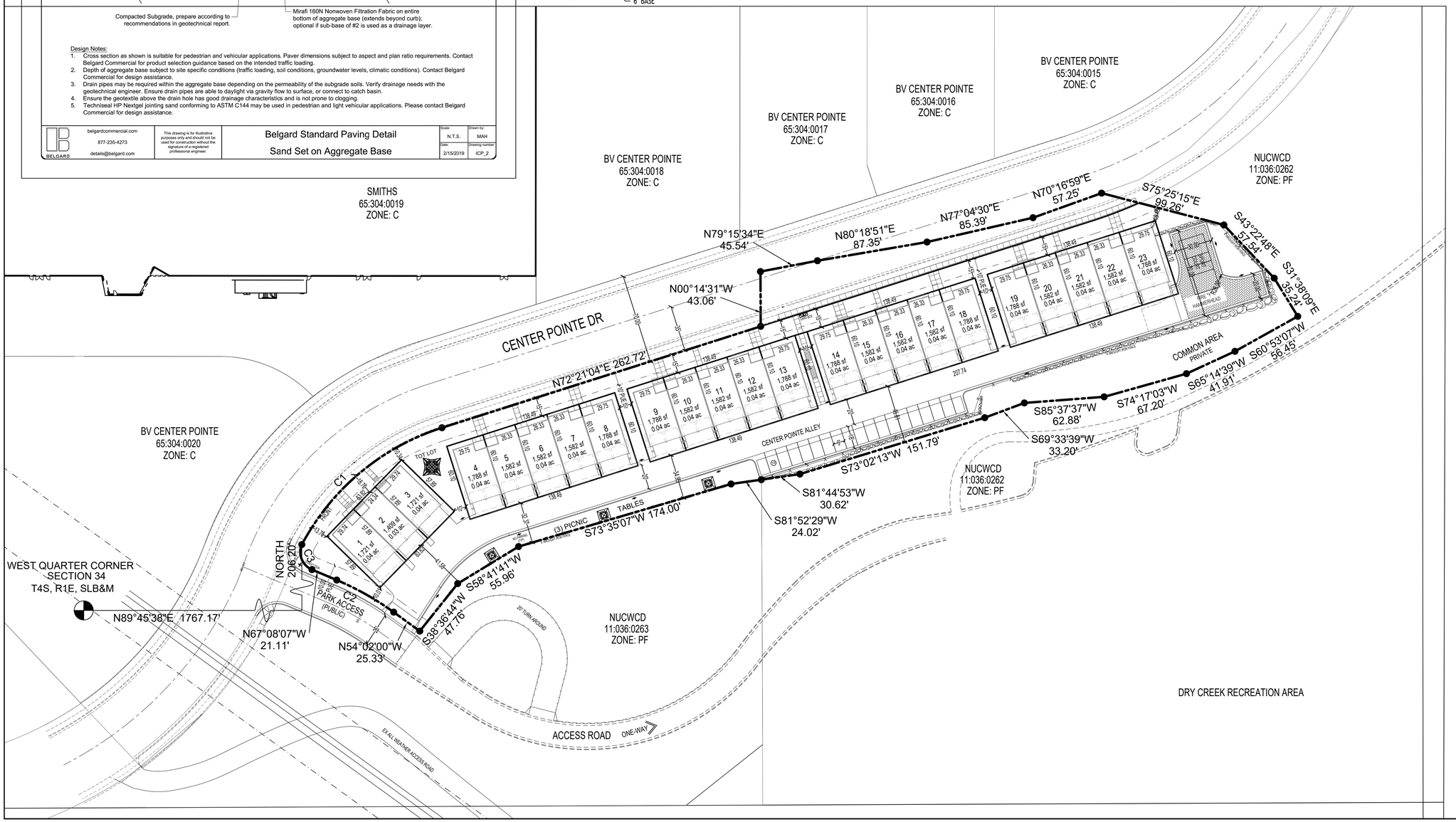
BELGARD	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Sand Set on Aggregate Base	Scale: N.T.S. Drawn by: MAH Date: 2/15/2019 Drawing number: ICP_2

ALLEY CROSS SECTION



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	190.00	146.96	44°19'00"	143.32	N50°11'34"E
C2	225.00	57.45	13°06'08"	51.34	N60°35'03"W
C3	15.00	23.61	90°11'49"	21.25	N22°02'34"W



DEVELOPER

PATTERSON
DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER
POINTE
TOWNHOMES

0 20 40 80 120
SCALE: 1"= 40'

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH
R. BERG
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER
POINTE
TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SITE PLAN	C1

Use electronic set#2307.dwg -- watermelon 3 feet wide.ctb, 8.5x11.pmp6.dwg

CENTER POINTE DRIVE NOTES:

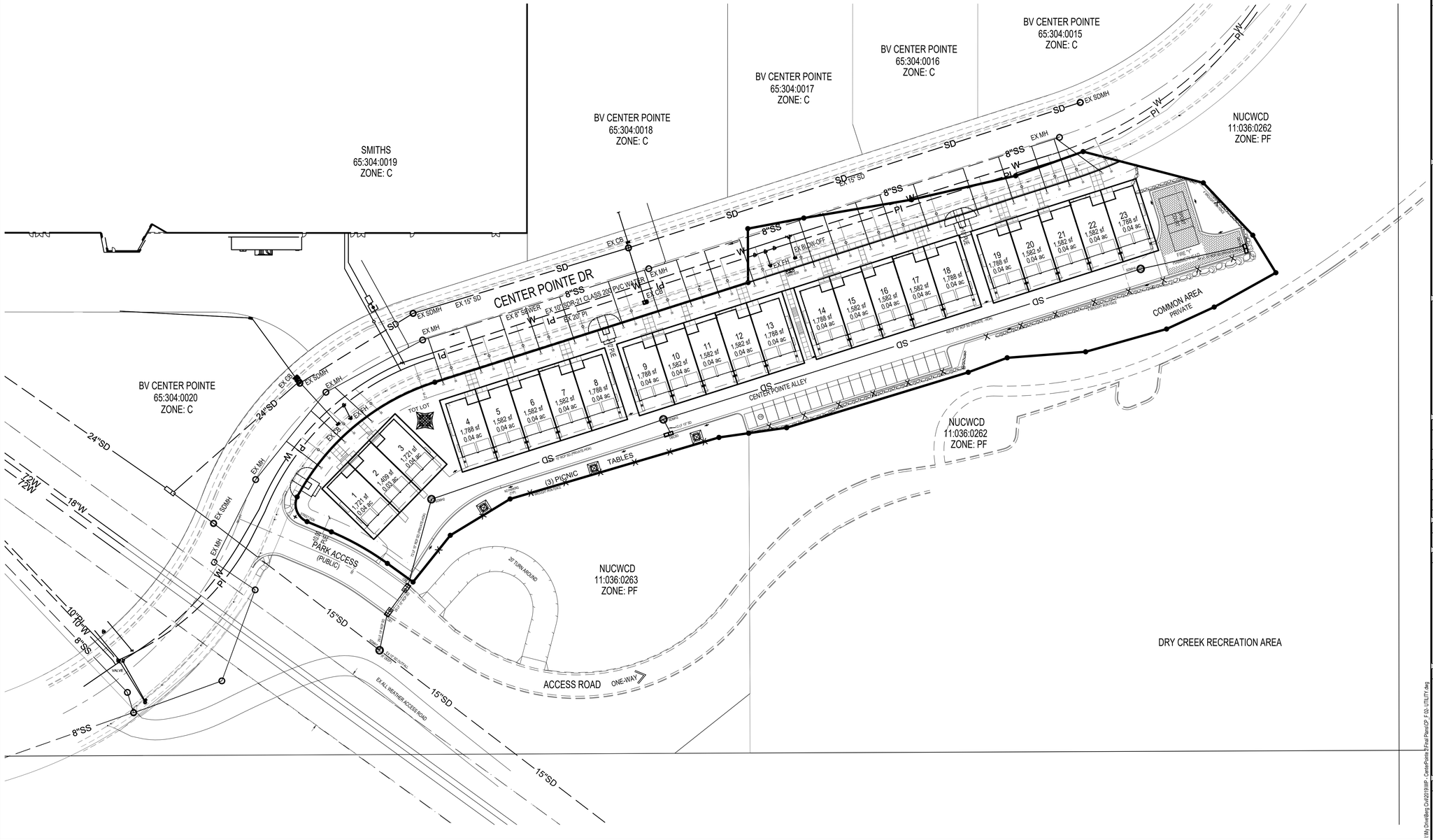
DUE TO THE NUMBER OF ROAD CUTS REQUIRED FOR THIS PROJECT FOR THE INSTALLATION OF WATER AND SEWER SERVICES – A 2" MILL AND OVERLAY IS REQUIRED FOR SOUTHERN HALF OF CENTER POINT DR.

WATER NOTE:

ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT

DATA TABLE

ITEM	Quantity	Unit
3/4" Water Service	23	ea
2" PI Service	1	ea
4" Sewer Laterals	23	ea
15" RCP Storm Drain	809	lf
5' Dia Storm Drain Manhole	4	ea
Combo Catch Basin	2	ea
Double Catch Basin	2	ea
4' Sidewalk	295	lf
2" Overlay	20006	sf



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

SCALE: 1"= 40'

berg
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. Berg
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY	*C2*

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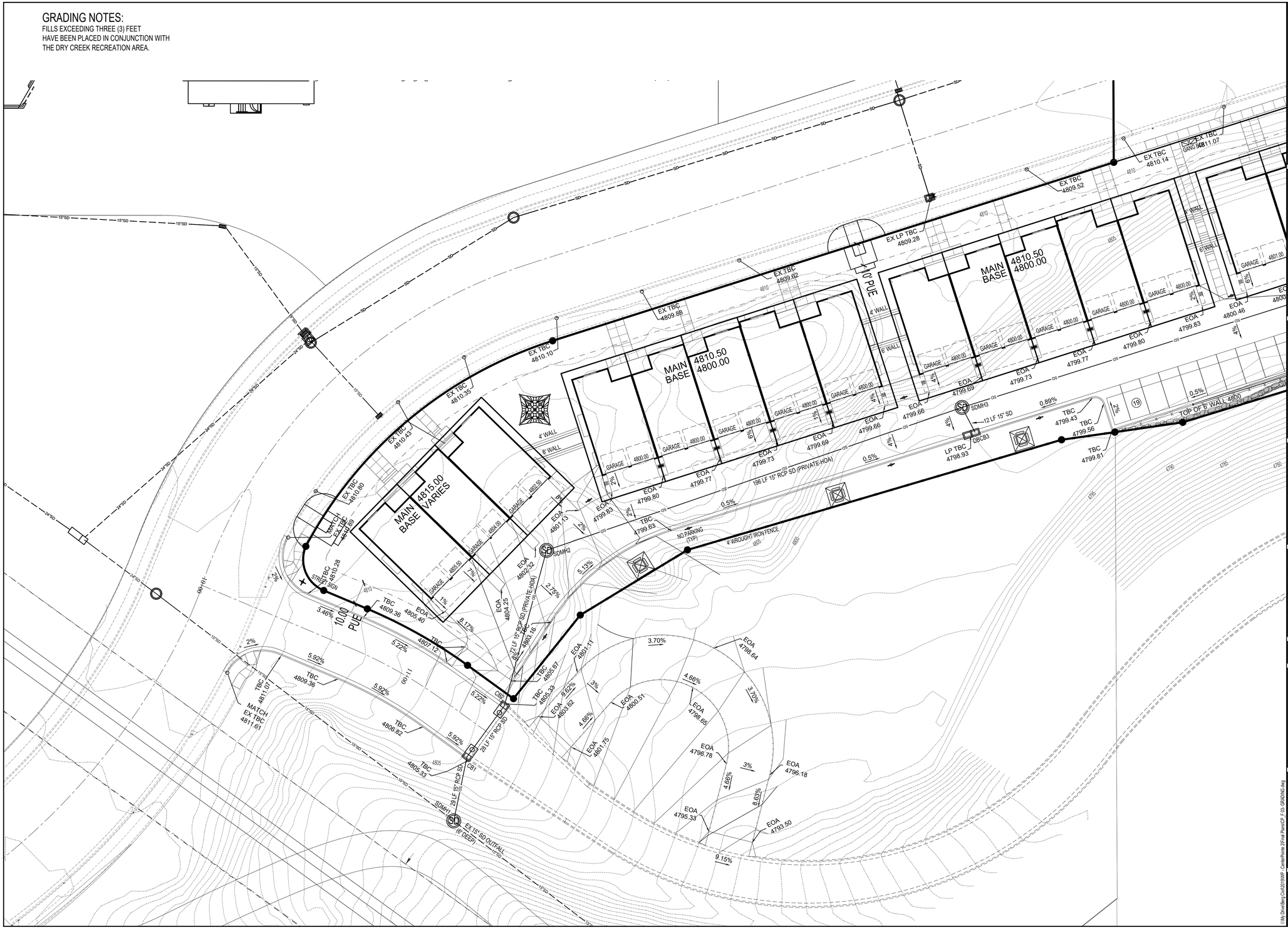
GRADING NOTES:

FILLS EXCEEDING THREE (3) FEET
HAVE BEEN PLACED IN CONJUNCTION WITH
THE DRY CREEK RECREATION AREA.



DEVELOPER

PATTERSON
DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER
POINTE
TOWNHOMES

N

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

berg
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REVISIONS		
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SEAL: STATE OF UTAH — R. Berg — 5-17-2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER
POINTE
TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING	*C3*

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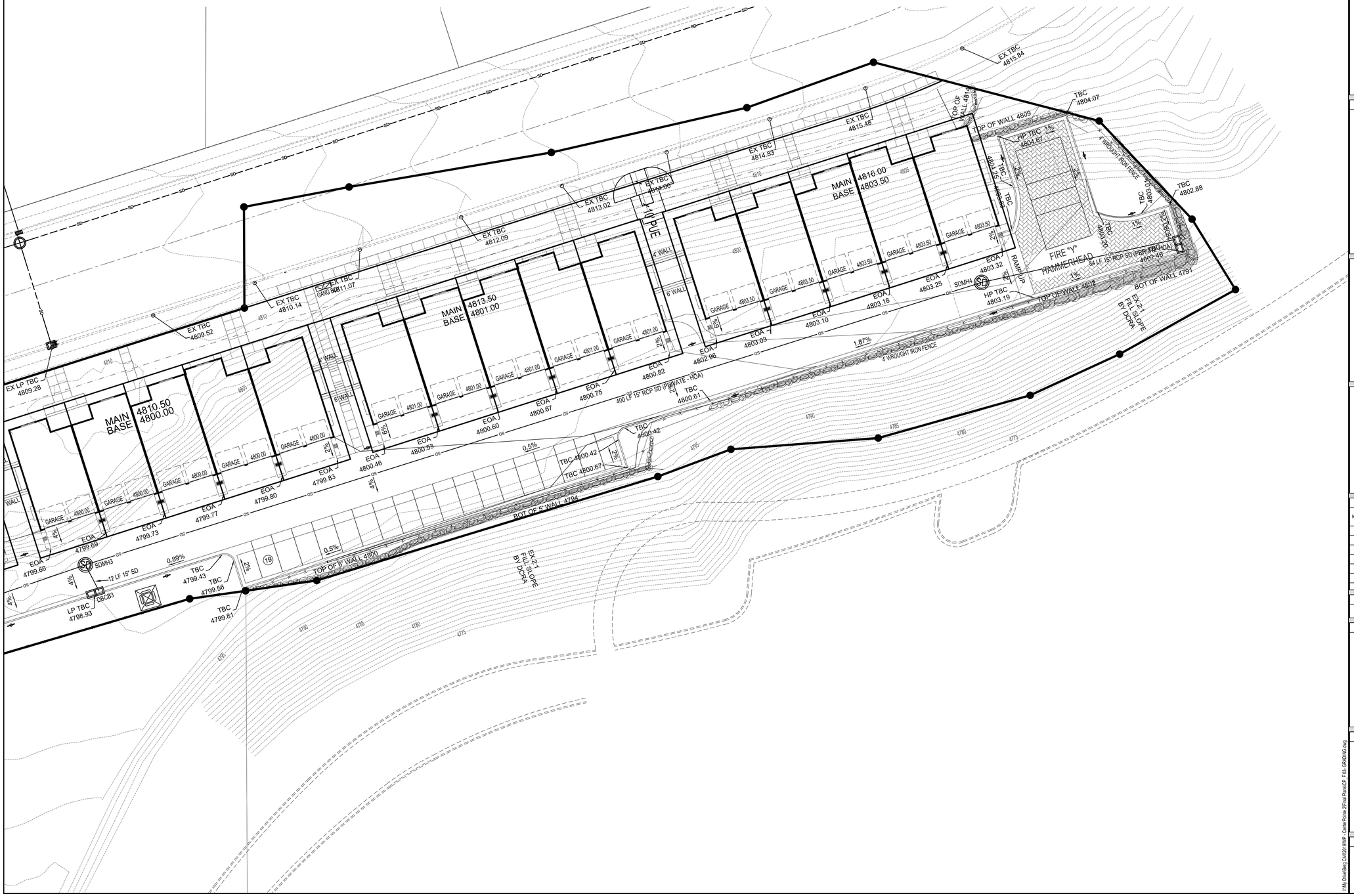
GRADING NOTES:

FILLS EXCEEDING THREE (3) FEET
HAVE BEEN PLACED IN CONJUNCTION WITH
THE DRY CREEK RECREATION AREA.

RETAINING WALLS ARE PROPOSED AS SHOWN



DEVELOPER

PATTERSON
DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER
POINTE
TOWNHOMES

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

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REVISIONS			SEAL
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STATE OF UTAH
R. BERG
REGISTERED
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER
POINTE
TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING	*C4*

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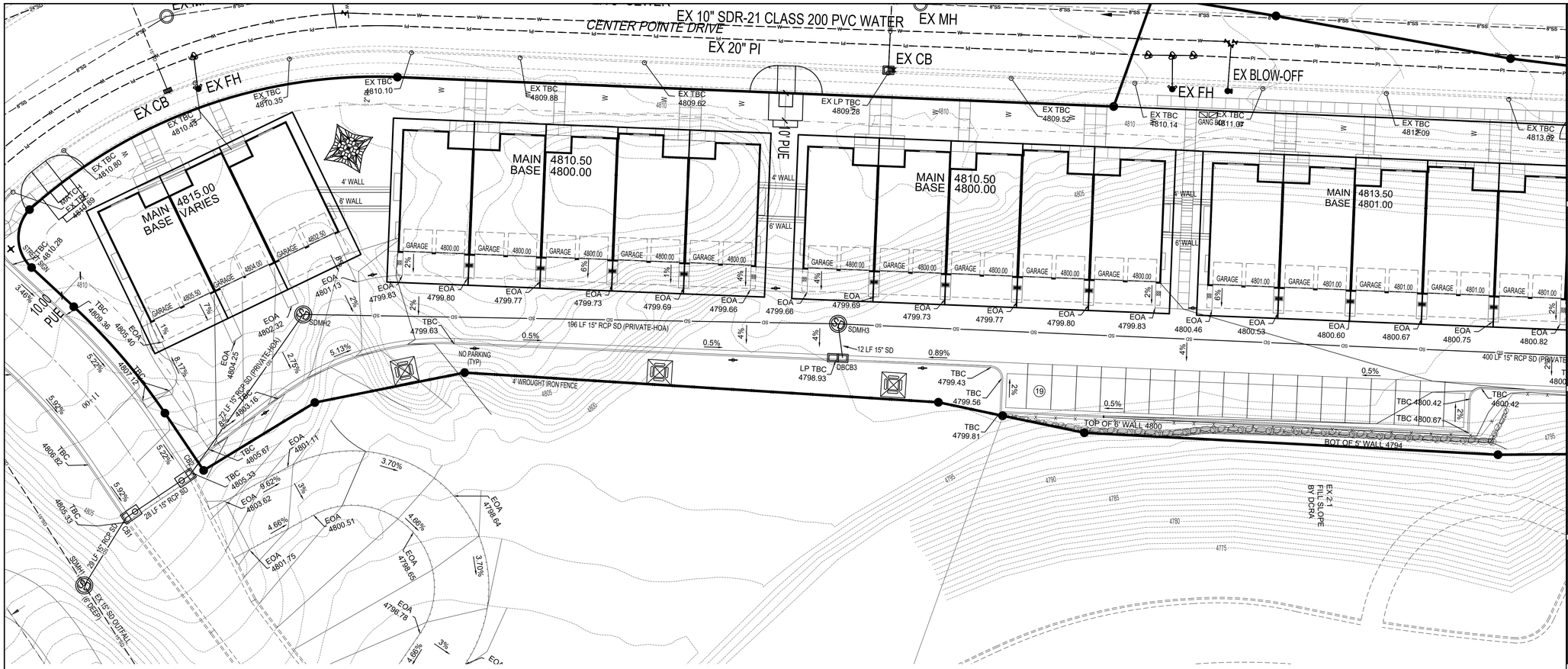

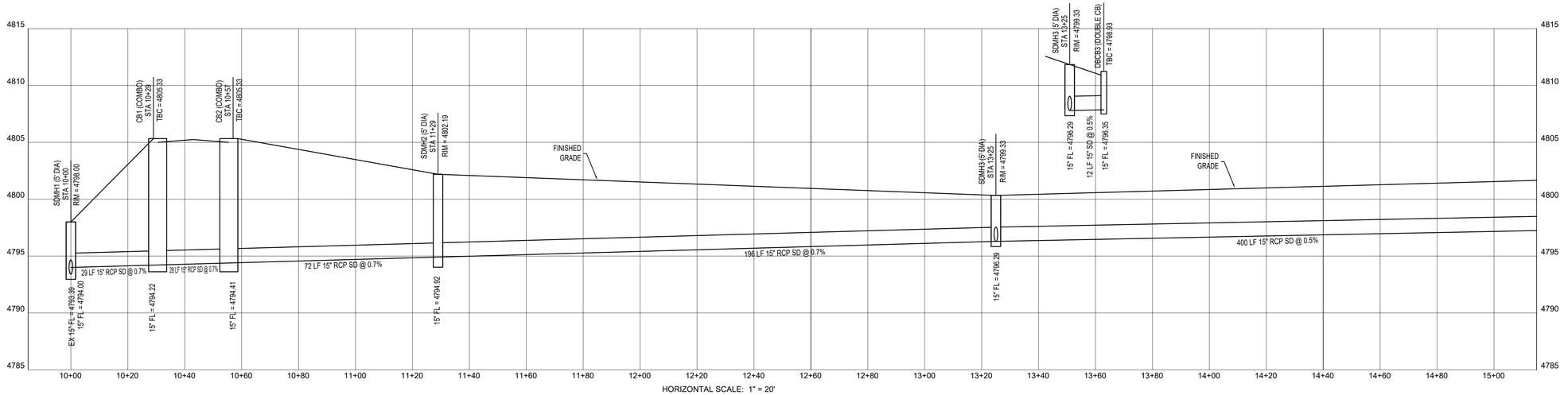

HORIZONTAL SCALE: 1" = 20'

DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

CIVIL ENGINEERING
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REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BERG
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SD PROFILE	C5

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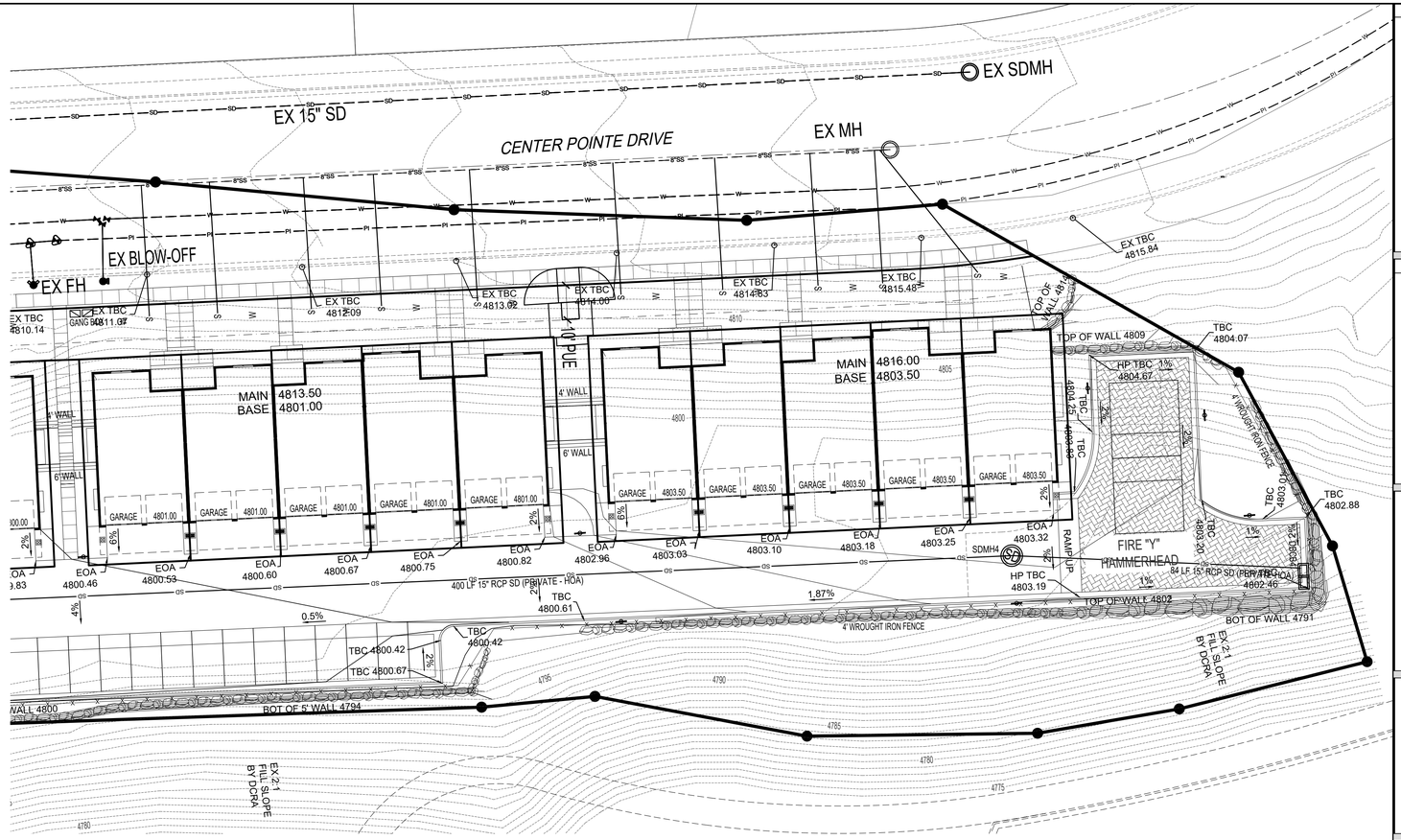

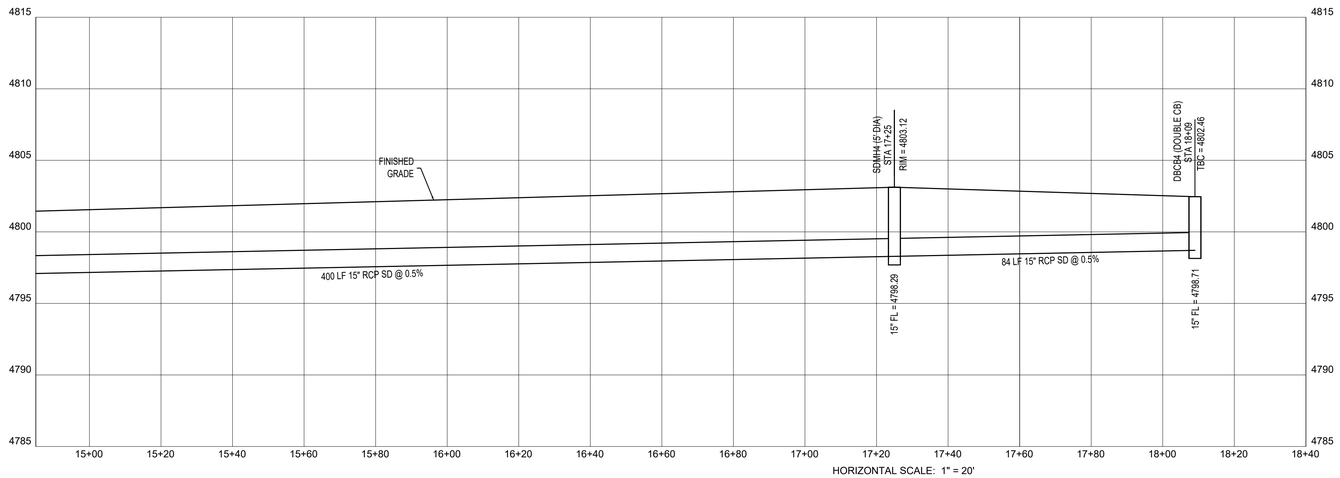

DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BERG
REGISTERED
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SD PROFILE	*C6*

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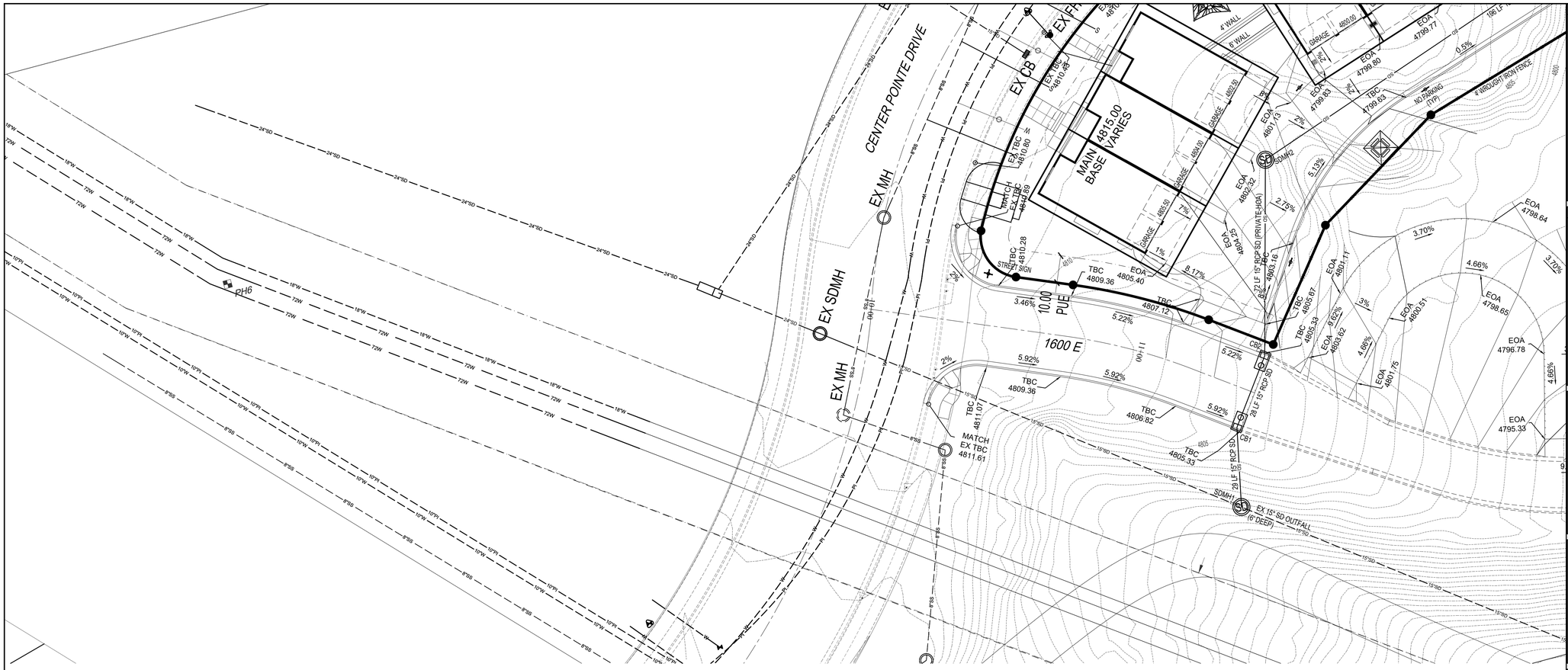
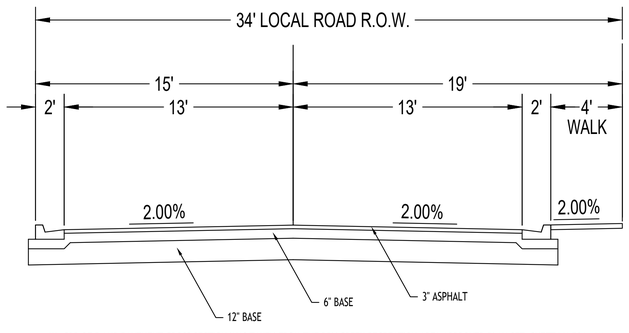


1600 EAST CROSS SECTION



*** CBR OF 5 AND PAVEMENT CROSS SECTION WAS TAKEN FROM THE DRY CREEK RECREATION AREA APPROVED PLAN SET (SHEET LM-501) ***

DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS

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SEAL

STATE OF UTAH
R. BERG
CIVIL ENGINEERING
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
1600 E PROFILE	*C7*

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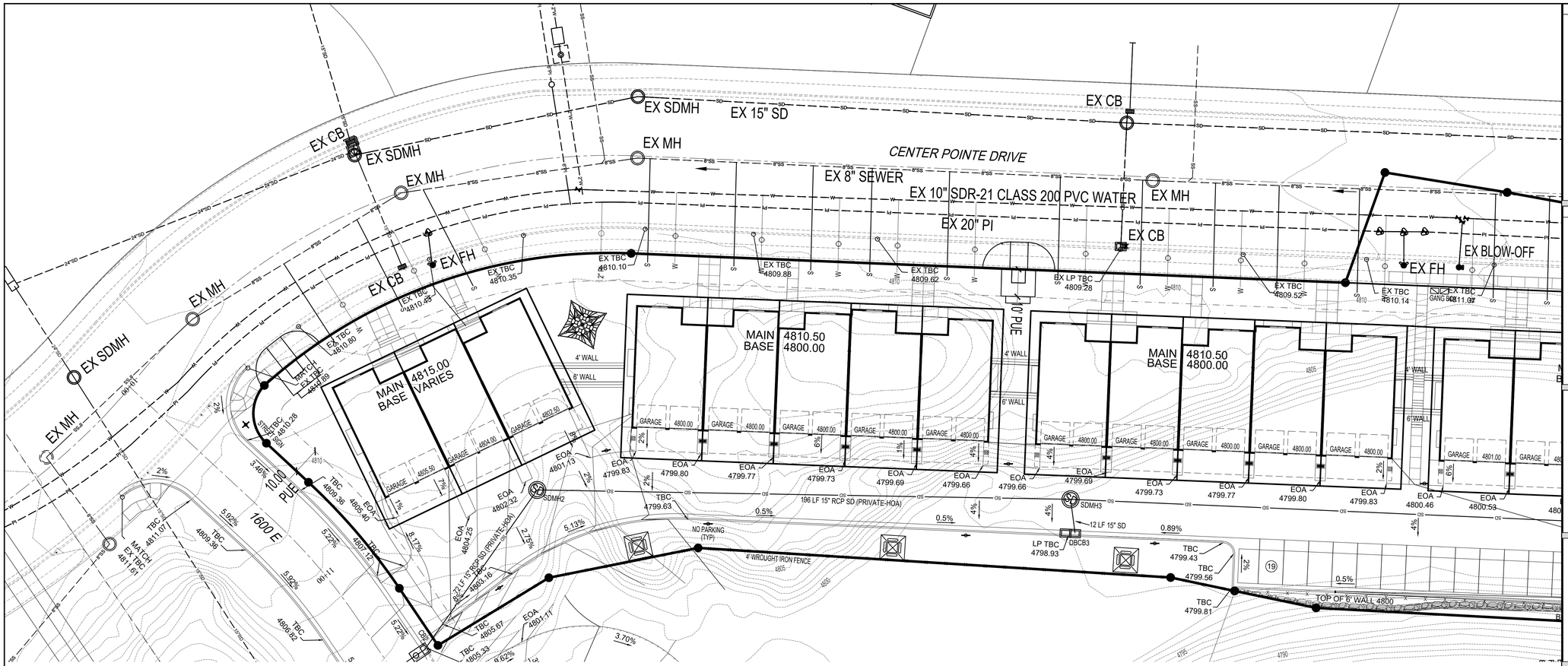
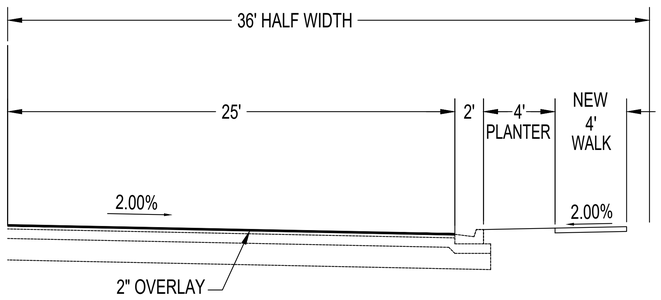


CENTER POINTE DRIVE NOTES:

1. DUE TO THE NUMBER OF ROAD CUTS REQUIRED FOR THIS PROJECT FOR THE INSTALLATION OF WATER AND SEWER SERVICES – A 2" MILL AND OVERLAY IS REQUIRED FOR SOUTHERN HALF OF CENTER POINT DR.

CENTER POINTE DR. CROSS SECTION



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

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

REVISIONS		
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SEAL: STATE OF UTAH · P. Berg · CIVIL ENGINEERING · 5-17-2022 · 343602 · PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
CENTER POINTE DR	*C8*

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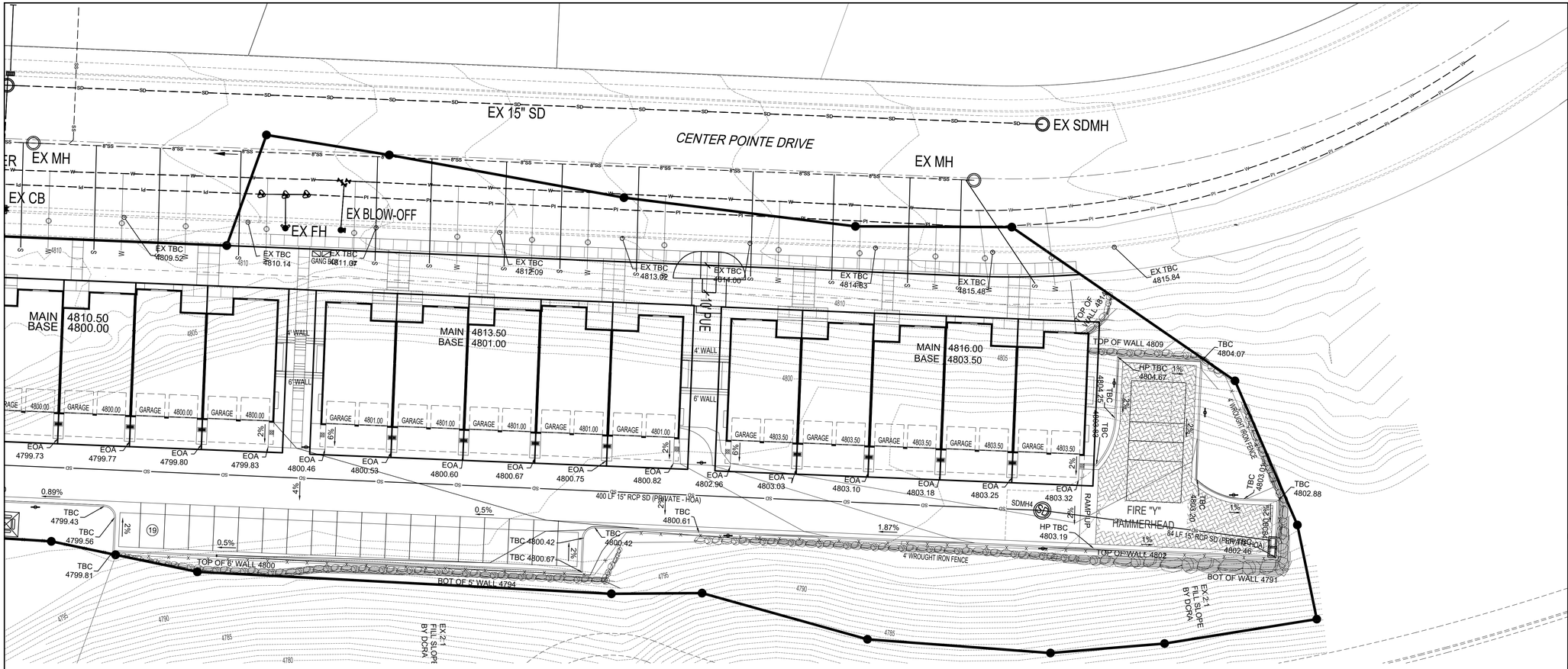

CENTER POINTE DRIVE NOTES:

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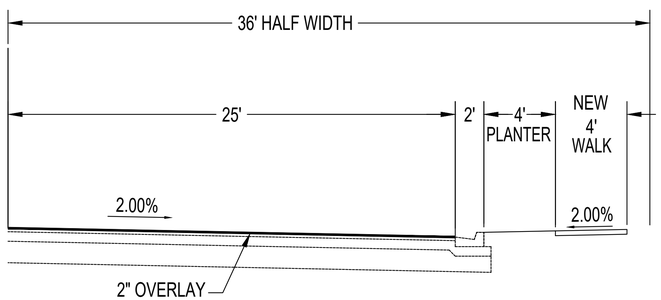
CENTER POINTE DR. CROSS SECTION



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

berg
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office (801) 492-1277
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R. Berg
REGISTERED
5-17-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
CENTER POINTE DR	C9

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PRELIMINARY COVERAGE PLAN

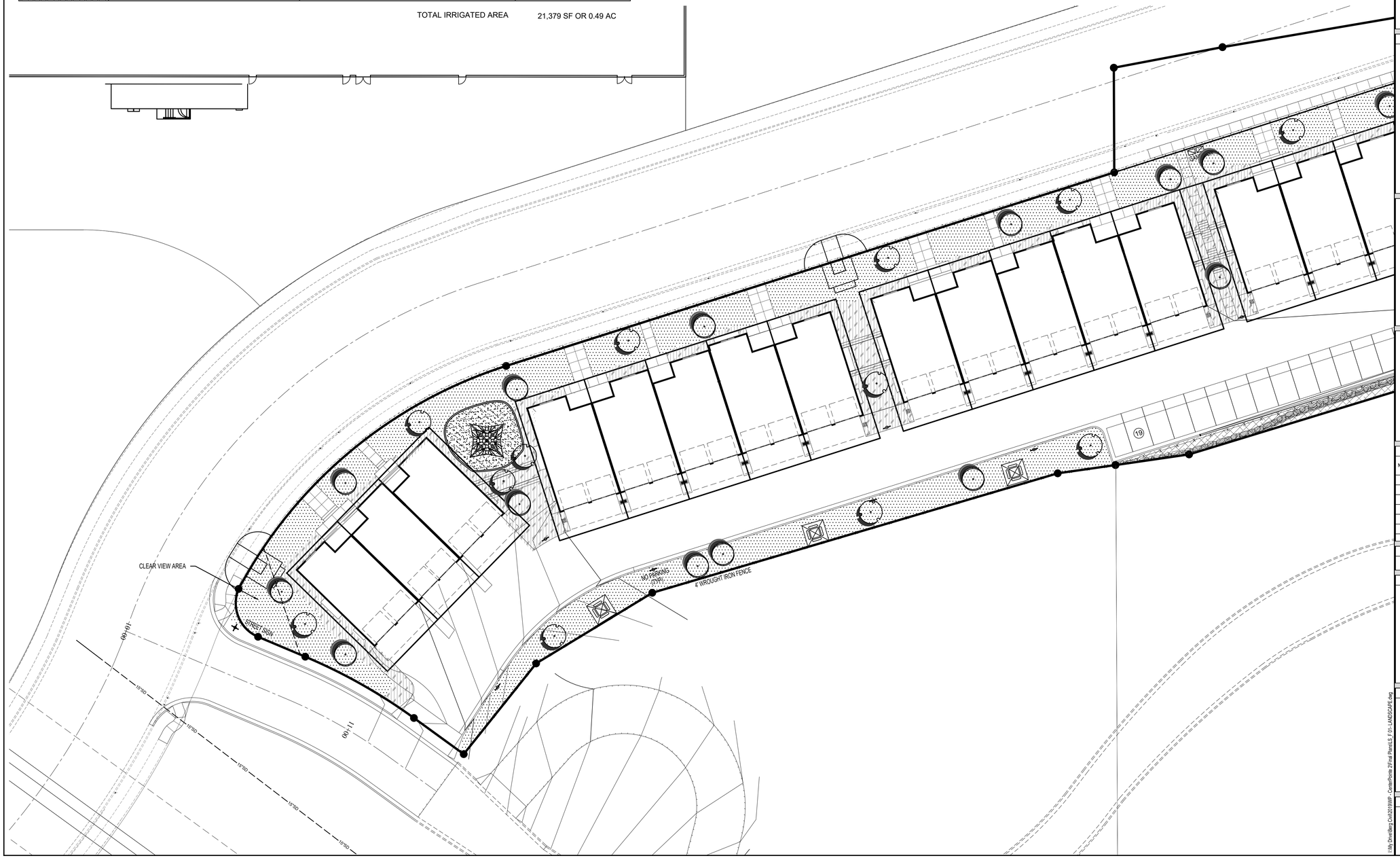
SYMBOL	DESCRIPTION		AREA	
	SOD	TREES	14579 SF	46%
	MULCH	TREES, SHRUBS AND PERENNIAL PLANTINGS	6800 SF	22%
	PLAYGROUND SOFT FALL BARK		685 SF	2%
	WESTERN WHEAT GRASS MIX	DRY (NO IRRIGATION)	9300 SF	30%
		TOTAL IRRIGATED AREA	21,379 SF OR 0.49 AC	

PARK STRIP LANDSCAPE REQUIREMENT

ALL EXISTING AND PROPOSED PARK STRIPS TO BE IMPROVED WITH "WATER WISE" LANDSCAPING

CLEAR VIEW AREA REQUIREMENTS

NO LANDSCAPING OR OTHER OBSTRUCTIONS IN EXCESS OF 3 FEET ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA.



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

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

berg
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ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS1*

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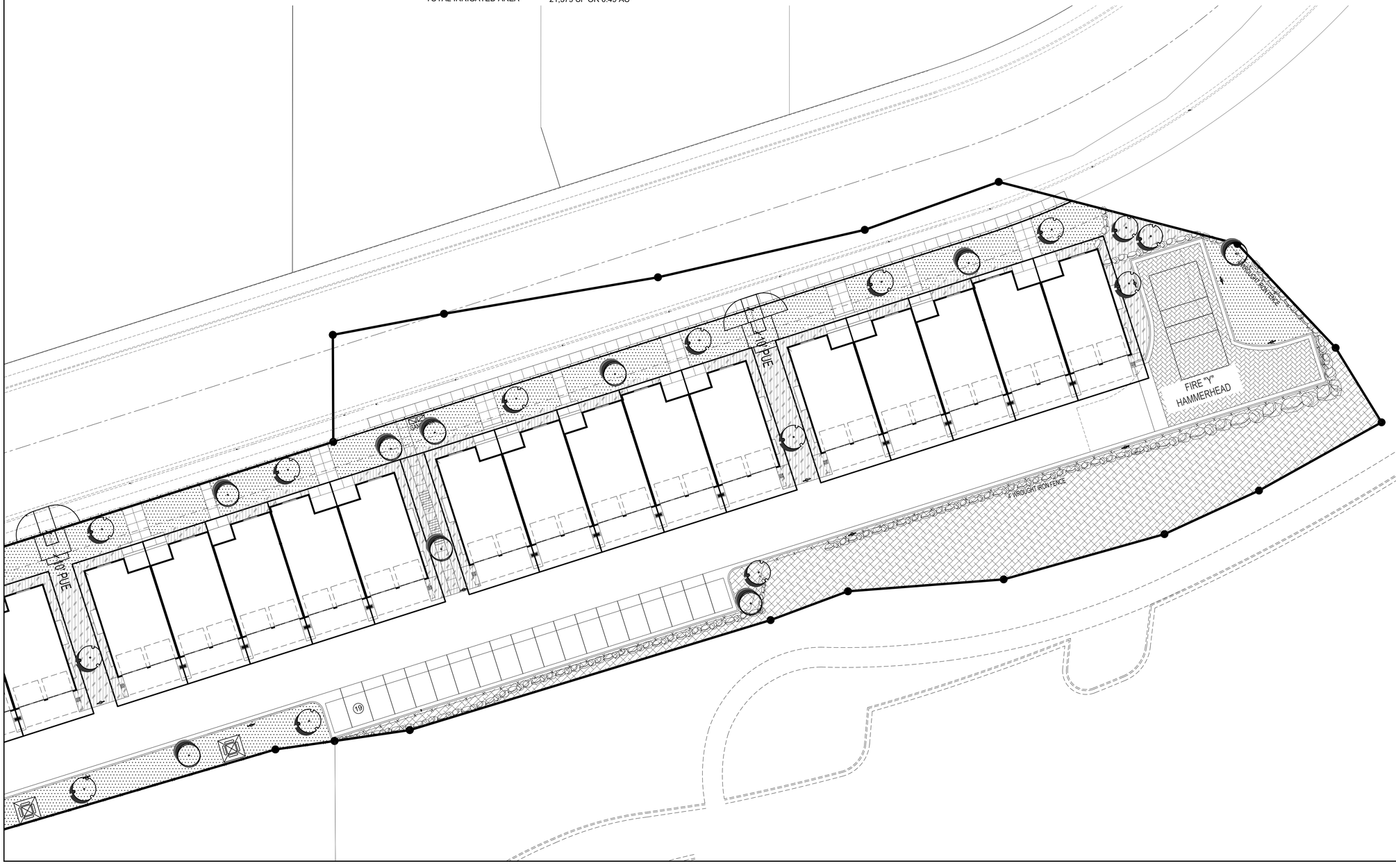
PRELIMINARY COVERAGE PLAN

SYMBOL	DESCRIPTION		AREA	
	SOD	TREES	14579 SF	46%
	MULCH	TREES, SHRUBS AND PERENNIAL PLANTINGS	6800 SF	22%
	PLAYGROUND SOFT FALL BARK		685 SF	2%
	WESTERN WHEAT GRASS MIX	DRY (NO IRRIGATION)	9300 SF	30%
		TOTAL IRRIGATED AREA	21,379 SF OR 0.49 AC	

PARK STRIP LANDSCAPE REQUIREMENT

ALL EXISTING AND PROPOSED PARK STRIPS TO BE IMPROVED WITH "WATER WISE" LANDSCAPING



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

0 10 20 40 60

SCALE: 1"= 20'

berg
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS2*

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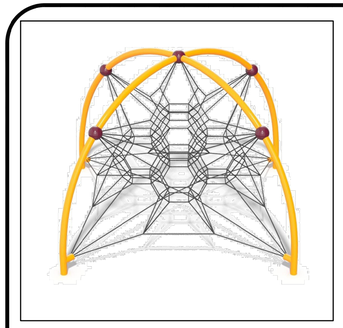
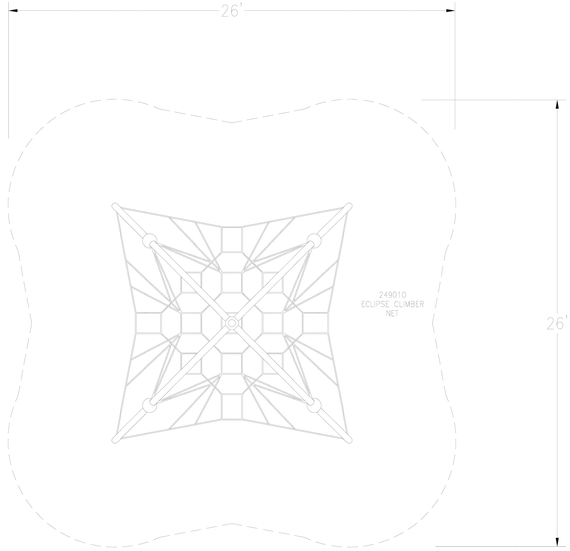
PLAYGROUND





Freestanding Play
(5-12 years)

Max Fall Height: 96 inches

TOTAL SQUARE FOOTAGE
607 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP 0 REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER 0 REQUIRED 0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN 1 REQUIRED 0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS 1 REQUIRED 1

SCALE: IN FEET
0' 1' 5' 10'

Design
3028

Landscape
Structures

SYSTEM TYPE:
Freestanding

DRAWING #:
3028

ISO 14001:2015 CERTIFIED

ISO 9001:2015 Certified

landscape structures

IPEMA CERTIFIED

The play components identified on this plan are IPEMA certified. Unless model number is preceded with "1" the use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT DRY. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION & CURRENT REVISION). THE SUBSURFACE MUST BE WELL-DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

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LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

(3) PICNIC TABLES

DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

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

berg
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

ACTION	DATE
FINAL PLAN	5-17-2022

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
AMENITIES	*LS3*

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PRESENTATION FRONT ELEVATION - 3 PLEX

SCALE: 3/16" = 1'-0"

PRESENTATION BACK ELEVATION - 3 PLEX

SCALE: 3/16" = 1'-0"

LEHI TOWNHOMES

16 AUGUST, 2021

CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

PRESENTATION FRONT ELEVATION - 5 PLEX "A"

SCALE: 3/16" = 1'-0"

PRESENTATION SOUTH ELEVATION - 5 PLEX "B"

SCALE: 3/16" = 1'-0"

LEHI TOWNHOMES

16 AUGUST, 2021

CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

PRESENTATION EAST ELEVATION - 5 PLEX "A"

SCALE: 3/16" = 1'-0"

PRESENTATION WEST ELEVATION - 5 PLEX "A"

SCALE: 3/16" = 1'-0"

PRESENTATION REAR ELEVATION - 5 PLEX "A"

SCALE: 3/16" = 1'-0"

LEHI TOWNHOMES

16 AUGUST, 2021

CURTIS MINER
ARCHITECTURE

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SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

3D Facade A 5-Plex

SCALE:

3D 3-Plex

SCALE:

3D Facade B 5-Plex

SCALE:

LEHI TOWNHOMES

16 AUGUST, 2021

CURTIS MINER
ARCHITECTURE

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SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

Building A

	North	South	East	West
Concrete	0%	0%	7%	7%
Brick	0%	0%	0%	0%
Stone	1%	13%	3%	3%
Fiber Cement Board, Board & Batten	4%	7%	6%	6%
Fiber Cement Board, Lap Siding	21%	12%	42%	42%
Fiber Cement Board, Smooth Trim	15%	15%	8%	8%
Asphalt Shingle	32%	34%	37%	37%
Glazing and Openings	27%	15%	3%	3%

Building B

	North	South	East	West
Concrete	0%	0%	7%	7%
Brick	1%	15%	3%	3%
Stone	0%	0%	0%	0%
Fiber Cement Board, Board & Batten	4%	7%	6%	6%
Fiber Cement Board, Lap Siding	21%	11%	42%	42%
Fiber Cement Board, Smooth Trim	15%	14%	8%	8%
Asphalt Shingle	32%	36%	37%	37%
Glazing and Openings	27%	15%	3%	3%

3-Plex

	North	South	East	West
Concrete	0%	0%	7%	7%
Brick	0%	0%	0%	0%
Stone	1%	14%	3%	3%
Fiber Cement Board, Board & Batten	3%	7%	6%	6%
Fiber Cement Board, Lap Siding	21%	12%	42%	42%
Fiber Cement Board, Smooth Trim	17%	15%	8%	8%
Asphalt Shingle	30%	32%	37%	37%
Glazing and Openings	28%	16%	3%	3%

CURTIS MINER
ARCHITECTURE

10 May 2022

DRC Review Response
for
Center Pointe Townhomes Final Subdivision

The following is in response the comments provided by the Lehi City DRC for the project noted above.

Comments

16. The following architectural standards from Section 37.020 must be met:

a. Multi-family dwellings greater than three units, constructed as townhome-style or row house units, shall have varied facades to prevent monotonous design. Adjacent units shall not have the same exterior elevation, nor shall the units be mirror images of one another.

b. Roof form shall be varied in height and pitch, and long expanses shall be avoided by adding breaks in the roofline. Additional roof variations may be created by adding gables, chimneys, decorative cornices, dormer windows, or other similar features.

Response

Please find the following exhibits attached:

A. Vicinity map
B. Single family home located adjacent to the project property (Approx. 1486 East 3200 North)
C. Single family home located adjacent to the project property (Approx. 1428 East 3200 North)
D. Perspective view of 5-plex building type 1
E. Perspective view of 5-plex building type 2
F. Perspective view of 3-plex building

233 South Pleasant Grove Blvd. Suite 105, Pleasant Grove, Utah 84062
Phone (801) 769-3000 • cmautah.com

As illustrated in these exhibits, the design intent for this project is to create townhome buildings that are compatible with the adjacent single family homes while working within the constraints of multi-family construction.

The two homes immediately west of the project (exhibits B and C) are similar in massing, style, finishes and detail. They are two-story buildings with a single prominent ridge parallel to the street, have multiple gables facing the street. They include both masonry and cement fiber siding finishes, have symmetrically arranged windows in gabled bays, and use standing-seam metal roofs to highlight entries and features.

The proposed townhome buildings are designed to respond to these design ques. They incorporate many of the features noted above and are design to include significant stepping (up to 6 feet) along the front façade to provide depth and character. Each of the two 5-plex buildings includes a distinct set of details and finishes, and each 5-plex building is built only once in standard configuration and only once in reversed configuration. Additionally, two separate color palettes are used to provide an added layer of design character.

Unlike standard elevation drawings, these perspective views provide a much more accurate representation of how the buildings will be experienced in their environment, and they convey the design intent to relate these townhome buildings to the adjacent single family homes.

Exhibit 'A' - Vicinity Map

Exhibit 'B' - Home Adjacent to Project

Exhibit 'C' - Home Adjacent to Project

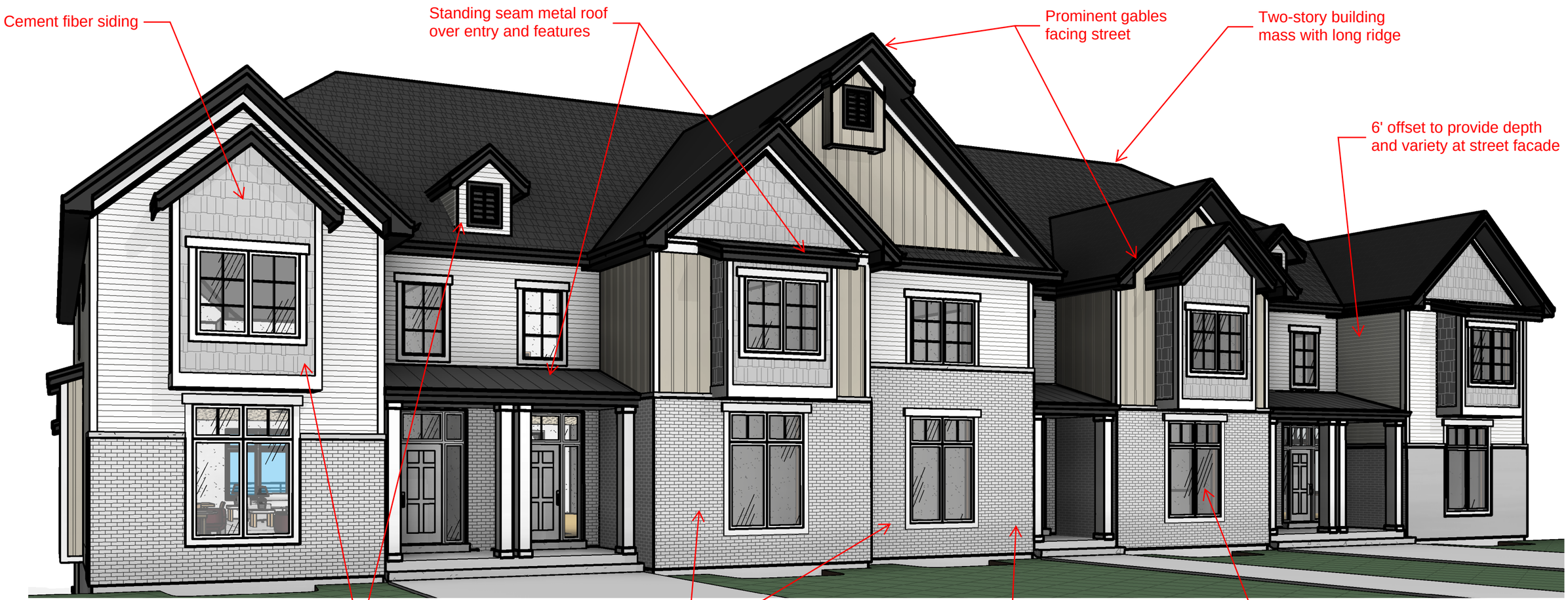


Exhibit 'D' - 5-Plex Building Type 1

One building as shown with color palette #1
One building mirrored with color palette #2

xhibit 'E' - 5-Plex Building Type 2

One building as shown with color palette #1
One building mirrored with color palette #2

Exhibit 'F' - 3-Plex Building

Center Pointe Townhomes

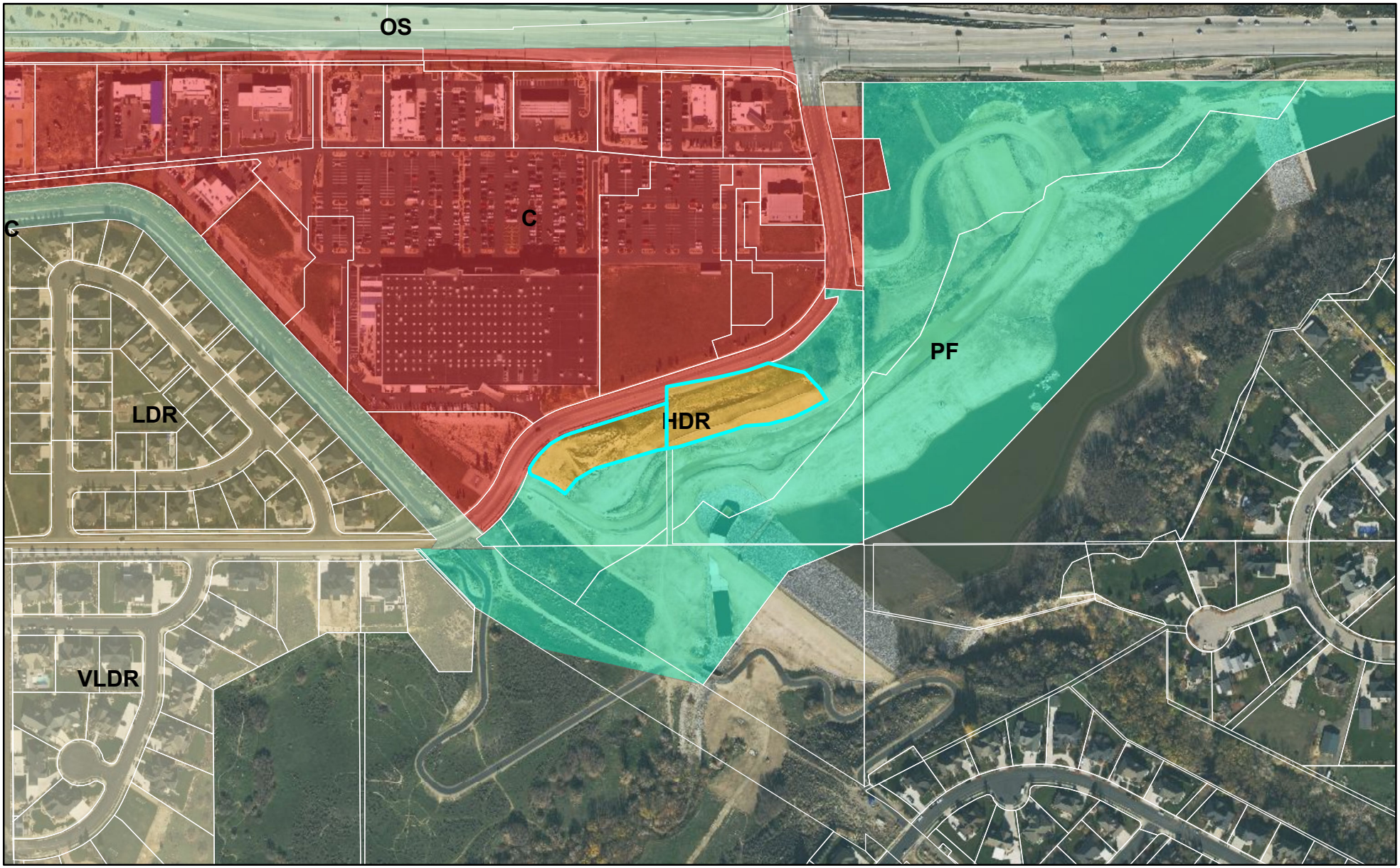
Aerial

0 430 860 Feet

LEHI CITY

Center Pointe Townhomes

General Plan

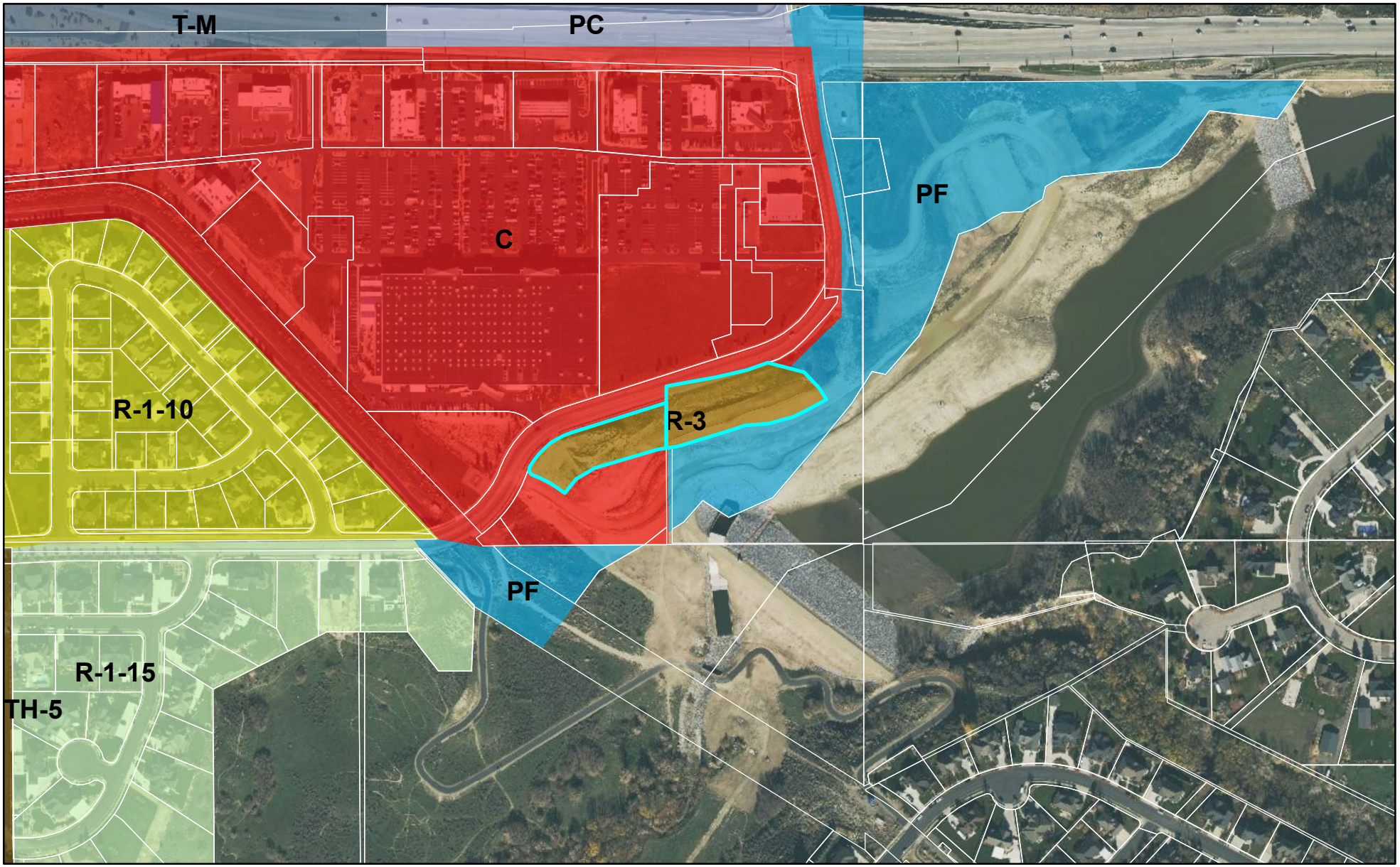


0 430 860 Feet

LEHI CITY

Center Pointe Townhomes

Zoning



LEHI CITY

Agenda Item No: 22

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #31-2022, approving the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).

Suggested Action:

Attachments:

CC Staff Report Kelly General Plan Amendment 06.14.22.docx

Kelly General Plan Amendment DRC 05.11.22.docx

Ord 31-2022.docx

Kelly General Plan Amendment Narrative.pdf

Kelly General Plan Amendment.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

KELLY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lee and Mary Kelly		
Meeting Date	May 26, 2022		
Requested Action/Purpose	Approval of an amendment to the General Plan Land Use Map		
Decision Type	Legislative		
Location	3055 North 1200 West		
Acreage	1.08-acres		
Existing Zoning	Residential Agriculture (RA-1)		
Existing General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Proposed Land Use Designation	Neighborhood Commercial (NC)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	NC	Undeveloped
	South	TH-5/R-2	Approved Lehi Terrace Subdivision
	East	RA-1	Single Family Homes
	West	R-3	Single Family Homes
Date of DRC Review	May 11, 2022		
Date of Planning Commission Review	May 26, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC) The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas.

Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

VERY LOW DENSITY RESIDENTIAL (VLDR) The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre.

PROPERTY HISTORY

July 22, 2004 Property came into Lehi as part of the SE Garrick Addition

January 25, 2005 City Council approved the Fox Run PUD Subdivision

REPORT ANALYSIS

The applicant requests approval of the Kelly General Plan Amendment from Very Low Density Residential (VLDR) to Neighborhood Commercial (NC). This proposal would change the designation on 1.08-acres located at 3055 North 1200 West.

The Transportation Master Plan shows 1200 West as a major arterial road. Commercial uses work better than residential ones next to busy roads for safety reasons. The proposed General Plan Amendment to Neighborhood Commercial would allow a small-scale commercial use along this busy road. The parcels north of this parcel also have commercial designations transitioning from commercial to neighborhood commercial.

The applicant did not provide a concept plan with this General Plan Application. They have indicated that they do not have a specific use in mind but think this area works well for a neighborhood commercial use.

As a legislative item, the City Council has a high level of discretion in whether they approve General Plan Amendments or not. The Commission should consider the impacts on the neighborhood if this develops as Neighborhood Commercial, as well as the impacts to existing and future residents if it develops as residential.

The DRC reviewed the proposed General Plan Amendment and had one comment to update the narrative to reference the General Plan Land Use Designations and not the zoning. The applicant provided an updated narrative which was included in the Planning Commission packet.

The DRC also provided the following statements:

1. The requested general plan amendment matches the general plan to the north and south of this property
2. This would provide a good mix of uses and seems to be a better land use along a busy arterial road. Also, appropriate buffering can still be provided between any commercial use and the existing residential neighborhood.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed Kelly General Plan Amendment to Neighborhood Commercial. Any motion should include findings. Possible findings include:

1. The proposed amendment to the Lehi City General Plan is/is not compatible with the existing surrounding uses.
2. The proposed amendment to the Lehi City General Plan provides/does not provide a better use next to an arterial road.
3. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

4. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
5. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
6. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission review the proposed zone change on May 26, 2022. Their motion and the minutes from that meeting follow:

2.2) Public hearing and recommendation of Lee and Mary Kelly's request for review of the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).
Jacob Curtis presented information on the agenda item.

The applicants, Lee and Mary Kelly, were present. They feel the amendment meets the establishment for what the City would like to happen. They do not have a current concept in mind right now.

Commissioner Nielsen opened the public hearing.

Troy Sheffield, a Lehi resident, inquired what the plan would be and what input he would have in the future where his property borders the applicants and would lose the buffer. He asked if the concept could be pushed closer to the road than his property. Mr. Sheffield also asked about buffering and fencing requirements.

> **Motion:** Commissioner Bunker motioned to recommend approval of **Lee and Mary Kelly's request for review of the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial**; with the findings that the proposed amendment to the Lehi City General Plan is compatible with the existing surrounding uses, provides a better use next to an arterial road, is in conformance with the purposes, intent, and provisions of the General Plan and its various elements, is consistent with the land uses and zoning of nearby and adjoining properties, and will not have a substantial adverse effect on surrounding property. Commissioner Newall seconded the motion.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Kelly General Plan Amendment
DRC Redline Comments

Lee and Mary Kelly- request review of the Kelly General Plan Amendment from VLDR to NC at 3055 North 1200 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Lee and Mary Kelly
Date of Plans Reviewed: 5/3/22
Time Start: 3:36pm
Time End: 3:42pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
The requested general plan amendment matches the general plan to the north and south of this property
Luke- Traffic: No comments
Kim – Planning:
1. Update narrative from rezone to General Plan Amendment from VLDR to NC.

This would provide a good mix of uses and seems to be a better land use along a busy arterial road. Also, appropriate buffering can still be provided between any commercial use and the existing residential neighborhood.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 26th

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

ORDINANCE NO: 31-2022

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 3055 NORTH 1200 WEST

WHEREAS, on June 14, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 26, 2022, to review and make a recommendation on the General Plan Amendment located at 3055 North 1200 West changing the land use designation from Very Low Density Residential (VLDR) to Neighborhood Commercial (NC), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 14, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential (VLDR) to Neighborhood Commercial (NC).

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from VLDR to NC. The total amendment will include approximately 1.08-acres of property located at 3055 North 1200 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 31 -2022 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.

A. 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.

B. The City Council hereby directs that the official copy of the Lehi City General Plan 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 14th day of June 2022.

ATTEST

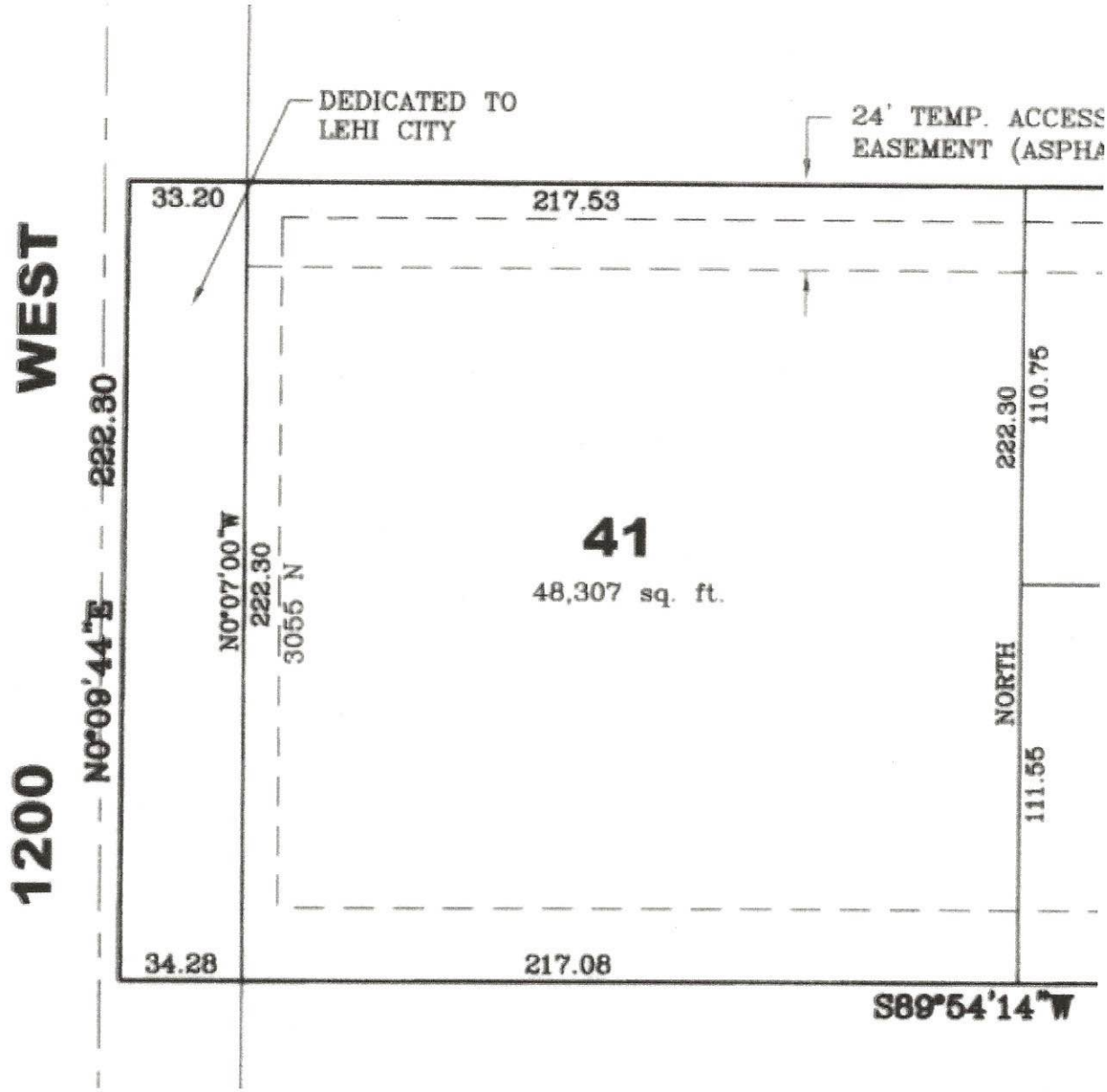
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

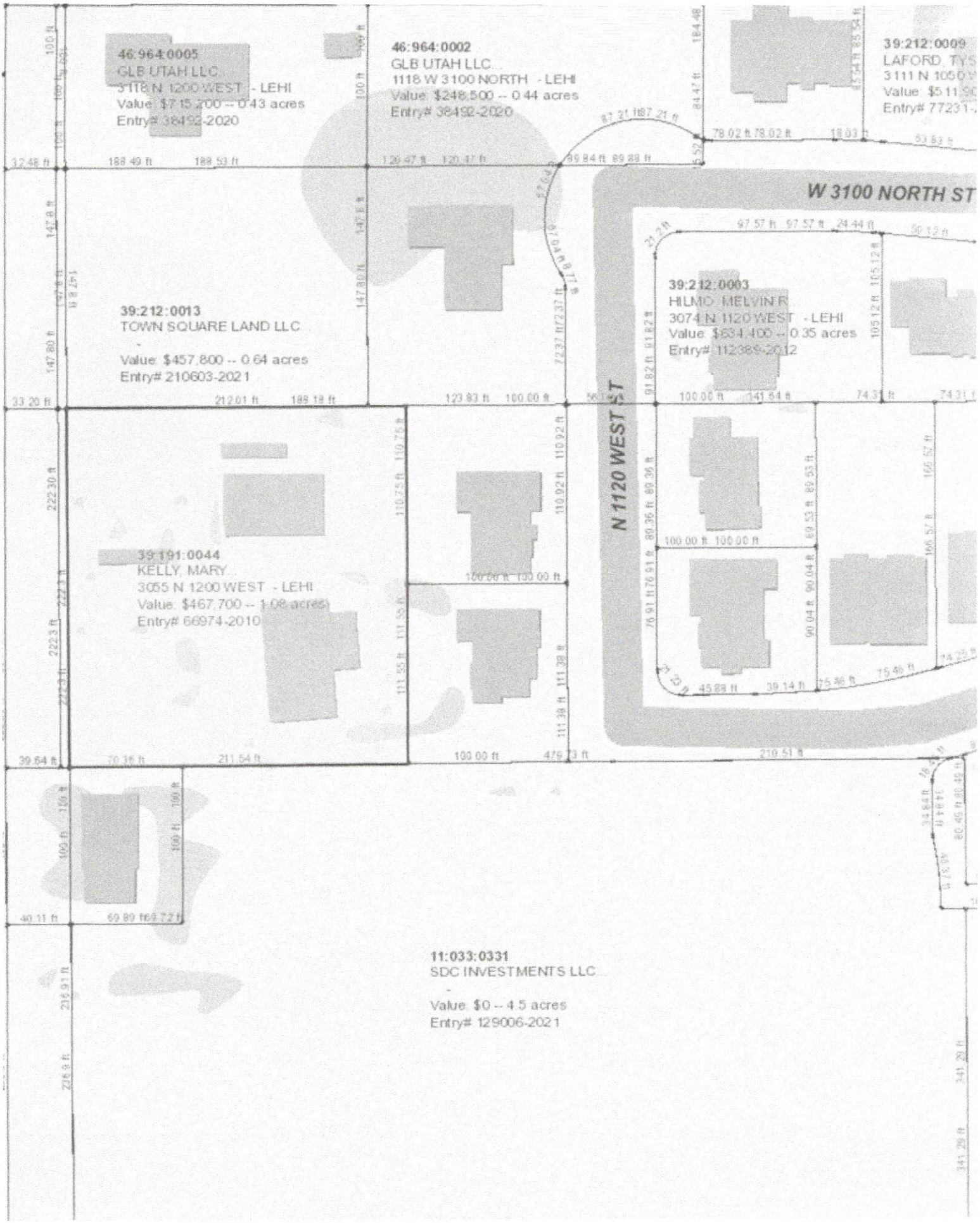
PART LOT 41, PLAT B, FOX RUN PUD SUB DESCRIBED AS FOLLOWS; COM S 0 DEG 0' 12" W 644.23 FT & S 89 DEG 59' 48" E 36.9 FT FR W 1/4 COR. SEC. 32, T4S, R1E, SLB&M.; N 89 DEG 54' 26" E 212.01 FT; S 110.75 FT; S 111.55 FT; S 89 DEG 54' 26" W 211.54 FT; N 0 DEG 7' 1" W 222.3 FT TO BEG. AREA 1.080 AC.

Reason for General Plan Amendment for property at 3055 N 1200 W, Lehi, UT 80443

Lee and Mary Kelly are requesting to amend the General Plan for their property at 3055 N 1200 W from VLDR to NC. We believe this fits into Lehi City's plan for properties sitting East of 1200 W that face the street. Lehi City has set this Precedence. The property that adjoins the Kelly property to the North is NC, and one property that adjoins to the South is NC. The other property to the South was NC, but is now R-2.



Legal Description: PART LOT41, PLAT B, FOX RUN PUD SUB DESCRIBED AS FALLOWS; COM S 0 DEG 0' 12" W 644.23 FT & S 89 DEG 59' 48" E 36.9 FT FR W 1/4 COR. SEC.32, T4S, R1E, SLB&M.; N 89 DEG 54' 26" E 212.01 FT; S 110.75 FT; S 111.55 FT; S 89 DEG 54' 26" W 211.54 FT; N 0 DEG 7; 1" W 222.3 FT TO BEG. AREA 1.080 AC.


46:964:0005
GLB UTAH LLC
3116 N 1200 WEST - LEHI
Value: $715,200 -- 0.43 acres
Entry# 38492-2020
46:964:0002
GLB UTAH LLC
1118 W 3100 NORTH - LEHI
Value: $248,500 -- 0.44 acres
Entry# 38492-2020
39:212:0009
LAFORD, TYS
3111 N 1050 W
Value: $511,90
Entry# 77231-
W 3100 NORTH ST
39:212:0013
TOWN SQUARE LAND LLC
-
Value: $457,800 -- 0.64 acres
Entry# 210603-2021
39:212:0003
HILMO, MELVIN R
3074 N 1120 WEST - LEHI
Value: $634,400 -- 0.35 acres
Entry# 112389-2012
N 1120 WEST ST
39:191:0044
KELLY, MARY
3055 N 1200 WEST - LEHI
Value: $467,700 -- 1.08 acres
Entry# 66974-2010
11:033:0331
SDC INVESTMENTS LLC
-
Value: $0 -- 4.5 acres
Entry# 129006-2021

3:40
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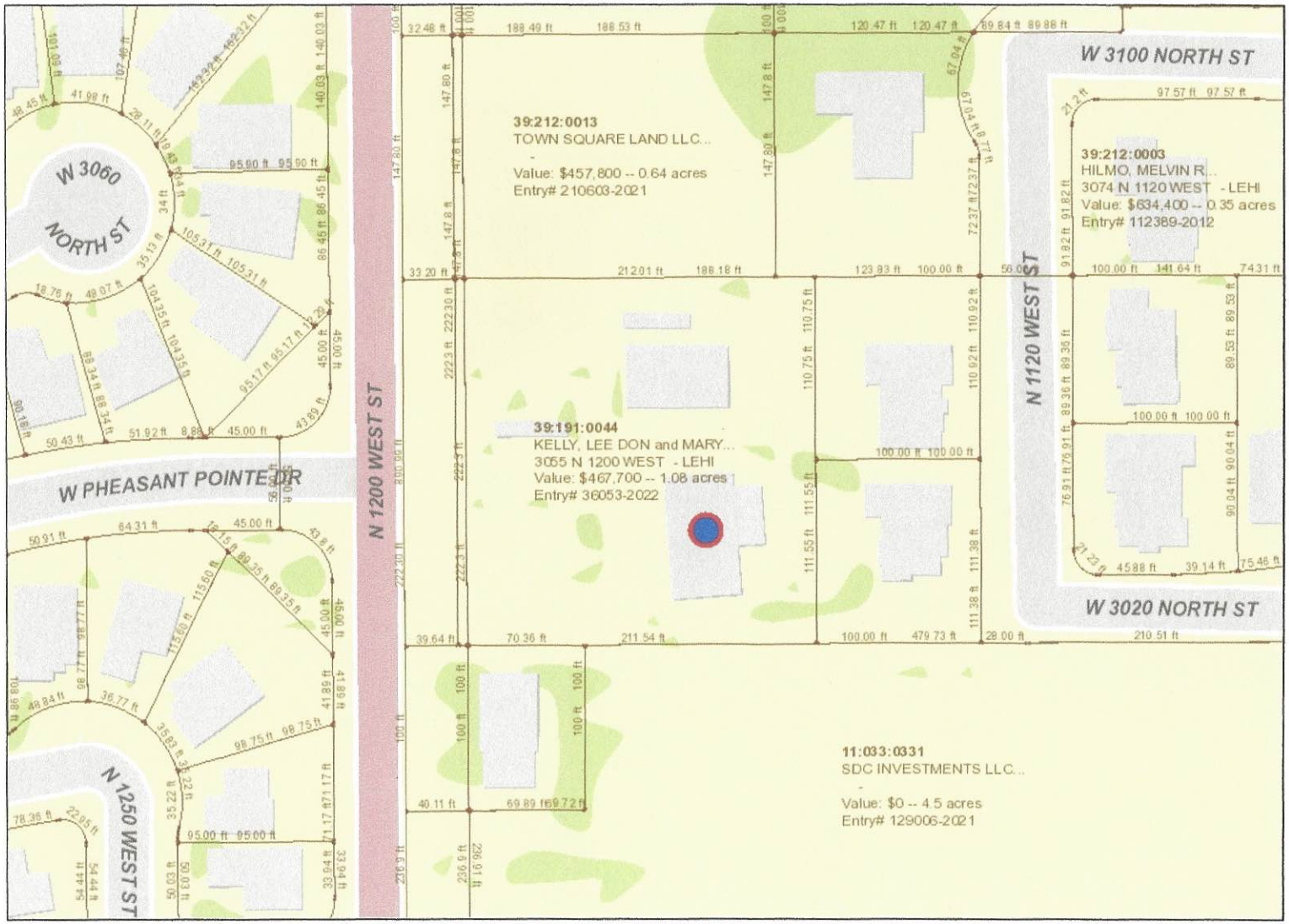
1200 W
3055 N
1200 W
West
lehi-ut.gov



Utah County Parcel Map

3055 n 1200 w Lehi

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 4/26/2022

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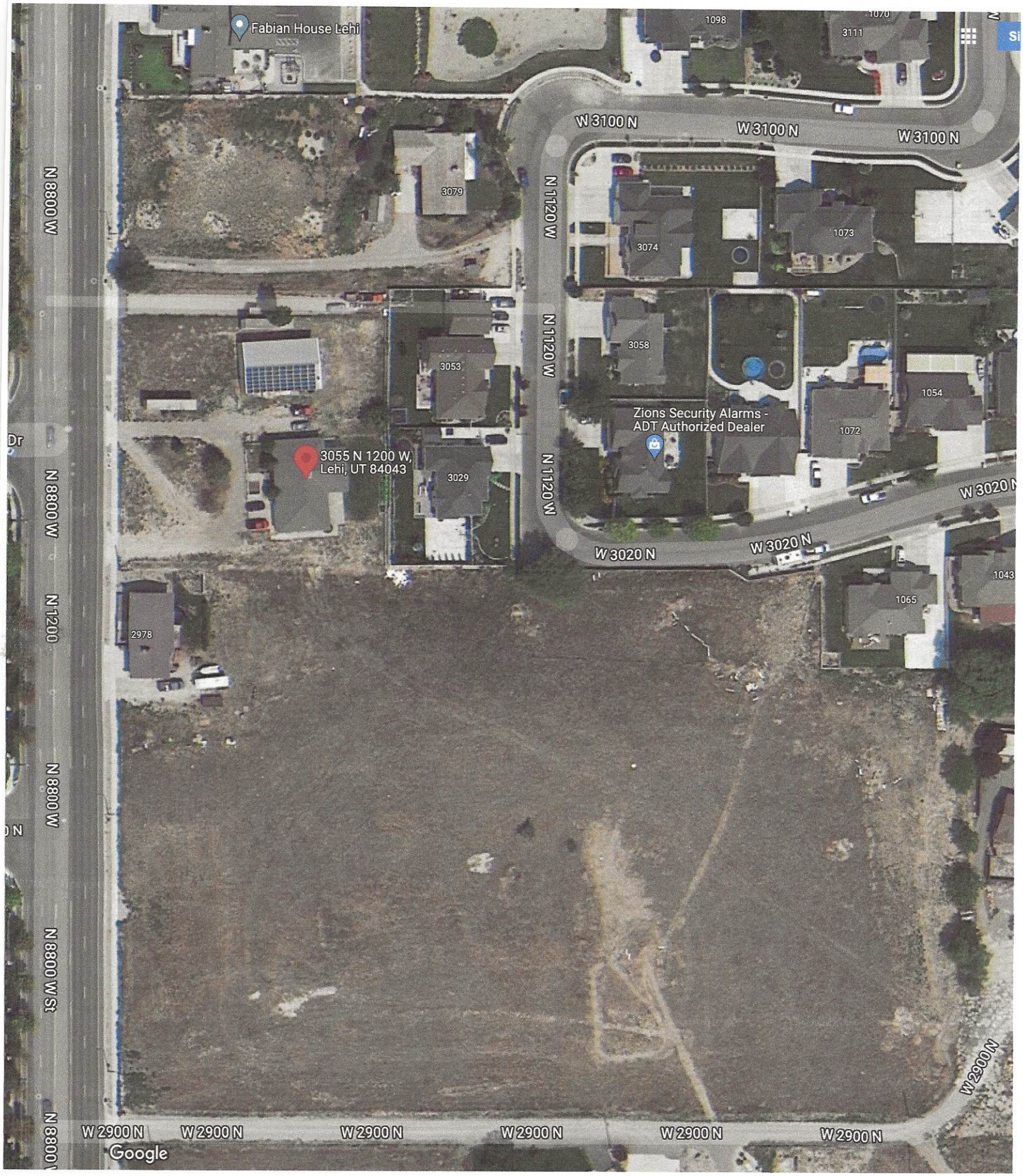
Fabian House Lehi
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3111
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W 3100 N
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3053
N 1120 W
1054
Zions Security Alarms -
ADT Authorized Dealer
1072
3055 N 1200 W,
Lehi, UT 84043
3029
N 1120 W
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1043
1065
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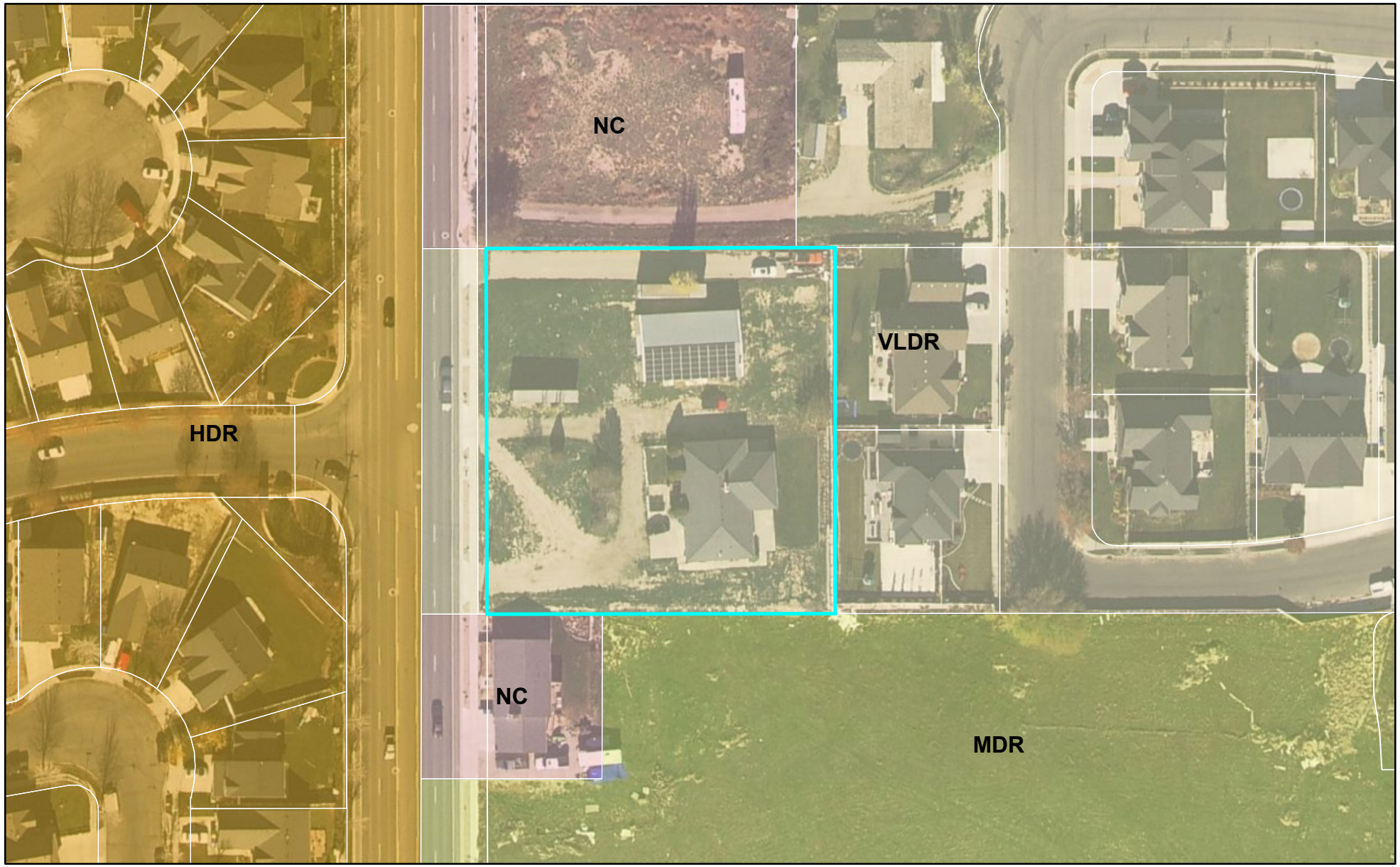
Kelly General Plan Amendment

Aerial

LEHI CITY

Kelly General Plan Amendment

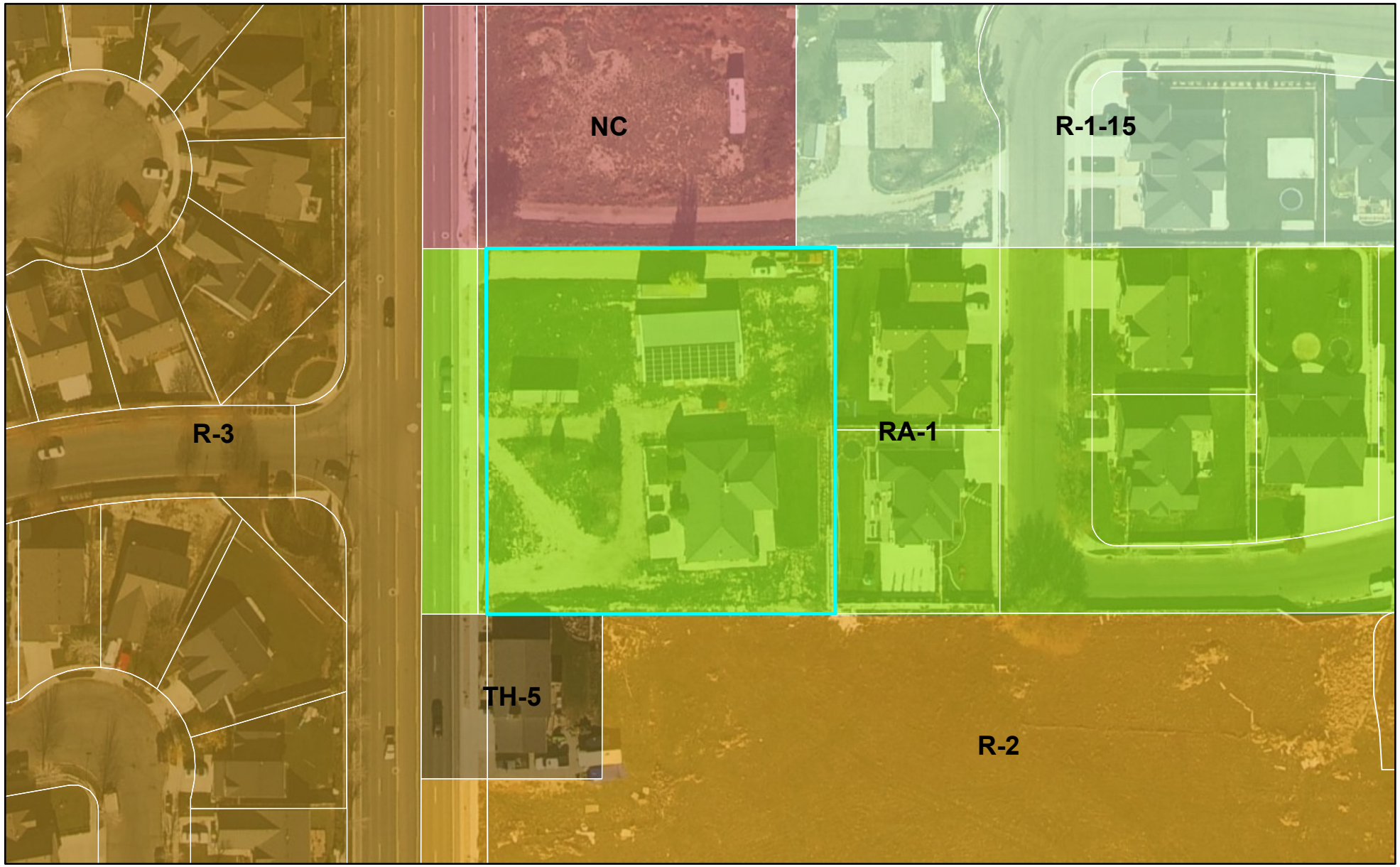
General Plan



LEHI CITY

Kelly General Plan Amendment

Zoning



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LEHI CITY

Agenda Item No: 23

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.

Suggested Action:

Attachments:

CC Staff Report Harmony Townhomes Plat D Concept 06.14.22.docx

Harmony Townhomes Plat D Concept DRC 5.11.22.docx

Harmony Townhomes Plat D Concept - narrative.pdf

Harmony Townhomes Plat D Concept - plans updated.pdf

Harmony Townhomes Plat D Concept - elevation2.pdf

Harmony Townhomes Plat D Concept - elevation3.pdf

Harmony Townhomes Plat D Concept - elevation1.pdf

Harmony Townhomes Plat D Concept - aerial map.pdf

Harmony Townhomes Plat D Concept - general plan map.pdf

Harmony Townhomes Plat D Concept - zoning map.pdf

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IMG_1344.JPG

IMG_1342.JPG

HARMONY TOWNHOMES PLAT D CONCEPT
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 900 North 4100 West		
Project Area	2.57-acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	High Density Residential (HDR)		
Adjacent Zoning and Land Use	*North*	TH-5 & R-3	Undeveloped & Future River Point Subdivision
	South	PC	Harmony Townhomes Subdivision
	East	R-2 & R-3	Future River Point Subdivision
	West	TH-5	Undeveloped & Saratoga Springs
Date of DRC Review	May 11, 2022		
Date of Planning Commission Review	May 26, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

November 2, 1998 This property was included in the Lehi Jordan Heights annexation.

August 8, 2017 The Cold Spring Ranch Area Plan was approved by the City Council.

March 12, 2019 The City Council approved an amendment to the Cold Spring Ranch Area Plan.

April 12, 2022 The City Council approved an amendment to the Cold Spring Ranch Area Plan to include the described property within the area plan.

REPORT ANALYSIS

The applicant requests approval of the Harmony Townhomes Plat D concept plan. The concept plan is for 30 townhome

units. This development would be an additional phase of the Harmony Townhomes development located within the Cold Spring Ranch Area Plan in pod VHD #3. The proposed density is allowed within the VHD #3 designation which allows for a maximum of 31 units and a density range of 12-20 units per acre for this property. This report will describe the layout of the development and the DRC comments.

Site Layout

The proposed layout for the development shows 30 townhomes fronting onto open space or roads. The site shows a connection from the Harmony Townhomes development to the south. The connection intersects a cul-de-sac and a stub road to the west. The applicant is requesting an exception to the connectivity standards to not provide a connection to the east and the north due to grade. The exception to grade is allowed in the Connectivity Standards (Chapter 37) for grades that exceed ten percent, which the applicant has shown on their plans. Initially, the plans did not show a connection to the west; however, after further discussions in the Development Review Committee (DRC) meeting, the applicant has updated the plans to show the connection to the west as seen in the packet.

The proposed townhomes are a mixture of rear-load and front-load styles. The applicant has indicated that the architecture for these units will match what has been done in the other phases of the Harmony Townhomes development. The formal review of the architecture will take place at the time of preliminary subdivision application, but examples have been included in the packet for reference. Three guest parking stalls are proposed to be provided. In addition, the private roads are proposed to be wide enough to allow for parking on one side of the road to provide additional on-street parking. The required parking will be reviewed at the time of preliminary subdivision.

DRC Comments

The DRC had seven comments including the following (some of which have been addressed in the plans included in the packet):

1. Water dedication for these units will need to be taken care of as a condition prior to preconstruction meeting.
2. Suggest reorienting the units to create a bit of a view park where units 23-26 are currently shown.
3. An exception to the connectivity requirements will be required due to the change in grade on the north and east sides of the property.
4. Show that the west road can connect through to the south or west.

Please consider including all of the DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed Concept is/is not consistent with the Cold Spring Ranch Area Plan.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on May 26, 2022. The minutes and motion from this meeting are as follows:

> **2.4) Public hearing and recommendation of Arive Homes' request for review of the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.**
> Jacob Curtis presented information on the agenda item.

The applicant, Justin Wade with Arive Homes, was present. He addressed parking for the development and on-street parking. The garages are 20 feet deep. He stated they are happy to look into more on-site parking rather than on-street parking.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Commissioner Nielsen stated he was concerned that there isn't enough on-site parking, and the parking will then move to on-street parking, creating issues.

Motion: Commissioner Bunker moved to approve **Arive Homes' request for review of the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan;** with the findings that the proposed concept is consistent with the Cold Spring Ranch Area Plan, is consistent with the Lehi City Development Code, and conforms to the goals and policies of the General Plan. Also noting the shift of the townhomes to the south that can be dedicated guest parking stalls. Including all DRC comments. Commissioner Eyre seconded the motion.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

Harmony Townhomes Plat D Concept
DRC Redline Comments

Arive Homes – requests review of the Harmony Townhomes Plat D concept plan, a 30-unit residential development located in the Cold Spring Ranch Area Plan.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Justin, Dave, AJ
Date of Plans Reviewed: **5/2/22**
Time Start: 2:41 PM
Time End: 2:58 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Provide turnaround

Greg – Water/Sewer:
2. Storm drain was not stubbed to the lot line on Hilltop Drive with the previous phase. What is the plan for storm drain detention/retention ?

Trent – Parks: No comments
Gary – Building/Inspections:
3. A soil report is needed if this moves past concept.

Matt – Public Works: No comments
Ross – Engineering:
4. Show that the west road can connect through to the south or west.

Luke- Traffic: No comments
Kim – Planning:
5. Water dedication for these units will need to be taken care of as a condition prior to preconstruction meeting.
6. Suggest reorienting the units to create a bit of a view park where units 23-26 are currently shown.
7. An exception to the connectivity requirements will be required due to the change in grade on the north and east sides of the property.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 26TH

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

DocuSign Envelope ID: 86380173-D554-4C5B-A3A7-08E7E09A1E76

Monday, May 2nd, 2022

To whom it may concern,

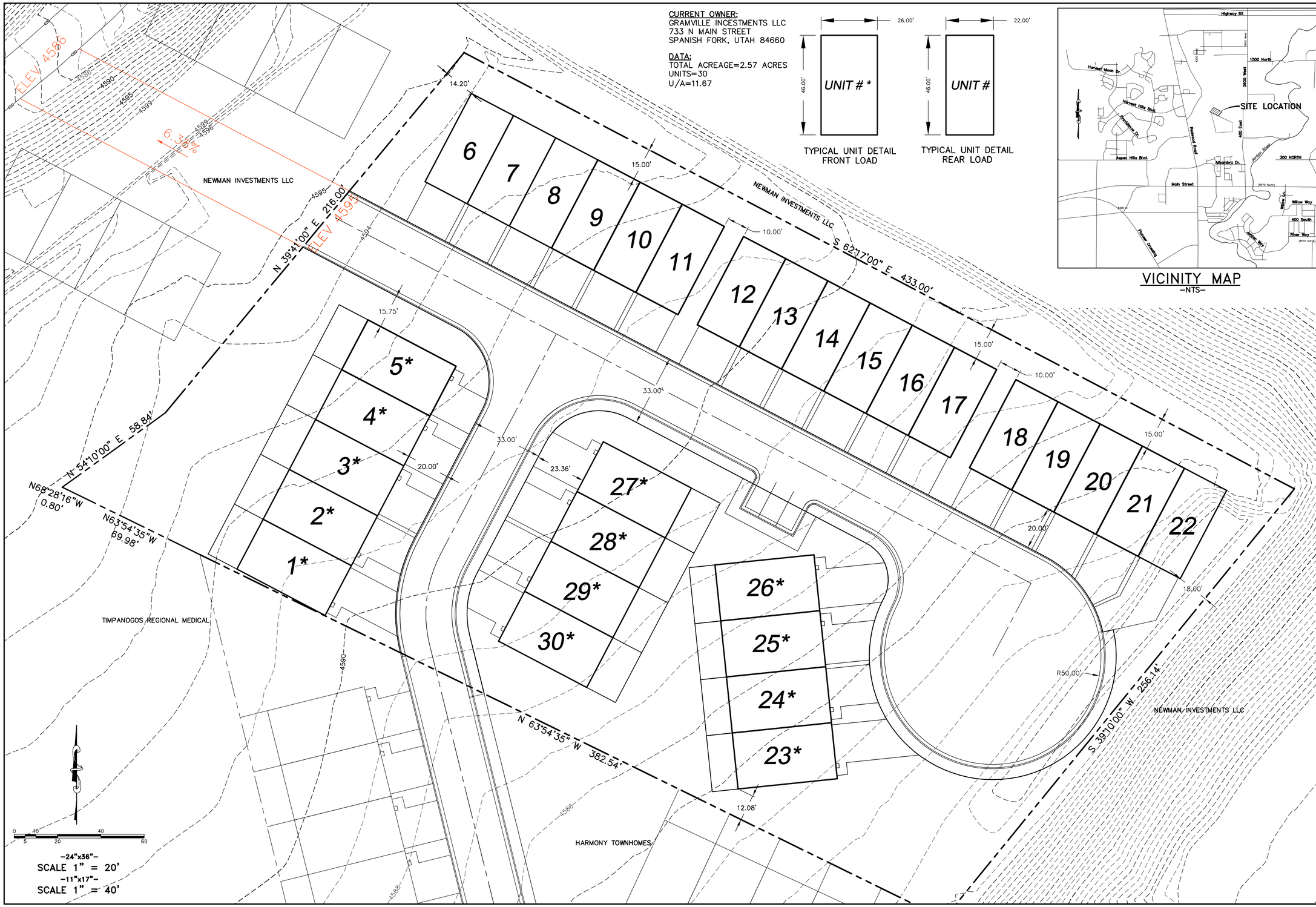
Arive Homes is proposing to add the fourth phase to the North of Harmony Townhomes Subdivision. This final phase would consist of 30 townhome units: 9 front load units and 21 rear load units. The product type would keep a consistent look and feel, using the same building materials, architectural style, and similar color scheme, to the previous three phases. The recorded CC&R's for the previous phases would also be recorded against this parcel upon approval.

Please reach out with any questions or concerns regarding the application or the supporting documentation.

Regards,

DocuSigned by:
Dave Scoville
4244757505C5465...

Dave Scoville
Owner
dave@arivehomes.com



SHEET NO. 1

CONCEPTUAL PLAN

LEHI, UTAH

HARMONY TOWNHOMES

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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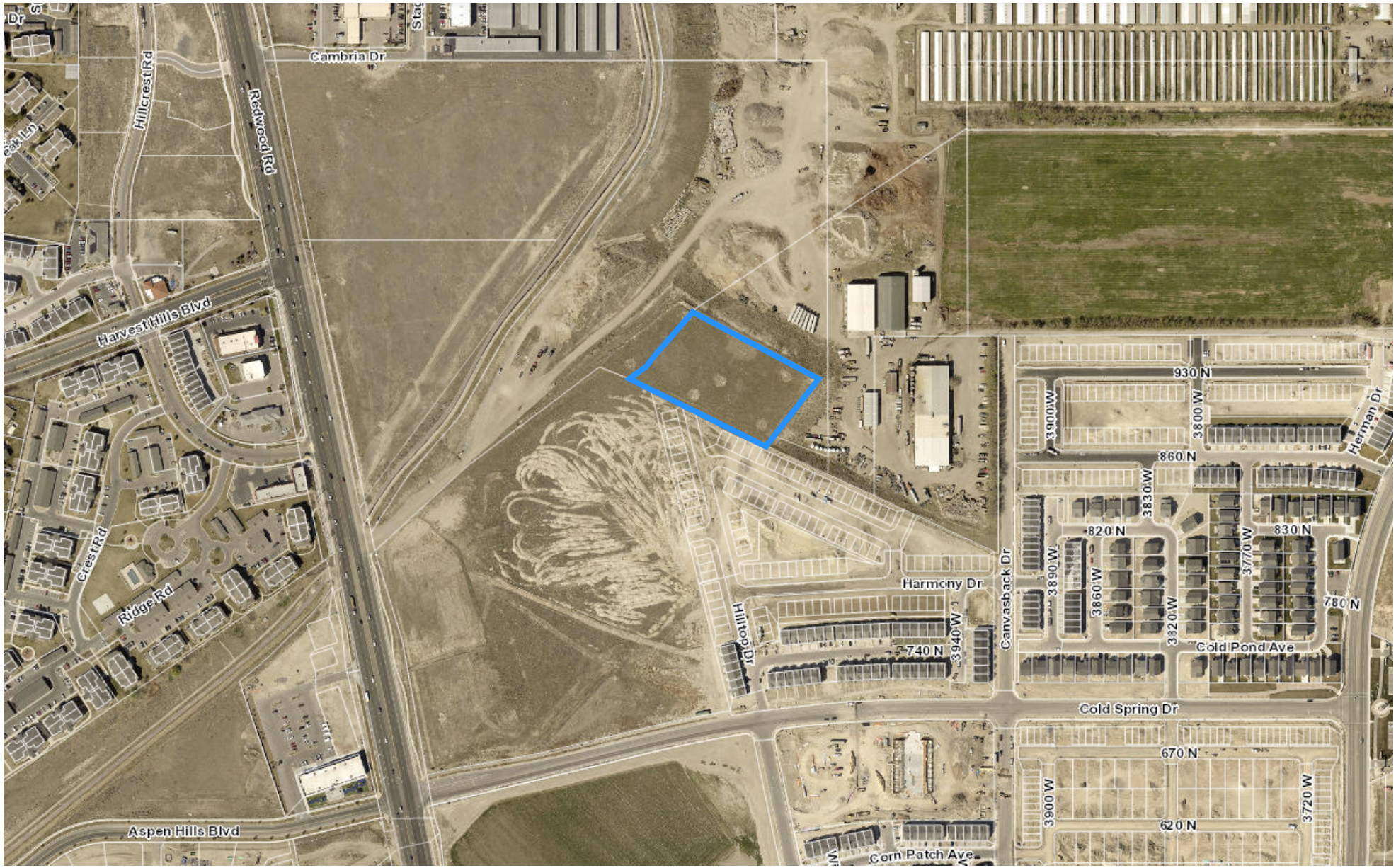
Harmony Townhomes Plat D Concept Plan

Aerial



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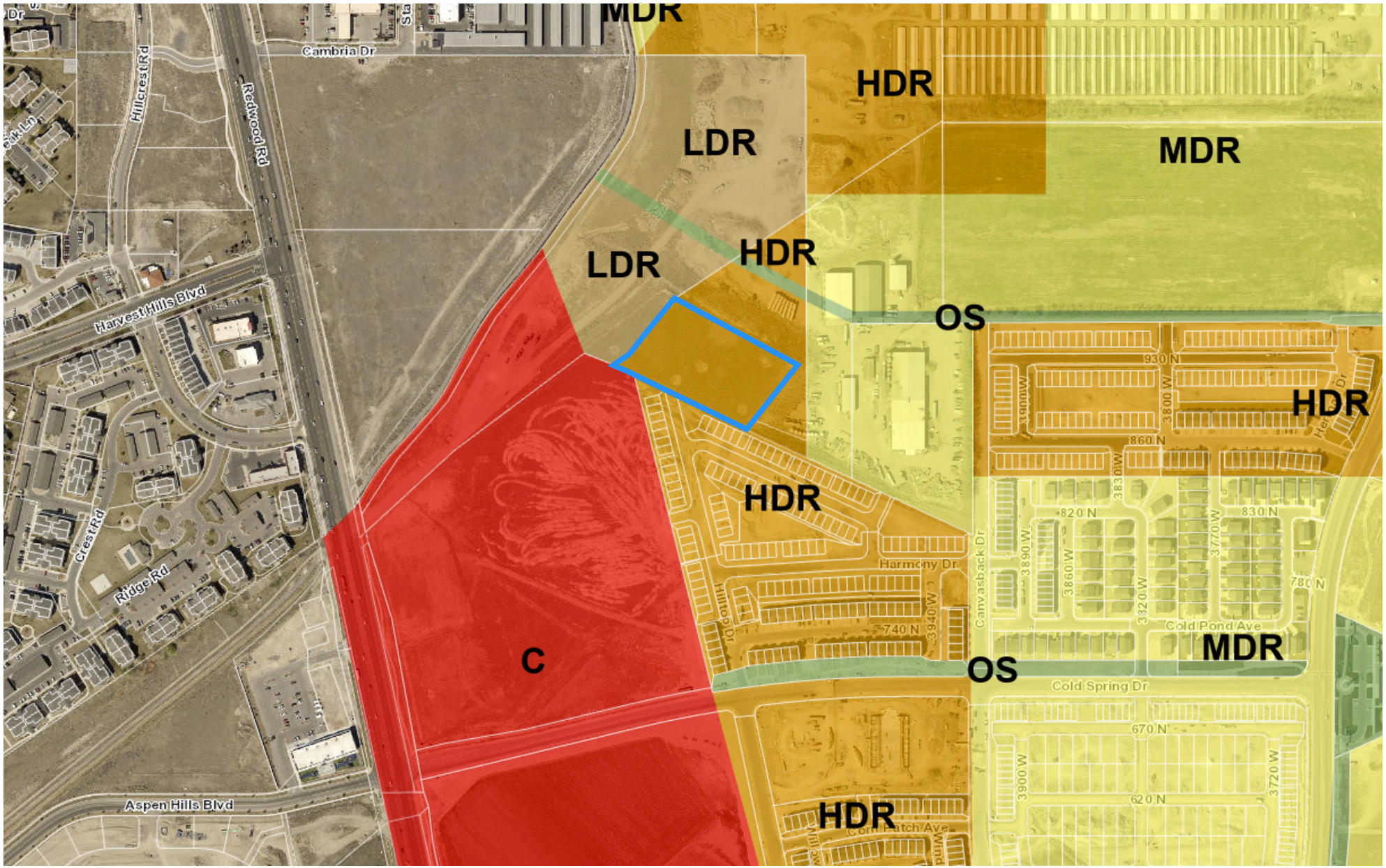
LEHI CITY

Harmony Townhomes Plat D Concept Plan

General Plan



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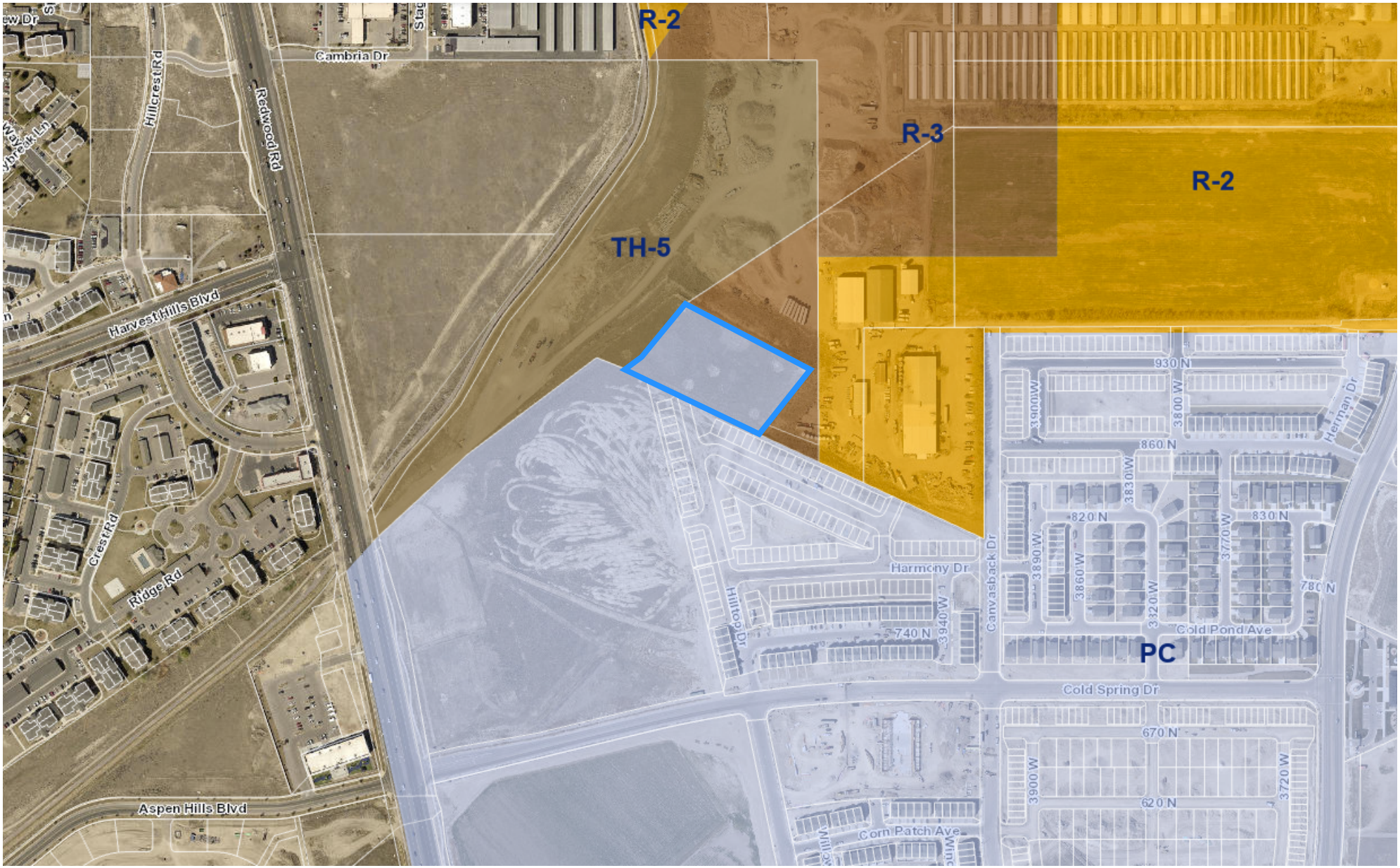
LEHI CITY

Harmony Townhomes Plat D Concept Plan

Zoning



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PUBLIC
HEARING

PUBLIC
HEARING

PUBLIC
HEARING

Agenda Item No: 24

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Sherrie Benson
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-57, approving a development agreement between Seely and Sons LLC and Lehi City.

Suggested Action:

Attachments:

Resolution-Approval of Seely & Sons Development Agreement (Carla's Cove).docx

Development Agreement-Carla's Cove.docx

LEHI CITY

RESOLUTION NO. 2022-57

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN SEELY & SONS LLC AND LEHI CITY

WHEREAS, Seely & Sons LLC ("Developer") has a legal interest in certain real property and desires to develop a residential project on the property;

WHEREAS, the City's current design standards do not allow a sub-local private street;

WHEREAS, the Lehi City Council is amenable to allowing Developer to develop the residential project on the property with a sub-local street conditioned on the approval of a development agreement that sets forth the terms and conditions upon which the Developer's project will be allowed;

WHEREAS, on June 14, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Development Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of June, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

CARLA'S COVE DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Seely & Sons, LLC whose principal place of business is located at 2579 N Turnberry Court, Lehi, UT 84043 ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto (Property).

C. On October 26, 2021, the City Council approved, subject to this Development Agreement, the Carla's Cove Zone Change to R-2 Residential ("Zone Change") and directed staff to work on this Agreement to define the permitted residential density and other considerations in accordance with its approval and the terms and conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that 13 single-family residential detached units with a lot size of not less than 7,800 square feet, shall be a permitted use on the Property as of the Effective Date of this Agreement, subject to the terms of this Agreement.

1.2 The City agrees that a sub-local private street is allowed to provide access to the residential units, with a minimum width of 26 feet as described in Exhibit B attached hereto.

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 The Approved Use shall not exceed 13 single-family detached residential units.

2.1.2 No accessory dwelling units will be allowed within the development.

2.1.3 Developer will meet all applicable architectural design standard requirements for the single-family dwellings as contained in Chapter 37 of the Lehi City Development Code.

2.2 Condition Precedent. As a condition precedent to the obligations of the Parties hereunder, the final subdivision plat approval is contingent upon and shall only become effective at such time, and in the event that the City Council, in the independent exercise of its legislative discretion, elects to approve this Development Agreement

ARTICLE 3

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 4

4.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the Developer's breach of this Agreement. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

4.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

4.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

4.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or

rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

4.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

4.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

4.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

4.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

4.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
Seely & Sons, LLC
C/O Carla Meine
2579 N Turnberry Court
Lehi, UT 84043

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Developer.

4.15 Non-Assignability; Agreement to Run with the Land. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary. Notwithstanding the foregoing or any other provision of this Agreement to the contrary, this Agreement shall be recorded against the property described on Exhibit "A" and shall be deemed to run with the land and shall be binding on and inure to the benefit of the City and all successors and assigns of Developer in the ownership or development of any portion of such property for a period of two years from the Effective Date. If, within two years of the Effective Date, Developer has not received final subdivision approval and started

construction, this Agreement terminates without further action of either party and the zoning will revert back to what it was prior to the approval of the Zone Change.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

_____
By: Mark Johnson
Its: Mayor

ATTEST:

_____
Teisha Wilson
City Recorder

SEELY & SONS, LLC

_____
By: Carla Meine
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2022 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of SEELY & SONS, LLC and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

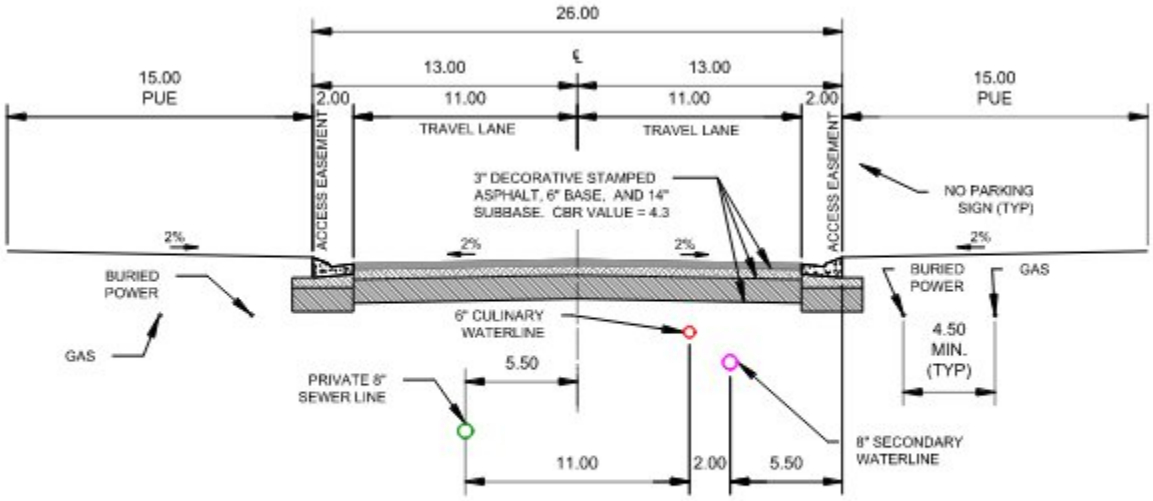
Exhibit "A"

AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 107 OF LAIRD PARK PLAT "A", SAID POINT ALSO BEING SOUTH 0°09'05" EAST 732.34 FEET ALONG THE SECTION LINE AND WEST 430.69 FEET FROM THE NORTHEAST CORER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG AN EXISTING FENCE LINE NORTH 86°19'22" EAST 187.20 FEET; THENCE SOUTH 0°36'50" EAST 721.54 FEET ALONG AN EXISTING FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 78°26'59" WEST 19.42 FEET; (2) SOUTH 88°50'24" WEST 117.07 FEET; (3) SOUTH 83°44'24" WEST 33.84; (4) NORTH 89°46'12" WEST 6.36 FEET TO THE SOUTHEAST CORNER OF LAIRD PARK PLAT "A"; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LAIRD PARK PLAT "A" AND AN EXISTING FENCE LINE, THE FOLLOWING FIVE (5) COURSES: (1) NORTH 0°05'00" EAST 72.95 FEET; (2) NORTH 00°53'00" WEST 138.00 FEET; (3) NORTH 1°22'00" WEST 95.00 FEET; (4) NORTH 0°33'00" WEST 79.00 FEET; (5) NORTH 2°19'00" EAST 327.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 127,760.90 SQUARE FEET OR 2.933 ACRES.

Exhibit "B"



26' SHARED DRIVE CROSS SECTION

SCALE: 1"=5' (PRIVATE)

Agenda Item No: 25

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Carla's Cove, a 13-lot residential development located at 2402 West Main Street.

Suggested Action:

Attachments:

CC Staff Report Carla's Cove Final Subdivision 06.14.22.docx

Carla's Cove Final Subdivision DRC 06.01.22.docx

Carla's Cove Final Subdivision - narrative.pdf

Carla's Cove Final Subdivision - plans.pdf

Carla's Cove Final Subdivision - landscape plan.pdf

Carla's Cove Final Subdivision Map - general plan.pdf

Carla's Cove Final Subdivision Map - zoning.pdf

Carla's Cove Final Subdivision Map - aerial.pdf

CARLA'S COVE FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Matthew Jorgensen and Jason Rickards		
Meeting Date	June 14, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	2402 West Main Street		
Existing Land Use	Single-Family/Agriculture		
Existing Zoning	R-2 (Medium Density Residential)		
General Plan Land Use Designation	MDR (Medium Density Residential)		
Number of Lots/Units	13 lots		
Adjacent Zoning and Land Use	*North*	R-1-22	Willow Park River Plat B & C Subdivisions
	South	TH-5	Main Street/Agriculture
	East	R-2	Willow Park River Plat A Subdivision
	West	R-1-Flex	Laird Park Subdivision
Date of DRC Review	June 1, 2022		
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

February 10, 1999	This property was included in the Lehi West Crossroads annexation.
September 14, 2021	The City Council reviewed a Carla's Cove Concept Plan with townhomes. The item was tabled, and the applicant was asked to review a single-family option.
October 26, 2021	The City Council approved the updated Carla's Cove Concept Plan showing single-family homes.
October 26, 2021	The City Council approved a zone change on this property changing the zoning from A-5 (agriculture) to R-2 (medium density residential).
May 10, 2022	The City Council approved the Carla's Cove Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Carla's Cove final subdivision. The proposed development shows 13 single-family lots with an overall density of 4.6 units per acre. The subdivision shows five lots to the north of 70 North and the remaining eight lots to the south of 70 North. The lots range in size from 7,997 square feet to 13,023 square feet. The proposed concept has three lots that do not meet the R-2 zoning requirements of having a minimum lot size of 8,000 square feet; however, these lots sizes are consistent with the City Council's previous direction for reduced lot sizes and a private drive instead of the twin-homes that were showing in the original concept plan submitted in October 2021. The reduction in lot sizes and the allowance for a private driveway is being asked in conjunction with a Development Agreement which is also being reviewed in this meeting.

All of the homes will front onto a private shared drive. The Development Agreement and plans list that the private drive will be maintained by the HOA and will be constructed of stamped asphalt. The private drive will connect to Main Street; however, it will have a roll gate with a knox box to only provide access to Main Street for emergency personnel. A pedestrian access through the gate will be provided to allow for pedestrian access to Main Street. Guest parking will be provided through the four guest parking stalls located along the private drive.

The DRC had ten comments including the following:

1. Need to finalize the development agreement that allows the sub-local street and lot sizes, etc. Staff will prepare draft for review.
2. Label 2430 W as private
3. Change note to read: "Private sewer system within the easement to be owned and maintained by the HOA. Any system outside of the system to be owned and maintained by the lot owner"

Please consider including all of the DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not comply with the City Council's approval of the Development Agreement for this property.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Carla's Cove Final Subdivision
DRC Redline Comments

Matthew Jorgensen – requests final subdivision review of Carla's Cove, a 13-lot residential development located at 2402 West Main Street.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale
Representatives of the Applicant Present: Bradley, Creed, Jake, Levi, Matthew, Dushane, Reed, Jason
Date of Plans Reviewed: **5/24/22**
Time Start: 1:39 PM
Time End: 1:53 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Locate street name sign in the planter strip.

Garion – Fire: No comments
Greg – Water/Sewer:
2. Add the following note to the utility plans. "All Lehi City owned sewer, water/PI and storm drain trench will require granular imported material. Import material must meet an AASHTO A-1-a specification.
3. Change to an 8" PI tee.
4. Show pressurized sewer main in profile. maintain 6' depth to provide minimum 18" required separation between bottom edge of culinary services where crossing.
5. Mainline valve for fire hydrant must be shown flanged directly to the tee
6. Fire hydrant must be installed on short side of the road (same side as water mains). Move guest parking to accommodate fire hydrant.
7. Water mains installed on West side of the street does not meet Lehi City standards. An exception will be granted due to the shallow sewer main in 70 North.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
8. Change note to read: "Private sewer system within the easement to be owned and maintained by the HOA. Any system outside of the system to be owned and maintained by the lot owner"

Luke- Traffic: No comments
Kim – Planning:
9. Need to finalize the development agreement that allows the sub-local street and lot sizes, etc. Staff will prepare draft for review.
10. Label 2430 W as private

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
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 (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073.

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.

8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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. 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 SCHEDULED FOR CITY COUNCIL ON JUNE 14TH (SCHEDULING MUST BE IN CONJUNCTION WITH THE DEVELOPMENT AGREEMENT)

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.

Narrative – Final #2 – Carla's Cove

5.24.22

Details
R-2 Residential, Single-family homes
Prepared February 24, 2022

Owner
Carla Meine
2579 N. Turnberry Ct
Lehi, UT 84043

Developer
Matthew Jorgensen/Jason Rickards
934 N 2200 W
Lehi, UT 84043
(801) 472-4600

Engineer/Surveyor
Scott McFarland, PE
Infinity Consultants
2975 Executive Pkwy, Ste 300
Lehi, UT 84043

Project Specifics
Address: 2402 W. Main St.
Acres: 2.82
Lots: 13
Open Space: N/A
Units/acre: 4.6

DRC Comments

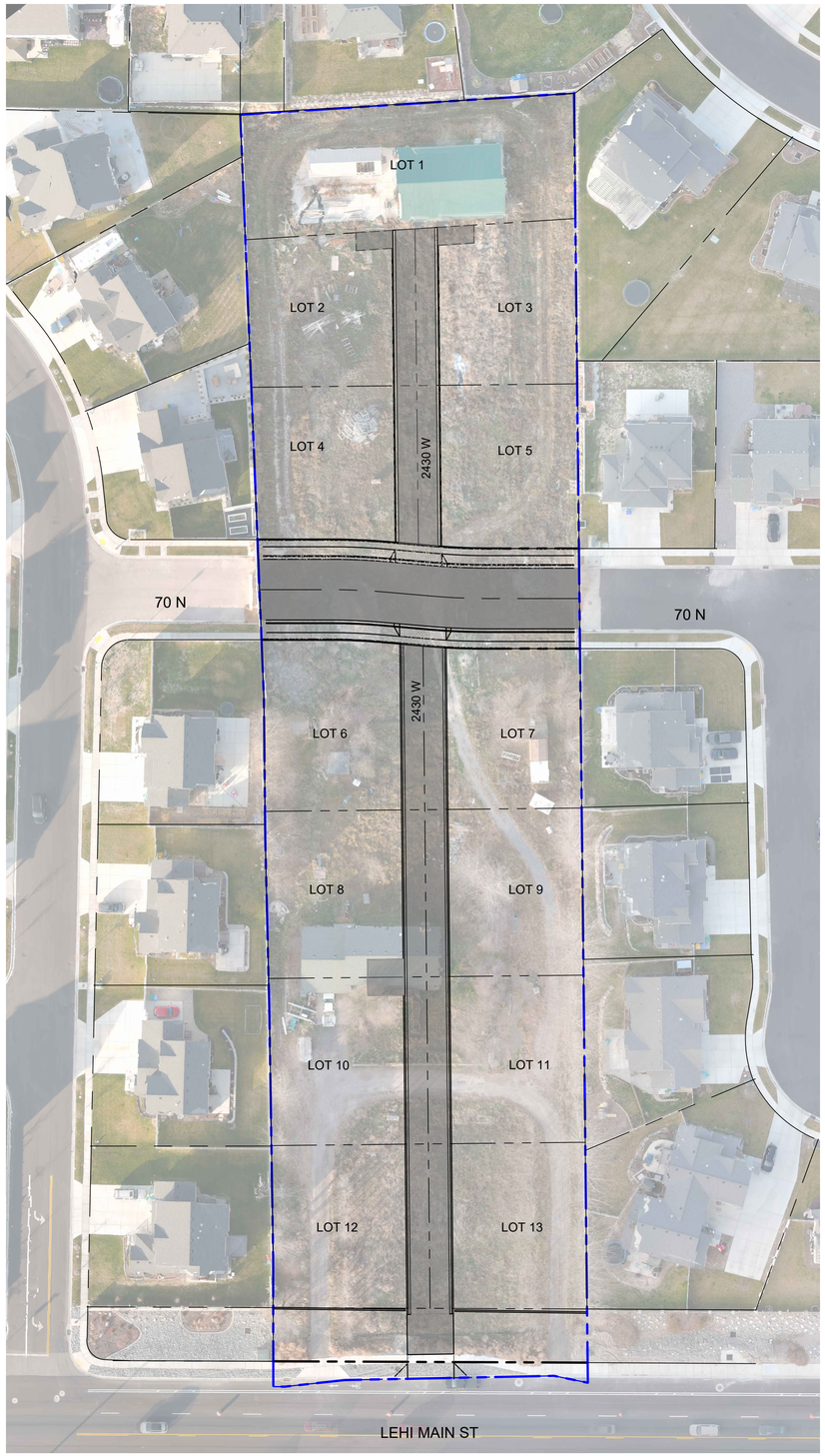
1. All comments addressed. Changes made. **See DRC – Addressed – Carla's 5.24.22.docx** (attached) for specifics and explanations.
2. Landscape plan and details attached separately.

Documents Submitted

1. Narrative – Final 2 – Carla's Cove
2. Updated Plans
3. Final Drainage Plan
4. Landscaping Plan Updated (redline changes made)
5. Trenton's email: Landscape plan with plantings is acceptable.
6. DRC – Addressed – Carla's 5.24.22

CARLA'S COVE SUBDIVISION

LEHI, UTAH COUNTY, UTAH



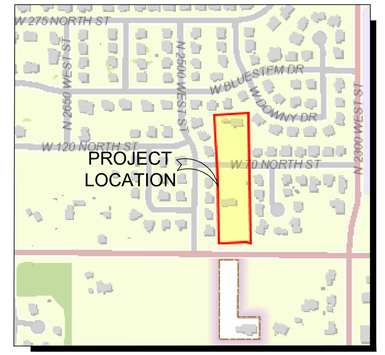
SITE DATA

OVERALL AREA = 2.93 ACRES
LOTTED AREA = 2.54 ACRES
NUMBER OF UNITS = 13
ACRES OF OPEN SPACE = N/A
AREA OF RIGHT OF WAY = .23 ACRES
LANE MILES OF ROAD = .068 MILES

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



VICINITY MAP
NTS

NOTES

1. ALL IMPROVEMENTS WITH-IN THE 26' ACCESS EASEMENT WILL BE MAINTAINED BY THE HOA.
2. PARKING STALLS MAINTAINED BY HOA.

LAND USE SUMMARY

OVERALL AREA 127,760.90 S.F. 2.93 ACRES

AREA: 13 UNITS (4.44 UNITS/ACRE)

DRAWING INDEX

DRAWING TITLE	SHEET NO.
COVER SHEET	CV1
FINAL PLAT	PLAT
GENERAL NOTES	GN1
OVERALL UTILITY PLAN	UT1
GRADING PLAN	GP1
PLAN AND PROFILE	PP1
PLAN AND PROFILE	PP2
EROSION CONTROL PLAN	EC1
EROSION CONTROL DETAILS	EC2
LEHI SEWER STANDARD DETAILS	DT1
LEHI SEWER STANDARD DETAILS	DT2
LEHI SEWER STANDARD DETAILS	DT3
KNOX GATE DETAILS	DT4
LOW PRESSURE SEWER DETAIL	DT5

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 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN (SWPPP) WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
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. ALL TRAIL LOCATIONS MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISIONS PRIOR TO INSTALLATION.

DEVELOPER
MATTHEW JORGENSEN
934 N 2200 W
LEHI, UT 84043
(801) 472-4600

JASON RICKARDS
(559) 367-3134

ENGINEER
INFINITY CONSULTANTS
SCOTT MCFARLAND, PE
2975 EXECUTIVE PARKWAY
SUITE 300
LEHI, UTAH 84043
(801) 726-6797

OWNER
CARLA MEINE
2579 N. TURNBERRY CT.
LEHI, UT 84043

REGISTERED PROFESSIONAL ENGINEER — SCOTT T. MCFARLAND — No.504870 — 5/24/2022 — STATE OF UTAH

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

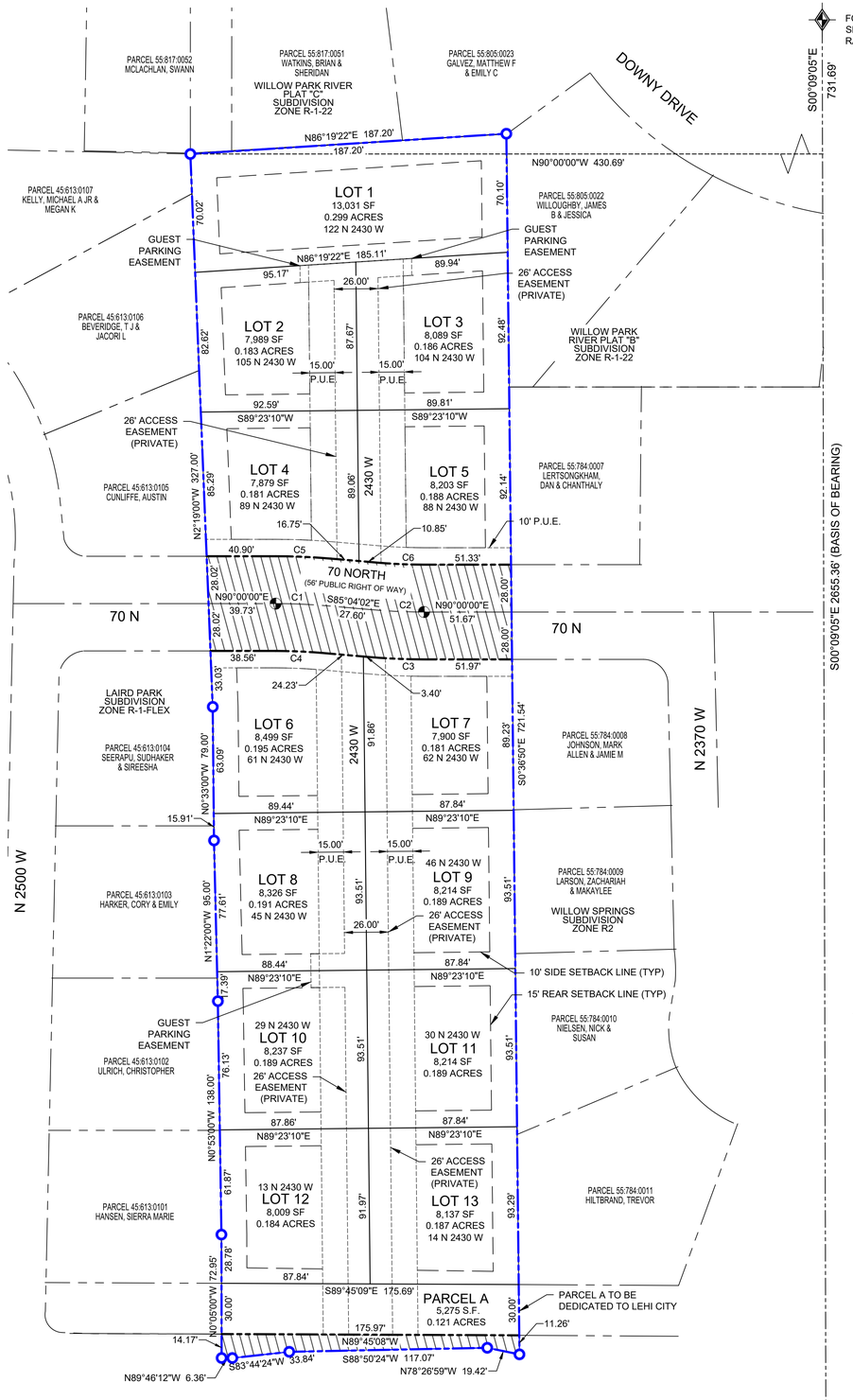
SCALE (HORIZ): 1" =40
SCALE (VERT): -
DRAWN BY: DP
CHECKED BY: RHD
DATE: 05.24.2022
PROJECT No: 2470

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
COVER SHEET
LEHI, UTAH

SHEET
CV1

P:\Shared Files\Projects\2470 - Carlas Cove\00-Cad\03-Final\2470 - MEINE COVER.dwg May 24, 2022 - 1:20 PM



CARLA'S COVE SUBDIVISION
R-2 RESIDENTIAL SINGLE-FAMILY HOMES

OWNER
CARLA MEINE
2579 N. TURNBERRY CT.
LEHI, UT 84043

DEVELOPER
MATTHEW JORGENSEN
934 N 2200 W
LEHI, UT 84043
(801) 472-4600

JASON RICKARDS
(559) 367-3134

ENGINEER
INFINITY CONSULTANTS
SCOTT MCFARLAND, PE
2975 EXECUTIVE PARKWAY
SUITE 300
LEHI, UTAH 84043
(801) 726-6797

GRAPHIC SCALE

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

VICINITY MAP
NTS

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BEGINNING AT THE NORTHEAST CORNER OF LOT 107 OF LAIRD PARK PLAT "A", SAID POINT ALSO BEING SOUTH 0°09'05" EAST 732.34 FEET ALONG THE SECTION LINE AND WEST 430.69 FEET FROM THE NORTHEAST CORER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG AN EXISTING FENCE LINE NORTH 86°19'22" EAST 187.20 FEET; THENCE SOUTH 0°36'50" EAST 721.54 FEET ALONG AN EXISTING FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 78°26'59" WEST 19.42 FEET; (2) SOUTH 88°50'24" WEST 117.07 FEET; (3) SOUTH 83°44'24" WEST 33.84; (4) NORTH 89°46'12" WEST 6.36 FEET TO THE SOUTHEAST CORNER OF LAIRD PARK PLAT "A"; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LAIRD PARK PLAT "A" AND AN EXISTING FENCE LINE, THE FOLLOWING FIVE (5) COURSES: (1) NORTH 0°05'00" EAST 72.95 FEET; (2) NORTH 00°53'00" WEST 138.00 FEET; (3) NORTH 1°22'00" WEST 95.00 FEET; (4) NORTH 0°33'00" WEST 79.00 FEET; (5) NORTH 2°19'00" EAST 327.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 127,760.90 SQUARE FEET OR 2.933 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	30.13'	350.00'	4°55'58"	15.08'	30.12'	S87°32'01"E
C2	30.13'	350.00'	4°55'58"	15.08'	30.12'	S87°32'01"E
C3	32.54'	378.00'	4°55'58"	16.28'	32.53'	N87°32'01"W
C4	27.72'	322.00'	4°55'58"	13.87'	27.71'	N87°32'01"W
C5	32.54'	378.00'	4°55'58"	16.28'	32.53'	S87°32'01"E
C6	27.72'	322.00'	4°55'58"	13.87'	27.71'	S87°32'01"E

NOTES
1. FRONT YARD SETBACK 15 FEET TO FRONT OF HOUSE AND 20 FEET TO FRONT OF GARAGE.
2. REAR YARD SETBACK 15 FEET.
3. SIDE YARD SETBACK 10 FEET.
4. PUBLIC UTILITY EASEMENT 10 FOOT WIDE ON BOTH SIDES OF W 70 N.
5. PUBLIC UTILITY EASEMENT 15 FOOT WIDE ON BOTH SIDES OF N 2450 W.
6. ALL LOT CORNERS SHALL BE SET WITH 5/8" REBAR W/CAP. PLUG TO BE SET IN CURB AT THE PROJECTION OF SIDE LOTS LINES.
7. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND SHALL BE USED AS A STORM WATER DETENTION AREA.
8. STORM WATER DETENTION AREA TO BE OWNED AND MAINTAINED BY LEHI CITY AND IS NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
9. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
10. ALL FLOOR SLABS ARE TO BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE GROUND WATER.
11. NO FLOOR SLABS ALLOWED TO BE CONSTRUCTED DEEPER THAN 1 FOOT BELOW EXISTING GRADE.
12. LOTS 1 - 13 REQUIRE A LOW PRESSURE SEWER SYSTEM. SEWER SYSTEM WILL BE PRIVATELY MAINTAINED BY THE HOA.

LEGEND
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- MONUMENT
- BOUNDARY CORNER (SET 5/8" REBAR W/CAP)
- RIGHT OF WAY DEDICATED TO LEHI CITY
- SECTION LINE
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- LOT LINE
- CENTERLINE ROAD
- SECTION TIE

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10708886, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS **CARLA'S COVE** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

WILLIS D. LONG, PLS _____ DATE _____

OWNER'S DEDICATION

KNOWN BY ALL PERSONS THESE PRESENTS THAT _____ , THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

CARLA'S COVE

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS_____ DAY OF _____ A.D., 20____

LIMITED LIABILITY ACKNOWLEDGEMENT

LIMITED LIABILITY COMPANY

STATE OF UTAH)
§
COUNTY OF)

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME, _____, PERSONALLY APPEARED_____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY SIGNATURE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF PUBLIC THIS _____ DAY OF _____, A.D. 2022

APPROVAL BY MAYOR

ATTEST _____
APPROVAL BY CITY ENGINEER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D. 20_____, BY THE LEHI CITY PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

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

CARLA'S COVE
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST CORER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

DATE:	
5/20/22	SM
DP	

SHEET
1 OF 1

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A.	REGULATORY AGENCY: WATER, SEWER, & STORM WATER	LEHI CITY 2538 NORTH 300 WEST LEHI UT, 84043 (385) 201-1000 CONTACT:
B.	DEVELOPER:	MATTHEW JORGENSEN
C.	ENGINEER:	INFINITY CONSULTANTS 2975 EXECUTIVE PARKWAY, SUITE 300 LEHI, UT 84043 TEL: (801) 541-3040 CONTACT: REID H. DICKSON, P.E. SCOTT P.MCFARLAND, P.E. reid@infinityutah.com scott@infinityutah.com
D.	GAS	DOMINION ENERGY CUSTOMER SERVICE LINE: (800) 323-5517
E.	POWER COMPANY:	LEHI CITY POWER CUSTOMER SERVICE LINE: (385) 201-1000
F.	TELEPHONE COMPANY:	CENTURYLINK CUSTOMER SERVICE LINE: (800) 603-6000

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDOT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR IS REQUIRED TO OBTAIN AN N.O.I. FROM THE STATE OF UTAH FOR SWPPP PURPOSES.

9) THE CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH LEHI CITY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT.

10 THE 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 EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT.

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY. IF TRAFFIC CONTROL IS NECESSARY, A TRAFFIC CONTROL PLAN SHOULD BE SUBMITTED TO LEHI CITY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ANY WORK BEING STARTED.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RETESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) 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 OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) 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, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT 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 COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) 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 ONE CALL OF UTAH BY DIALING 811 AND 1-800-342-1585 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE ONE CALL ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF ONE CALL. 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.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF LEHI CITY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY.

A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
E. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

10) THE CONTRACTOR IS REQUIRED TO PLUG AND MARK ALL UTILITY STUBS WITH A 2x4 WITH APPROPRIATE PAINT COLOR.

11) ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.

SURFACE IMPROVEMENTS:
1) ALL MANHOLE RIMS, LAMP POLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

5) CONTRACTOR TO CONTACT ENGINEER, WITH 48 HOURS ADVANCED NOTICE, TO REVIEW CURBING STRING LINES PRIOR TO PLACEMENT OF ANY CONCRETE. ENGINEER RESERVES RIGHT TO ADJUST STRING LINES AS NEEDED.

6) CONTRACTOR IS RESPONSIBLE TO IMPLEMENT AND ADHERE TO THE INFORMATION PROVIDED IN THE SOILS REPORT FOR THIS PROJECT.

ROADWAY MATERIALS:
ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

SEWER IMPROVEMENT COMPLIANCE:
1) ALL CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS.

2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SWPPP NOTES
1) SEE EROSION CONTROL SHEET FOR DETAILS AND BMP's.
2) CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM THE STATE OF UTAH FOR SWPPP PURPOSES.
3) CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH LEHI CITY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT.

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
APPR.	APPROXIMATELY	MH	MANHOLE
BW	BOTTOM OF WALL	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CL OR ℄	CENTERLINE	OH	OVERHEAD
CONC	CONCRETE	PC	POINT OF CURVATURE
DET	DETAIL	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT ON CURVE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	PUD	PUBLIC UTILITY & DRAINAGE EASEMENT
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
EXIST.	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	S.F.	SQUARE FEET
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOWLINE	STD	STANDARD
FT	FEET	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TG	TOP OF GRATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
HORIZ	HORIZONTAL	TOC	TOP OF CONCRETE
HYD	HYDRANT	TOS	TOP OF SLAB
ID	INSIDE DIAMETER	TW	TOP OF WALL
I.E.	INVERT ELEVATION	TYP	TYPICAL
IRR	IRRIGATION	VAR	VARIES
	LENGTH	VERT	VERTICAL
L.F.	LINEAR FEET	WS	WATER SURFACE
LP	LOW POINT		

PROFESSIONAL ENGINEER — SCOTT P. MCFARLAND — No.504870 — 05/24/2022 — STATE OF UTAH

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: DP
CHECKED BY: RHD
DATE: 05.24.2022
PROJECT No: 2470

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

GENERAL NOTES

LEHI, UTAH

SHEET
GN1

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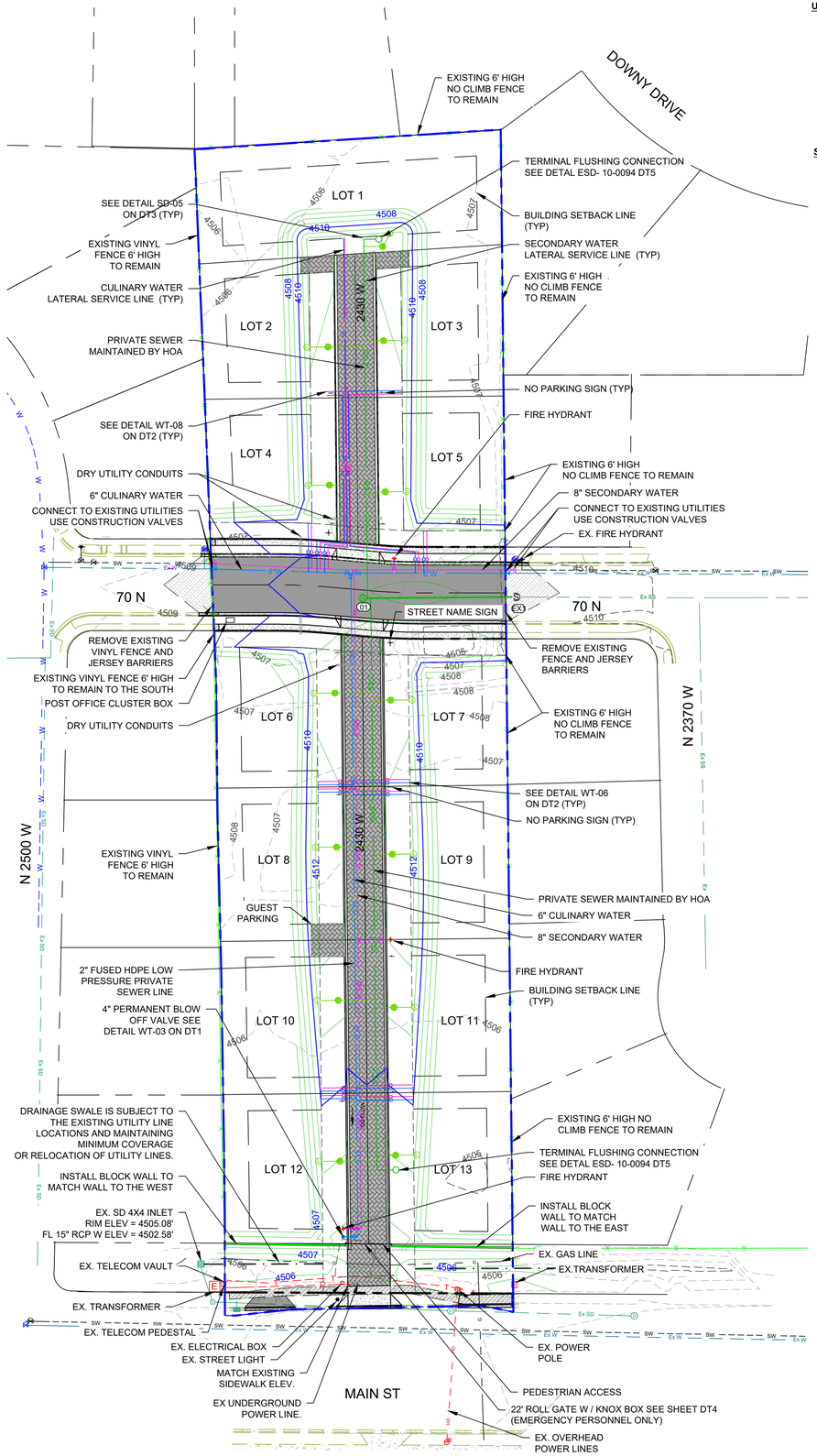
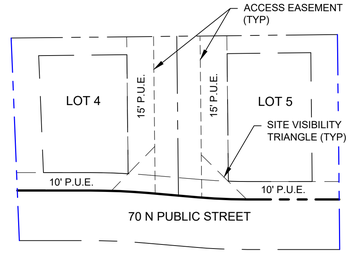


UTILITIES NOTES:

1. ALL DRY UTILITIES (GAS, POWER, COMM, ETC) SHALL BE RAN IN PRESERVED CORRIDORS BEHIND THE WALK.
2. DRY UTILITY CONDUITS ARE: FOUR (4) 6" PVC CONDUIT PIPES WITH A MINIMUM OF 3 FEET OF COVER AND EXTENDING 1 FOOT PASS THE EXISTING PUBIC AND PRIVATE UTILITY EASEMENTS. EACH CONDUIT PIPE TO BE SEPARATED BY AT LEAST 12" OF BEDDING MATERIAL. INDIVIDUAL PIPE ENDS TO BE BLOCKED AND MARKED TO INDICATE BURIED LOCATION AND DEPTH FOR EASE OF FUTURE ACCESS.
3. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
4. PI MAIN MUST BE 3' FROM LIP OF CURB WITH 30" MINIMUM SEPARATION BETWEEN PI AND CULINARY.

SEWER NOTES:

1. A MINIMUM 2% SLOPE FOR SEWER LATERALS.
2. MARK ALL SEWER LATERAL STUBS WITH A 2" X 4" BOARD LABELED AND PAINTED WITH GREEN PAINT. MINIMUM 4'0" EXTENDED ABOVE SURFACE.
3. LOTS 1 - 13 REQUIRE A LOW PRESSURE SEWER SYSTEM. SEWER SYSTEM WILL BE PRIVATELY MAINTAINED BY THE HOA.



SIGHT VISIBILITY TRIANGLE

N.T.S. NO LANDSCAPING OR OTHER OBSTRUCTIONS IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE SITE VISIBILITY TRIANGLE AREA

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

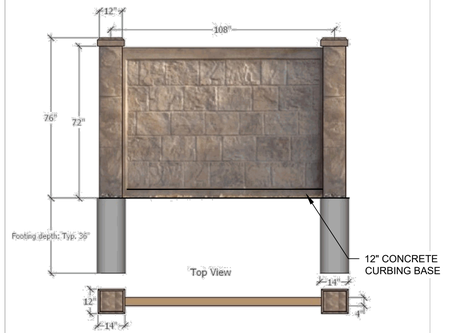
LEGEND

- PROJECT BOUNDARY
- SS — SANITARY SEWER LINE (SIZE AS NOTED)
- SW — SECONDARY WATER LINE (SEE SIZE AND MATERIAL)
- W — WATER LINE (SEE SIZE AND MATERIAL)
- VM — 3/4" IPS BLUE POLY CULINARY WATER LATERAL AND METER VAULT
- PM — 1" IPS PURPLE POLY SECONDARY WATER LATERAL AND METER VAULT
- SL — 4" SANITARY SEWER LATERAL
- 1 1/4" LOW PRESSURE SANITARY SEWER LATERAL AND E-ONE (OR SIMILAR) PUMP WITH VAULT
- S — STANDARD MANHOLE
- FIRE HYDRANT PER CITY STANDARD
- SECONDARY / CULINARY WATER VALVE
- 4365 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4365 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SEWER STRUCTURE TABLE				
STRUCTURE NO:	DESCRIPTION	ELEVATIONS:	PIPES IN:	PIPES OUT
EX1	EXISTING SSMH	RIM = 4510.35 INV IN = 4504.14 (W)	8" SDR-35 PVC-SAN SWR L=93.63' @ 0.40%	
01	4' SSMH	RIM = 4510.86 INV OUT = 4504.51 (E)		8" SDR-35 PVC-SAN SWR L=93.63' @ 0.40%

DUPLICATE EXISTING LEHI MAIN STREET R.O.W. ROCK / RIP-RAP TYPE, COLOR, AND SIZE EAST OF THE PROJECT IN SWALE AREA THAT FRONTS LEHI MAIN STREET.

RhinoRock Concrete Fence Detail



NOTES

1. ALL IMPROVEMENTS WITH-IN THE 26' ACCESS EASEMENT WILL BE MAINTAINED BY THE HOA.

SCOTT T. ALLEN
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
MARYLAND
No.504870
05/24/2022

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
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SCALE (HORIZ): 1" =40'
SCALE (VERT): -
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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

UTILITY PLAN

LEHI, UTAH

SHEET
UT1

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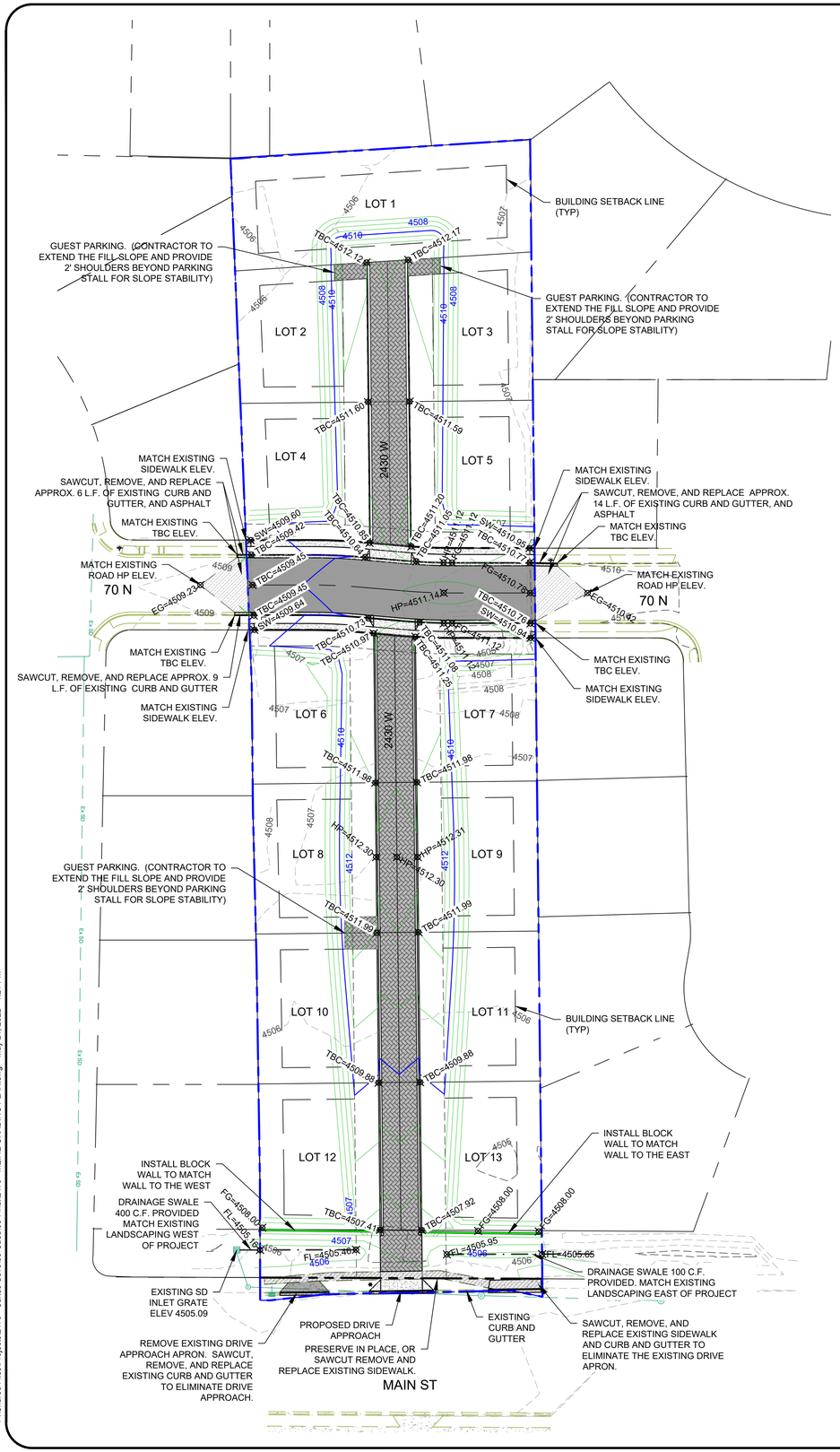


STAMPED ASPHALT FOR PRIVATE DRIVES

NOTES
1. STREET AND GUEST PARKING TO BE STAMPED ASPHALT. CURB CUTS ON ENTRANCE TO STREET TO DENOTE PRIVATE DRIVEWAY.
2. CCRS TO INCLUDE:
   i. NO ON-STREET PARKING (TOWING ENFORCED).
   ii. SNOW REMOVAL / STREET MAINTENANCE PAID BY HOA.
   iii. NO HOA DISSOLUTION CLAUSE.

GRAPHIC SCALE

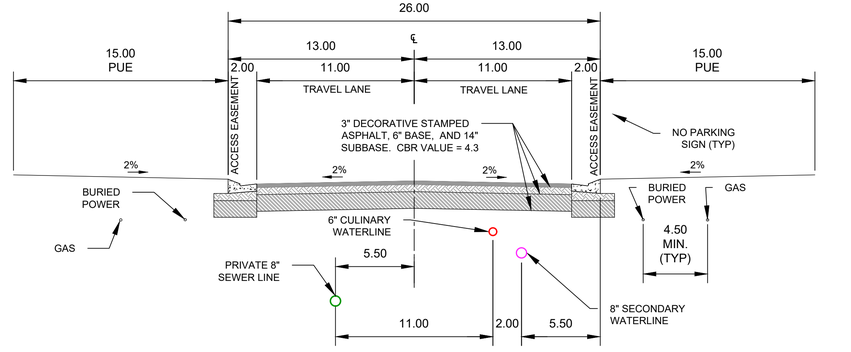
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

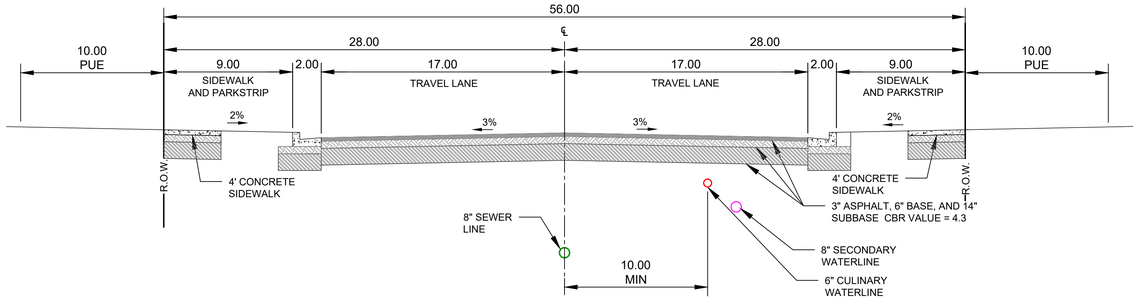
- PROJECT BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- PROPOSED MAJOR CONTOUR (4365)
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR (4365)
- EXISTING MINOR CONTOUR

SETBACK NOTES
1. FRONT YARD SETBACK 15 FEET TO FRONT OF HOUSE AND 20 FEET TO FRONT OF GARAGE.
2. REAR YARD SETBACK 15 FEET.
3. SIDE YARD SETBACK 10 FEET.
4. PUBLIC UTILITY EASEMENT 10 FOOT WIDE ON BOTH SIDES OF W 70 N.
5. PUBLIC UTILITY EASEMENT 15 FOOT WIDE ON BOTH SIDES OF N 2450 W.



26' SHARED DRIVE CROSS SECTION

SCALE: 1"=5' (PRIVATE)



56' PUBLIC RIGHT OF WAY CROSS SECTION

SCALE: 1"=5' *LOCAL ROAD*

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

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SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
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PROJECT No: 2470

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Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
GRADING PLAN
LEHI, UTAH

SHEET
GP1

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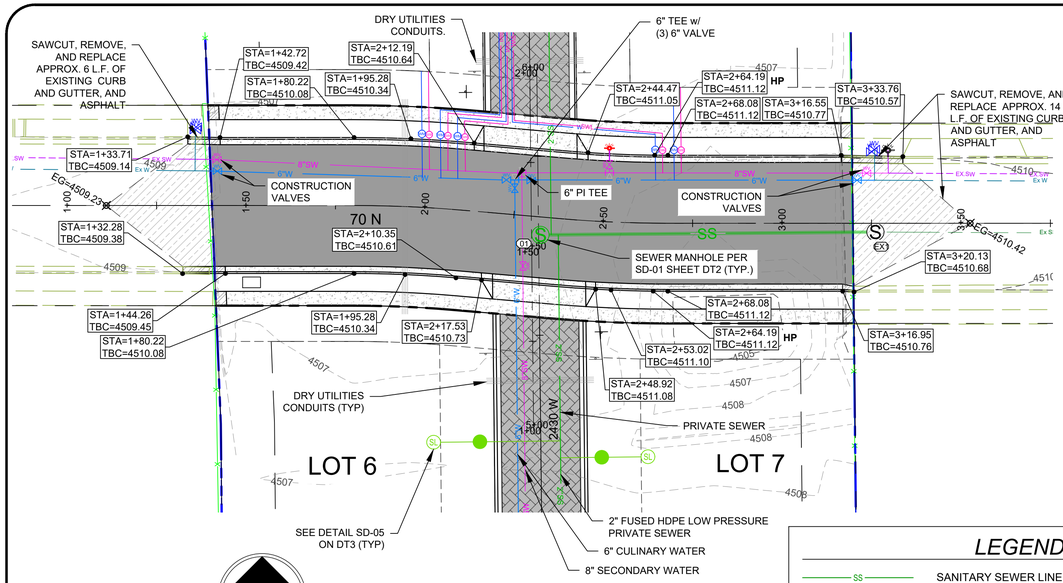
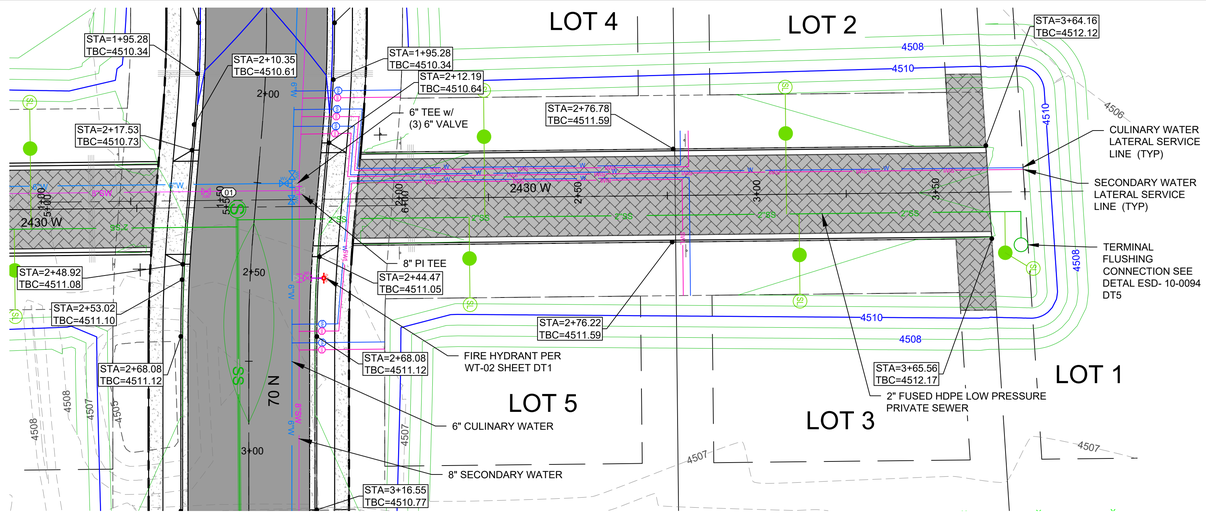


70 NORTH



2430 WEST

LEGEND

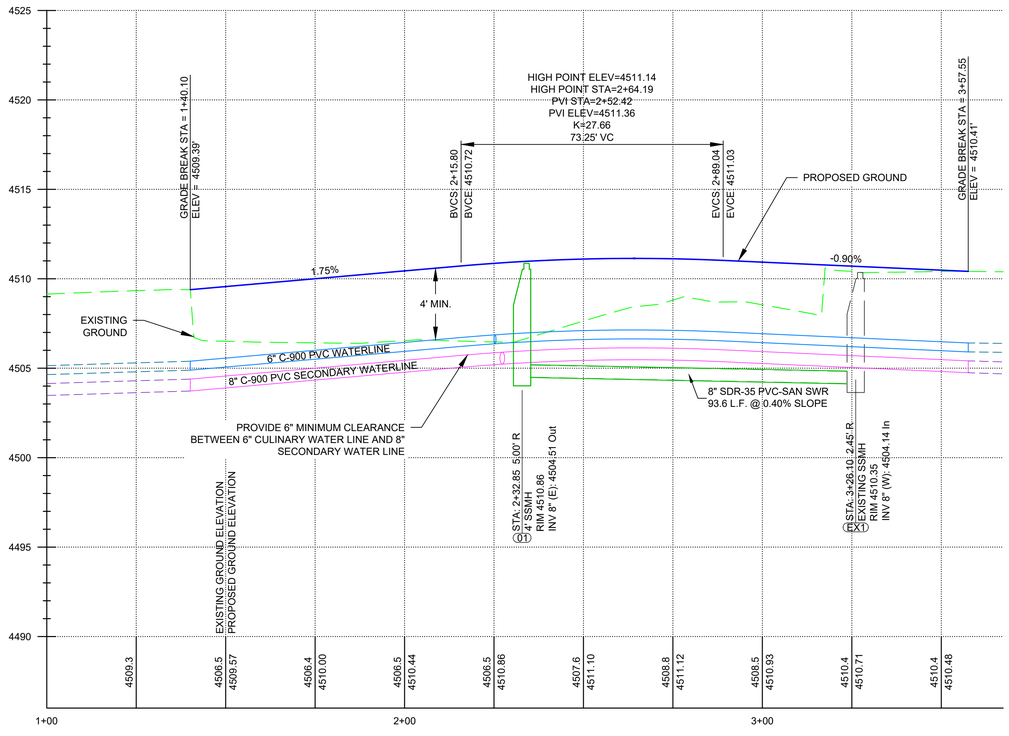
- SS — SANITARY SEWER LINE (SIZE AS NOTED)
- SW — SECONDARY WATER LINE (SEE SIZE AND MATERIAL)
- W — WATER LINE (SEE SIZE AND MATERIAL)
- VM — 3/4" CULINARY WATER LATERAL (IPS BLUE POLY) AND SETTER VAULT
- VM — 1" SECONDARY WATER LATERAL (IPS PURPLE POLY) AND SETTER VAULT
- SL — 1 1/4" LOW PRESSURE SANITARY SEWER LATERAL AND E-ONE (OR SIMILAR) VAULT
- FIRE HYDRANT PER CITY STANDARD
- SECONDARY / CULINARY WATER VALVE
- 4365 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4365 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

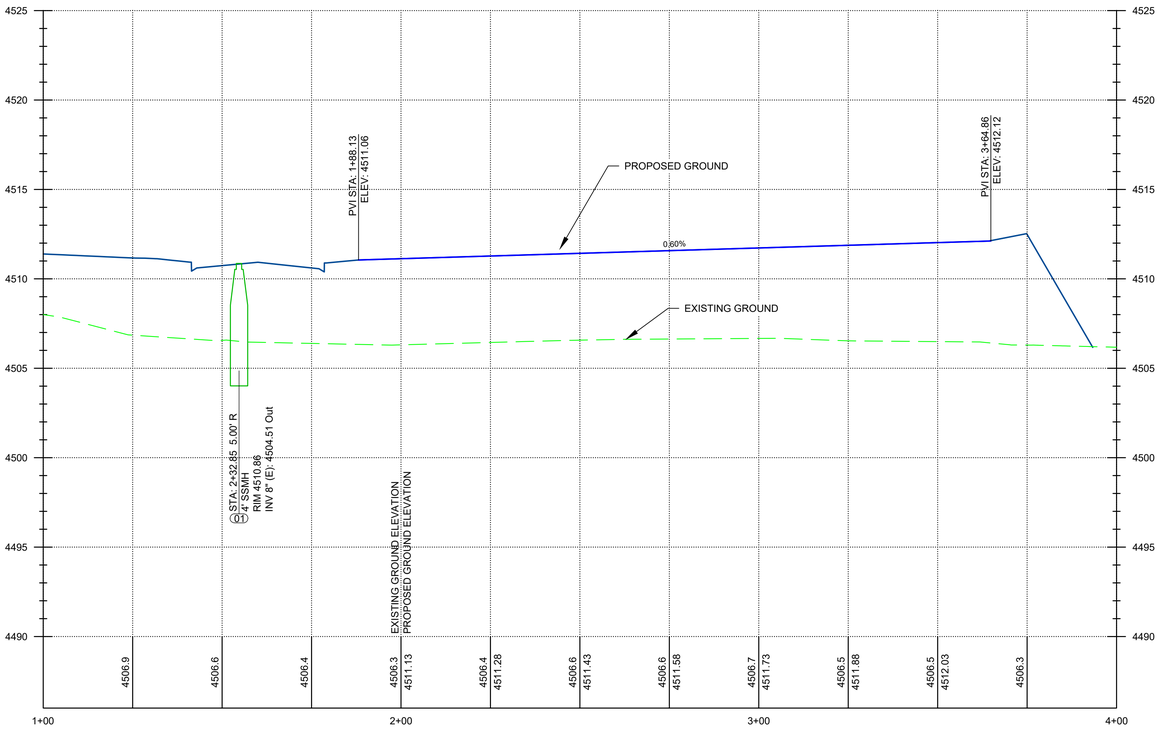
NOTE:
ALL FILL AREA'S MUST BE FILLED TO SUB BASE GRADE PRIOR TO INSTALLATION OF ANY LEHI CITY OWNED UTILITIES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





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SCALE (VERT): 1"=5'
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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

PLAN AND PROFILE

LEHI, UTAH

SHEET
PP1

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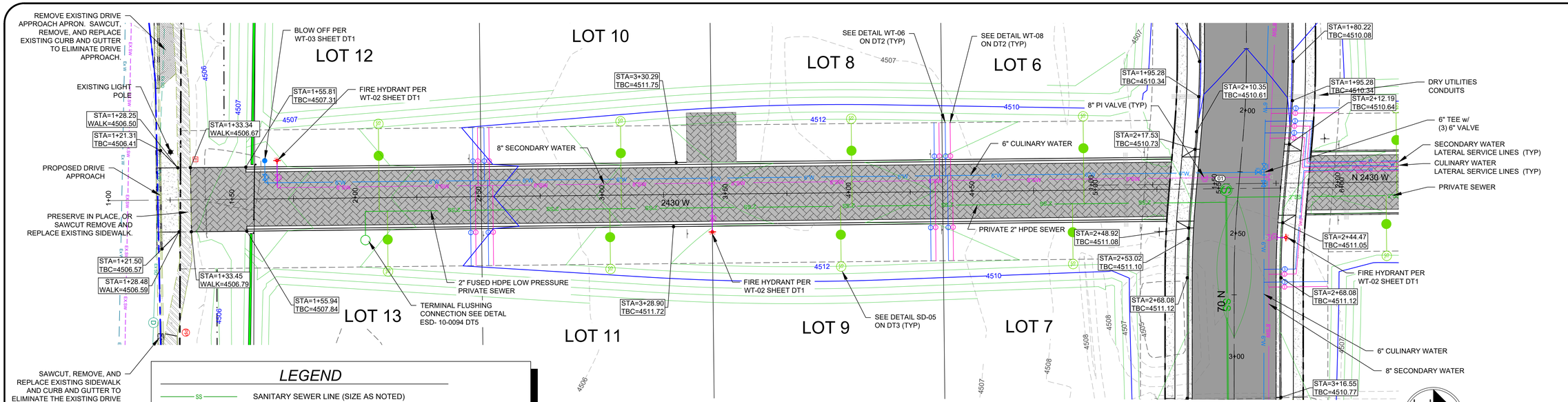
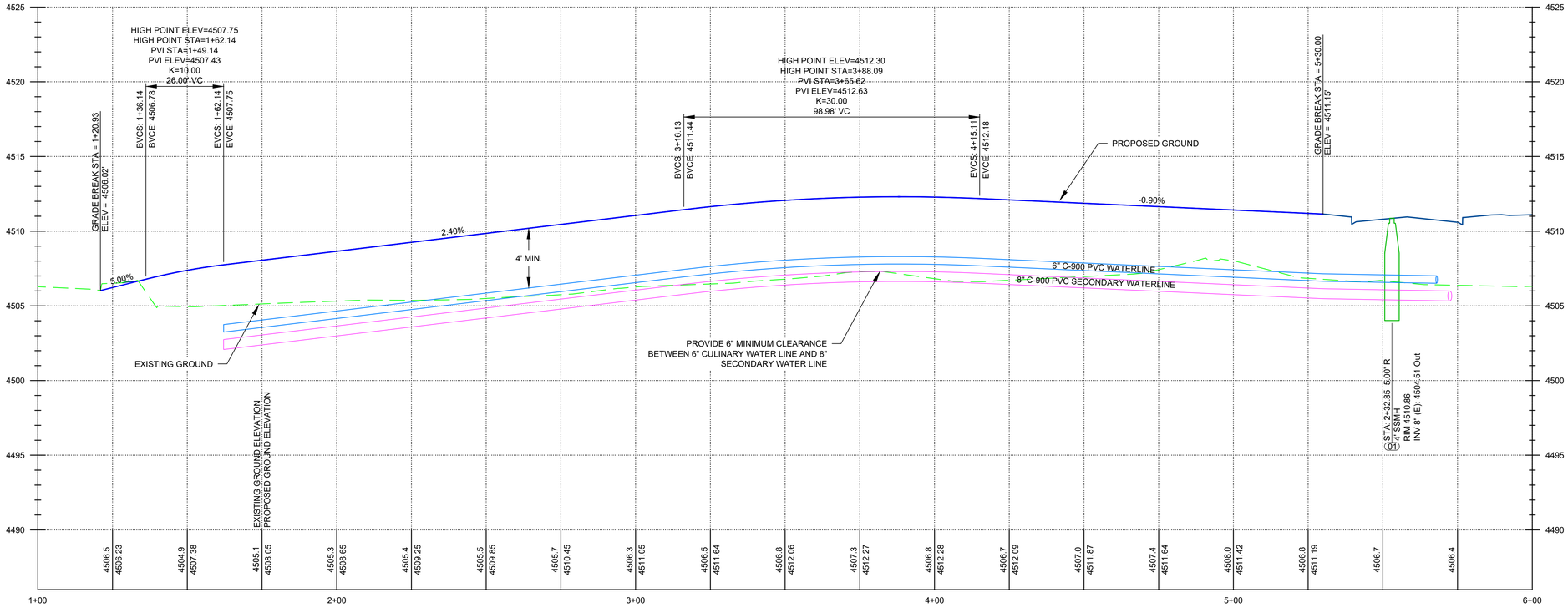


LEGEND

- SS — SANITARY SEWER LINE (SIZE AS NOTED)
- SW — SECONDARY WATER LINE (SEE SIZE AND MATERIAL)
- W — WATER LINE (SEE SIZE AND MATERIAL)
- VW — 3/4" CULINARY WATER LATERAL (IPS BLUE POLY) AND SETTER VAULT
- SW — 1" SECONDARY WATER LATERAL (IPS PURPLE POLY) AND SETTER VAULT
- SL — 1 1/4" LOW PRESSURE SANITARY SEWER LATERAL AND E-ONE (OR SIMILAR) VAULT
- FIRE HYDRANT PER CITY STANDARD
- SECONDARY / CULINARY WATER VALVE
- 4365 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4365 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

2430 WEST

NOTE:
ALL FILL AREA'S MUST BE FILLED TO SUB BASE GRADE PRIOR TO INSTALLATION OF ANY LEHI CITY OWNED UTILITIES



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SCOTT R. MCFARLAND
No.504870
6/24/2022
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
NOT FOR CONSTRUCTION

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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

PLAN AND PROFILE

LEHI, UTAH

SHEET
PP2

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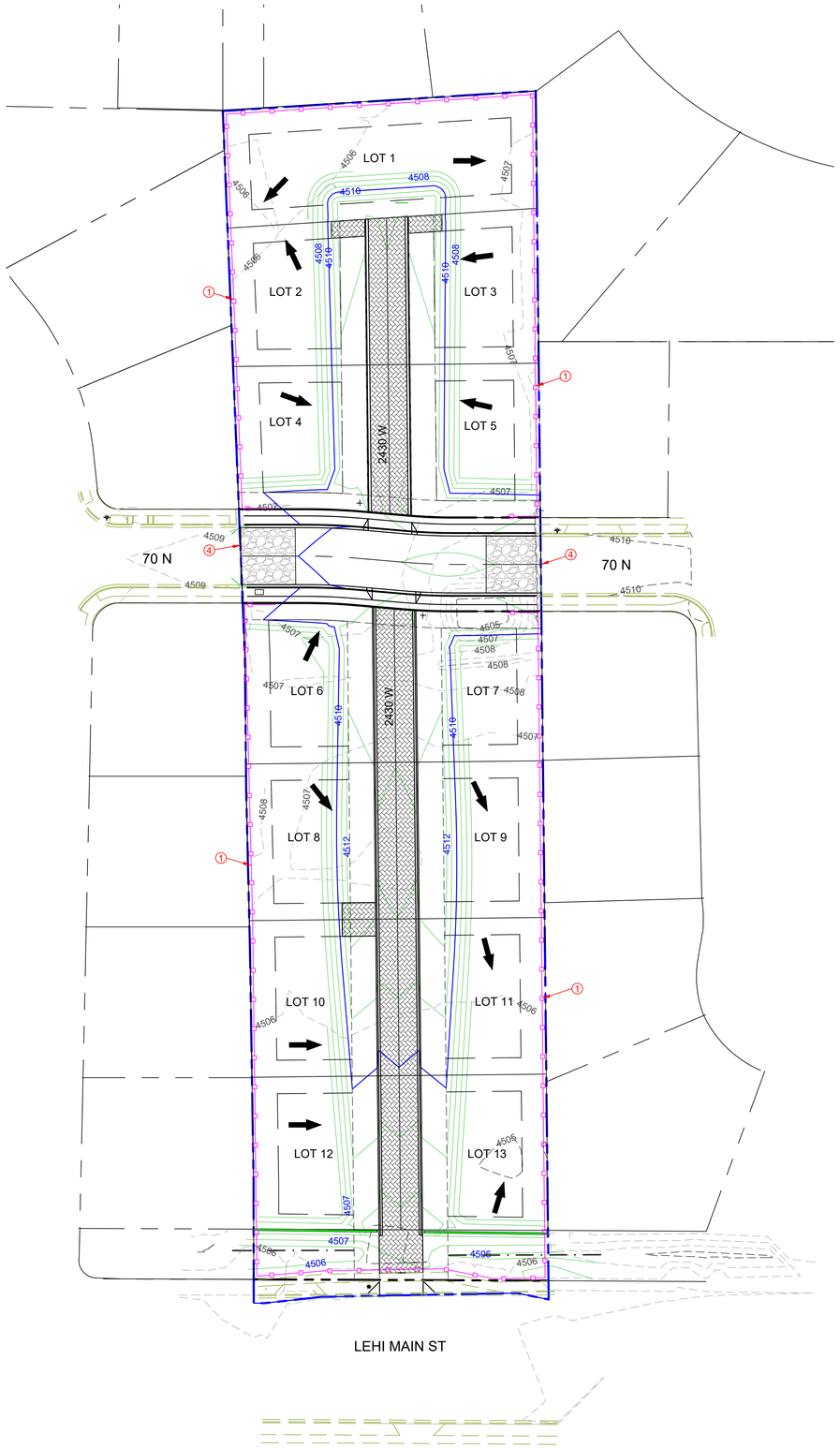

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- PROJECT BOUNDARY
- ① SILT FENCE
- ② INLET PROTECTION
- ④ STABILIZED CONSTRUCTION ENTRANCE
- DIRECTION OF EXISTING GROUND OVERLAND FLOW
- 0.5% PROPOSED FLOW DIRECTION
- 4365 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4365 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GENERAL NOTES:

1. SEE SHEET EC2 FOR DETAILS AND ADDITIONAL NOTES.
2. CONTRACTOR TO OBTAIN AND FOLLOW STORM WATER POLLUTION PREVENTION PLAN (SWPPP). SEE SWPPP FOR FULL DESCRIPTION OF EROSION CONTROL MEASURES.
3. RE-SEED DISTURBED AREAS WITH NATIVE SEED MIX.
4. DISTURBED SLOPES ARE TO BE ROUGHENED TO DECREASE EROSION. REFER TO SWPPP FOR MORE INFO.
5. DUST CONTROL MEASURES ARE TO BE EMPLOYED DURING THE ENTIRE COURSE OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No.504870
05/24/2022
STATE OF UTAH
NOT FOR CONSTRUCTION

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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

EROSION CONTROL PLAN

LEHI, UTAH

SHEET
EC1

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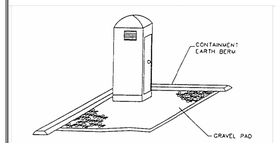
BMP: Portable Toilets — PT



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

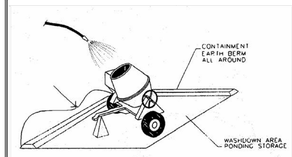
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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 FACT SHEET

Targeted Pollutants

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

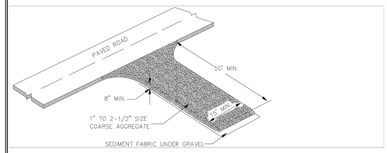
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

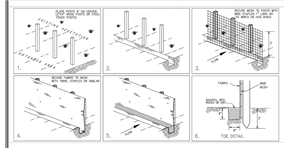
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: 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

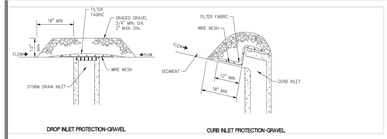
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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

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
NTS

PROFESSIONAL ENGINEER
SCOTT D. MAYFIELD
No.504870
05/24/2022
STATE OF UTAH
NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: DP
CHECKED BY: RHD
DATE: 05.24.2022
PROJECT No: 2470

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
LEHI, UTAH

EROSION CONTROL DETAILS

SHEET
EC2

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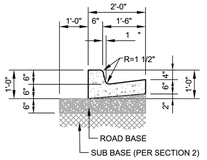
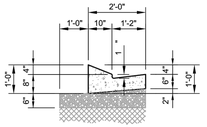


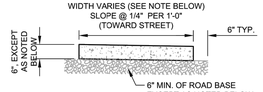
HIGH BACK CURB & GUTTER



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

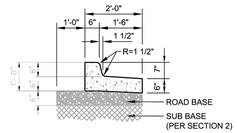
MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



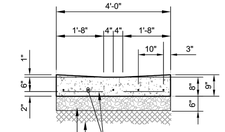
NOTES:

1. 5' 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 THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



REVERSE SLOPE CURB & GUTTER



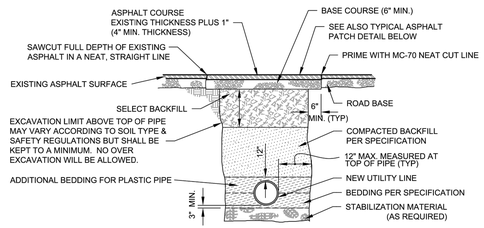
4' DRAIN GUTTER

GENERAL NOTES:

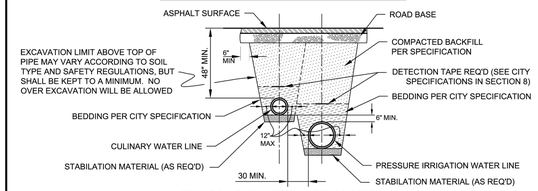
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

LEHI CITY

LEHI CITY STANDARD DETAIL	
CURB, GUTTER AND SIDEWALK	
RD-05	DATE: *JANUARY 2022*

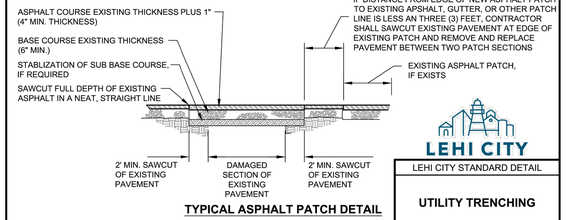


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

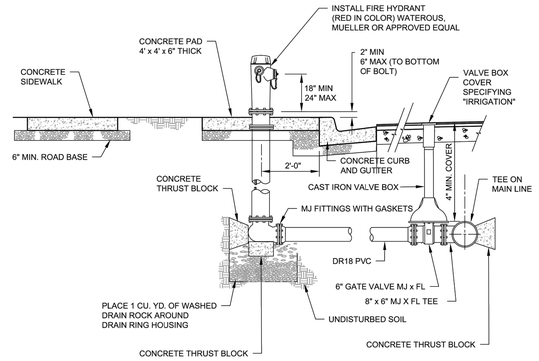
(IRR. AND CUL)



TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY TRENCHING	
WT-01	DATE: *JANUARY 2022*



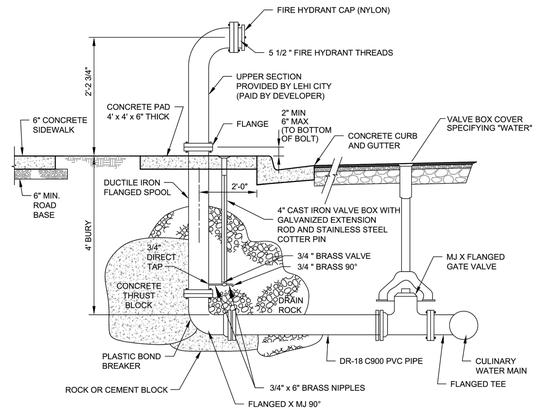
FIRE HYDRANT WITH VALVE

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.
5. STEAMER OUTLET SHALL FACE THE ROAD.

LEHI CITY

LEHI CITY STANDARD DETAIL	
FIRE HYDRANT	
WT-02	DATE: *JANUARY 2022*

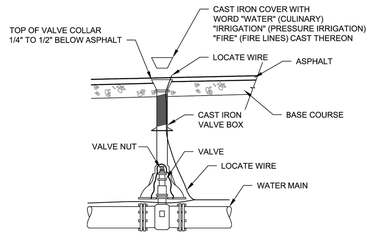


NOTE:

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

LEHI CITY STANDARD DETAIL	
BLOW-OFF	
WT-03	DATE: *JANUARY 2022*



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL	
VALVE BOX	
WT-04	DATE: *JANUARY 2022*

PROFESSIONAL ENGINEER — SCOTT W. MAIL — STATE OF UTAH — No.504870 — 5/24/2022

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: DP
CHECKED BY: RHD
DATE: 05.24.2022
PROJECT No: 2470

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
LEHI, UTAH

LEHI CITY STANDARD DETAILS

SHEET
DT1

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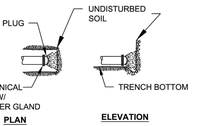
THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

SPECIAL DESIGN

* SIZE IS BRANCH SIZE

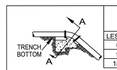
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

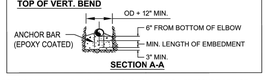
FIRE HYDRANT CROSS TEE TEE (PLUGGED) ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"

TOP OF VERT. BEND



SECTION A-A

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE / 100

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

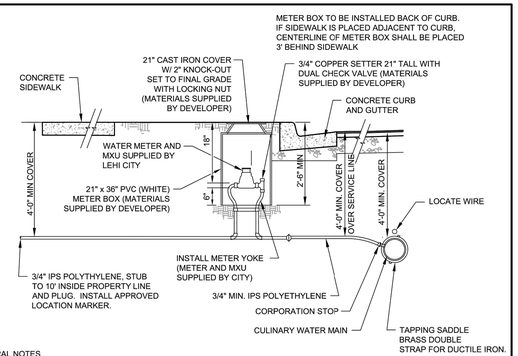
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: *JANUARY 2022*



GENERAL NOTES

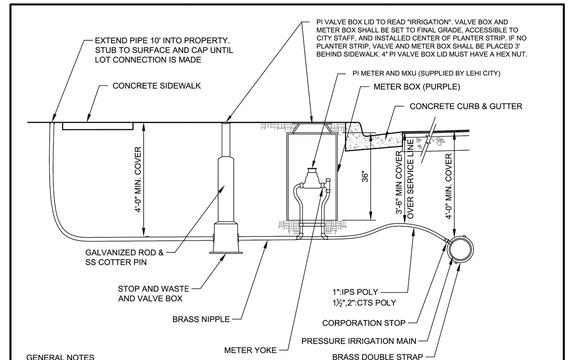
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: *JANUARY 2022*



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.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD V8-7A-15W-11-66	FORD V8B76-1S-11-66	FORD V8B77-1S-11-77
NIPPLE	3X12 BRASS	3-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW 1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	DBLL-L2242	DBLL-L2242	
RING ADAPTER	NA	L-2336 30 CI MTR ADPT RING	
LID	DPW12AUT-5MW-T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	93D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
BOD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-252436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

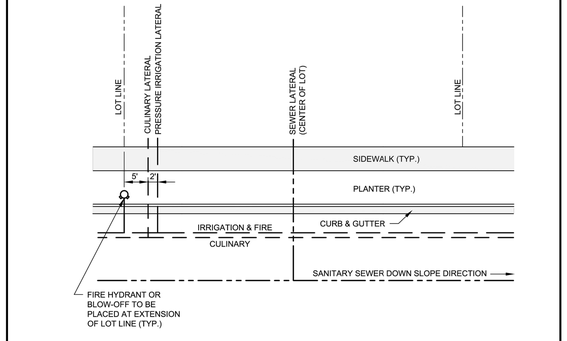
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



NOTES

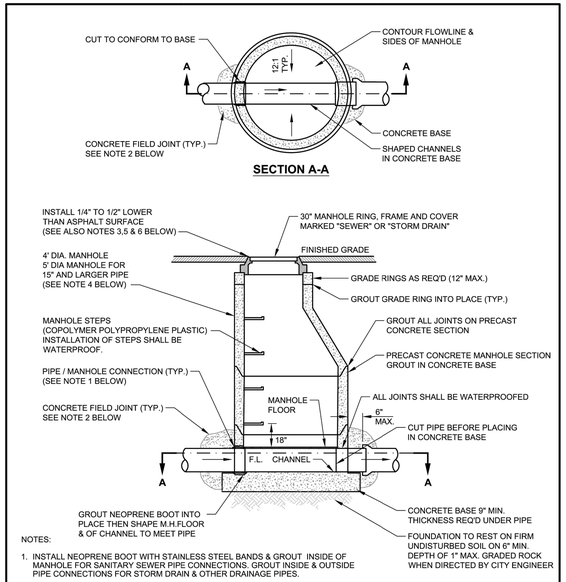
1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

LEHI CITY STANDARD DETAIL

TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

WT-10 DATE: *JANUARY 2022*



NOTES:

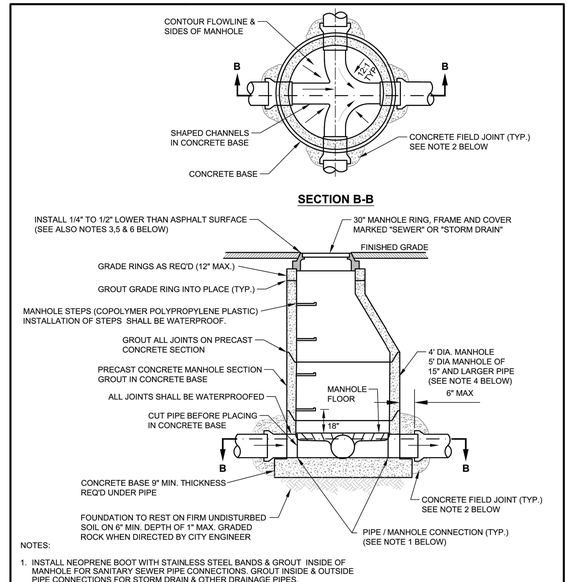
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: *JANUARY 2022*



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
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3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
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6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING). CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: *JANUARY 2022*

SCOTT M. MARLAND — No.504870 — REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — 05/24/2022

NOT FOR CONSTRUCTION

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: SPM
CHECKED BY: RHD
DATE: 05.24.2022
PROJECT No: 2470

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

LEHI CITY STANDARD DETAILS

LEHI, UTAH

SHEET DT2

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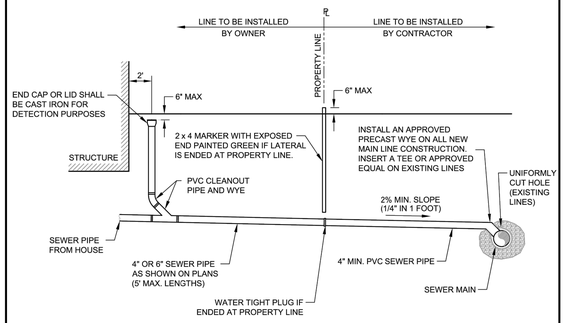

NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET

2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL	
SEWER LATERAL	
SD-05	DATE: *JANUARY 2022*

SCOTT R. MCFARLAND
No.504870
5/24/2022
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

NOT FOR CONSTRUCTION

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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

LEHI CITY STANDARD DETAILS

LEHI, UTAH

SHEET
DT3

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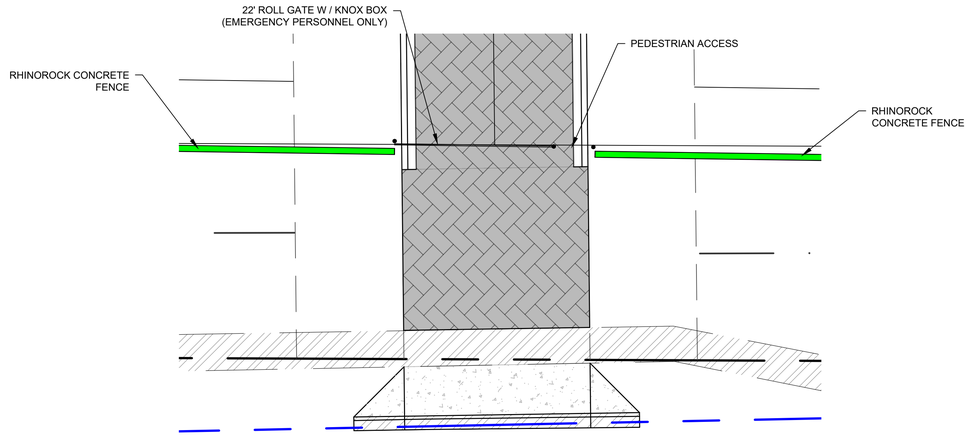
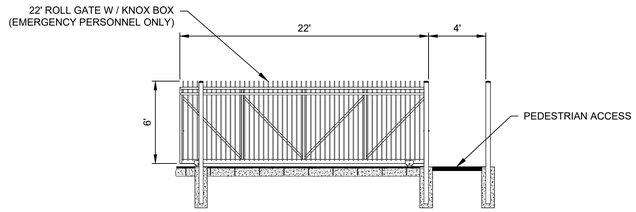


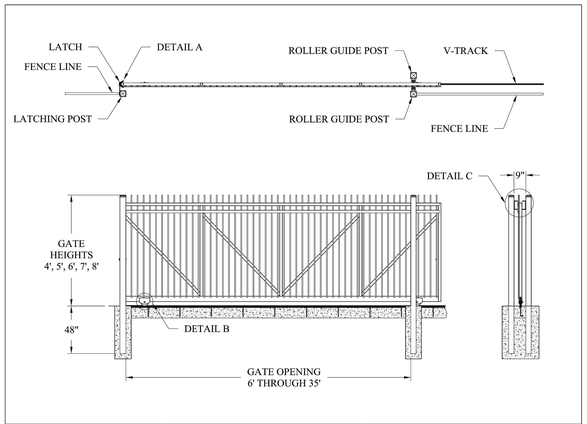
KNOX GATE AND PEDESTRIAN ACCESS

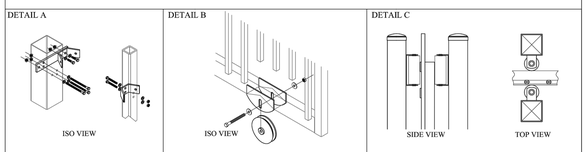
SCALE: 1"=10'



ELEVATION OF KNOX GATE AND PEDESTRIAN ACCESS

SCALE: 1"=5'





PassPort® Commercial Ornamental Roll Gate

Ornamental Pickets: ¾" Square
Top Rail(s), Uprights and Diagonals Braces: 2"Square x 11Ga.
Bottom Rail: 2" x 4" x 11Ga. (Notched &Plated for V-track Wheels)
Roll Gate Hardware : Kit #PGKOD
Available in Profiles of 2-Rail, 3-Rail & 3-Rail w/Rings

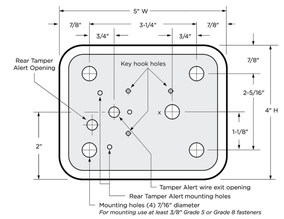
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1GISOR

PASSPORT GENESIS COMMERCIAL ROLL GATE			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: PB	Date 6/28/10		REV: b

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

KNOXBOX® 3200
MOUNTING INSTRUCTIONS



Inside View of Back Plate

GENERAL MOUNTING INSTRUCTIONS

1. **CAUTION!** Be extremely careful when handling the KnoxBox 3200 prior to installation. When not mounted, the door will be OPEN. Always hold box and door securely to prevent door closing on fingers and causing injury.

   Tamper Alert: If your KnoxBox has the Tamper Alert feature, remove the Tamper Alert assembly and set aside for installation after the box is mounted.
2. Always mount your KnoxBox to a secure, solid wall, beam or post.
3. Use a small level to plumb the box square.
4. Position the KnoxBox with green mounting markers pointed up with the hinge on the right-hand side to allow for proper drainage. REMOVE the green markers after installation.
5. Use at least four (4) Grade 5 or Grade 8 fasteners (carriage bolts, etc.) of 3/8" diameter. Units may also be welded into place. Mounting to solid beams or steel supports is best. Mounting face down from ceiling or overhang area may cause contents to jam the lock.
6. For proper weatherproofing, caulk the back of box across top and down each side. Leave the bottom open for drainage.
7. Use of a professional locksmith or alarm product installer is highly recommended.

DOOR REMOVAL AND ADJUSTMENT:

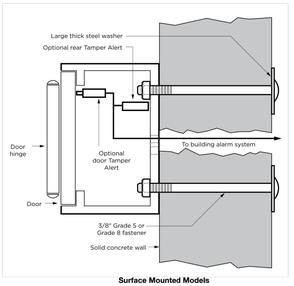
If the door must be removed and the door has a rounded powder coated hinge pin (see picture below), remove only the top and bottom hinge pin screw. Do not remove the three (3) hinge bracket screws as these are factory set for proper door alignment. When replacing the door, adjust hinge pin screws loose enough so that door swings freely. Thread locker (such as Loctite®) must be used on hinge pin screws.

For a KnoxBox 3200 that was manufactured before April 2013, the door will have a rounded powder coated hinge pin.

For a KnoxBox 3200 that has a flat, stainless steel hinge pin (models manufactured around or after April 2013), contact customer service and reference document OPE-IGINST-0226.

NOTE:
Suggested minimum mounting height: 6' above ground

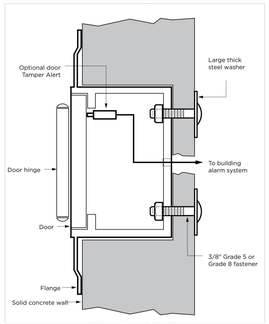
ATTENTION:
Installation of this product should be performed only by individuals skilled in the use of the tools and equipment necessary for installation. If you have any doubt concerning your competence or expertise, consult a qualified expert to perform the installation.



Surface Mounted Models

SURFACE MOUNT MODELS

Surface Mount models are designed for mounting on a flat wall. Do not mount face down from a ceiling or overhang area. Install the Tamper Alert assembly after the box is mounted and check to see that the "box to wall" Tamper Alert plunger is properly depressed. A qualified alarm installer should perform alarm wiring, testing and adjusting.



Recess Mounted Models

RECESS MOUNT MODELS

Recess Mount models are designed for flush mounting. Do not mount face down from a ceiling or overhang area. Units can be adapted to fit a variety of solid walls cored to a 6" diameter approximately 3 1/2" deep. A Recess Mounting Kit (RMK) is for new concrete or masonry walls under construction. Do not over tighten mounting bolts as this will distort the flange.

Install the Tamper Alert assembly **after** the box is mounted. Pull wiring tight so that any attempts to force the box out of the wall will break the wire or pull the terminals loose. A qualified alarm installer should perform alarm wiring, testing and adjusting.

If installing the box on a thin or hollow wall, use a solid backing (like 3/8" steel plate fastened to solid studs on both sides) for secure mounting. Mounting to solid beams or steel support is best.

1601 W. DEER VALLEY ROAD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM

PROFESSIONAL ENGINEER
SCOTT P. MCFARLAND
No.504870
5/24/2022
STATE OF UTAH

NOT FOR CONSTRUCTION

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Lehi, Utah 84043 • Tel: 801.541.3040

CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

KNOX GATE DETAILS

LEHI, UTAH

SHEET
DT4

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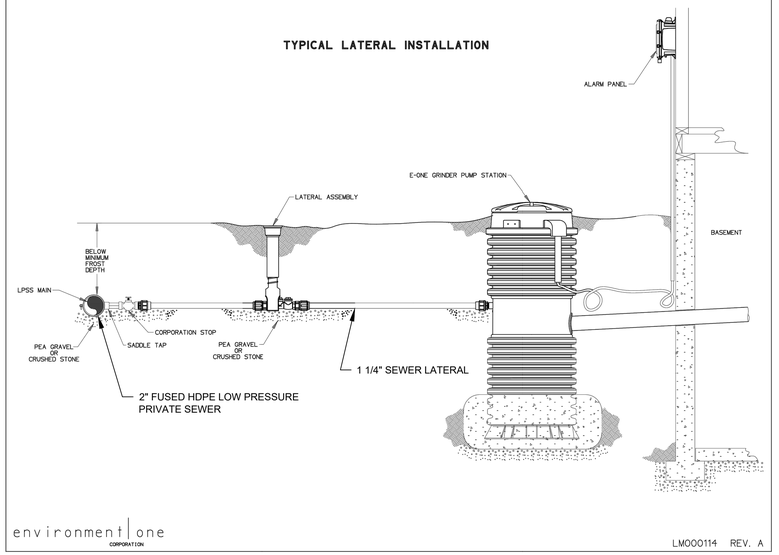
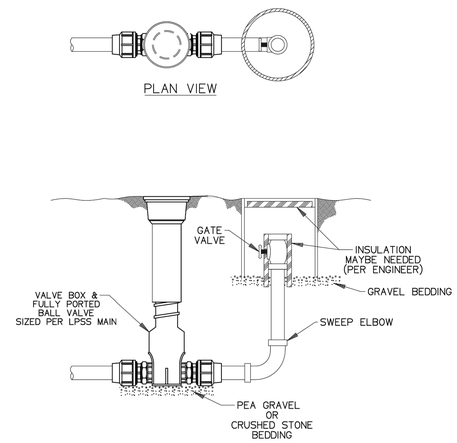
TYPICAL LATERAL INSTALLATION



environment | one CORPORATION

LM000114 REV. A



TYPICAL TERMINAL FLUSHING CONNECTION

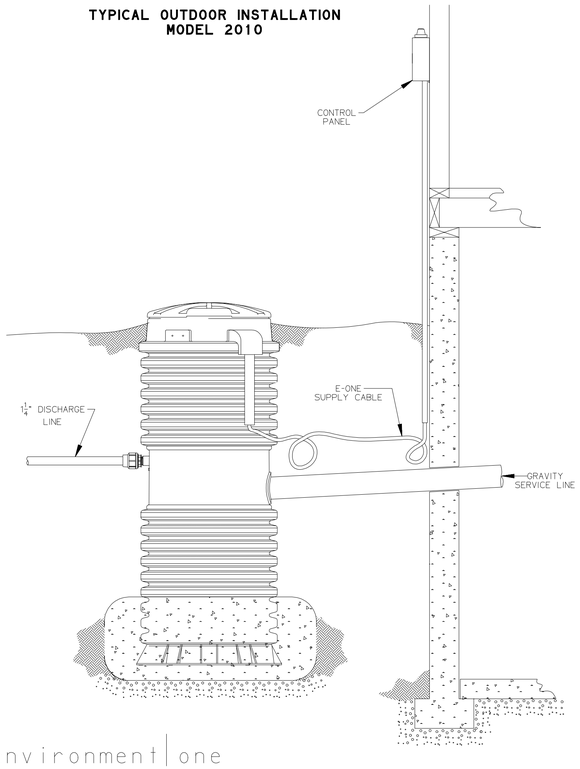
SGS		05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE	SCALE

e one SEWER SYSTEMS

TYPICAL TERMINAL FLUSHING CONNECTION

ESD 10-0094

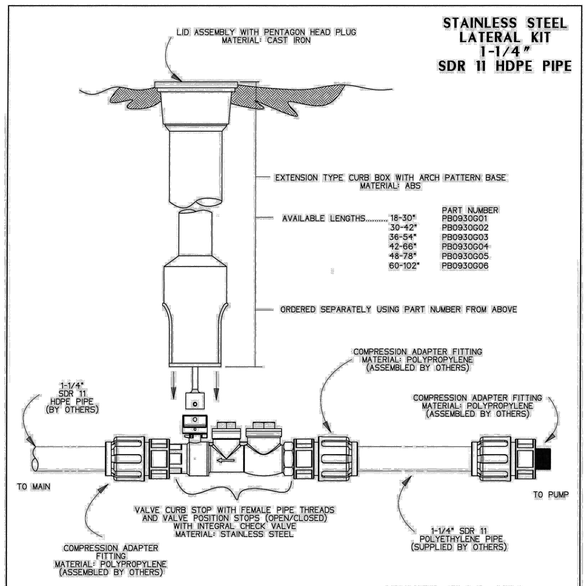
TYPICAL OUTDOOR INSTALLATION MODEL 2010



environment | one CORPORATION

LM000112 REV. A

STAINLESS STEEL LATERAL KIT 1-1/4" SDR 11 HDPE PIPE



NOTES:

1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
   *FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G01
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

KIT PARTS ARE NOT ASSEMBLED

SGS	DN	11/02/11	B	3/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e one SEWER SYSTEMS

STAINLESS STEEL LATERAL KIT 1-1/4" SDR 11 HDPE PIPE

NA0330P02

REGISTERED PROFESSIONAL ENGINEER SCOTT P. McFARLAND No.504870 05/24/2022 STATE OF UTAH

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CARLA'S COVE RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET

LOW PRESSURE SEWER DETAILS

LEHI, UTAH

SHEET
DT5

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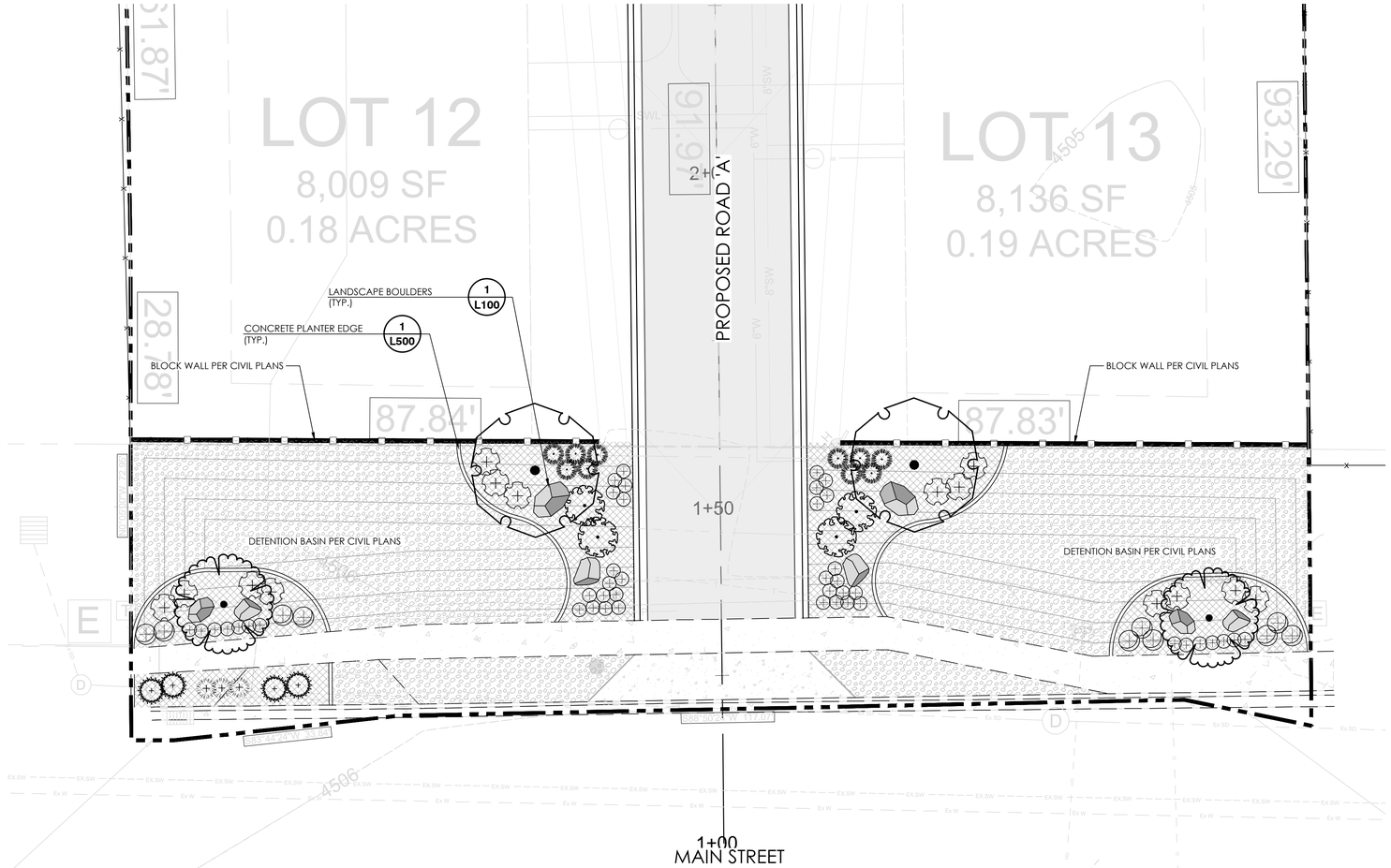


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
		2	Koelreuteria paniculata Golden Rain Tree	2" Cal.	B&B
	MR3	2	Malus x 'Red Jewel' Red Jewel Crabapple	2" Cal.	B&B

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	JW	4	Juniperus horizontalis `Wiltonii` Blue Rug Juniper	5 gal.
	PL	14	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage	1 gal.
	PG2	10	Potentilla fruticosa `Gold Star` Gold Star Bush Cinquefoil	5 gal.
	RO	4	Rhus glabra `Gro-Low` Fragrant Sumac	5 gal.

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CK2	10	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass	1 gal.
	PH2	3	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	HO	44	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal.

GROUND MATERIALS

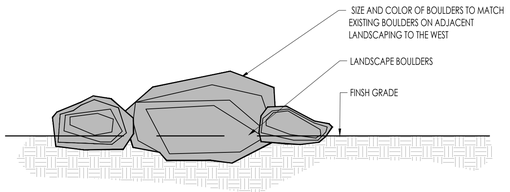
SYMBOL	DESCRIPTION	QTY
	ROCK TO MATCH EXISTING SIZE, COLOR AND TEXTURE. INSTALL 5 OZ. WEED BARRIER FABRIC BENEATH ALL ROCK.	4,020 sf
	PLANTER BED WITH 4" OF SHREDDED BARK MULCH	895 sf

SITE DEVELOPMENT NOTES

1. ALL PROPOSED IMPROVEMENTS TO CONFORM TO LEHI CITY CODES AND ORDINANCES.
2. CONTRACTOR TO CALL BLUE STAKES OF UTAH AT 811 PRIOR TO CONSTRUCTION TO HAVE LOCATIONS OF ALL UTILITIES IDENTIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
4. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY AND ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
5. ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO BE REPAIRED.
6. ALL NEW WALKS, EDGING AND HARD SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
7. THE CONTRACTOR SHALL NOT INSTALL CONCRETE DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.) UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.



NOTE:
1. SEE SITE PLAN FOR SIZE AND QUANTITY OF BOULDERS.
2. BOULDER PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE.
3. 25-30% OF BOULDERS TO BE BURIED BELOW FINISH GRADE.

1 **LANDSCAPE BOULDERS**
NOT TO SCALE T-SI-31

0 10 20 30

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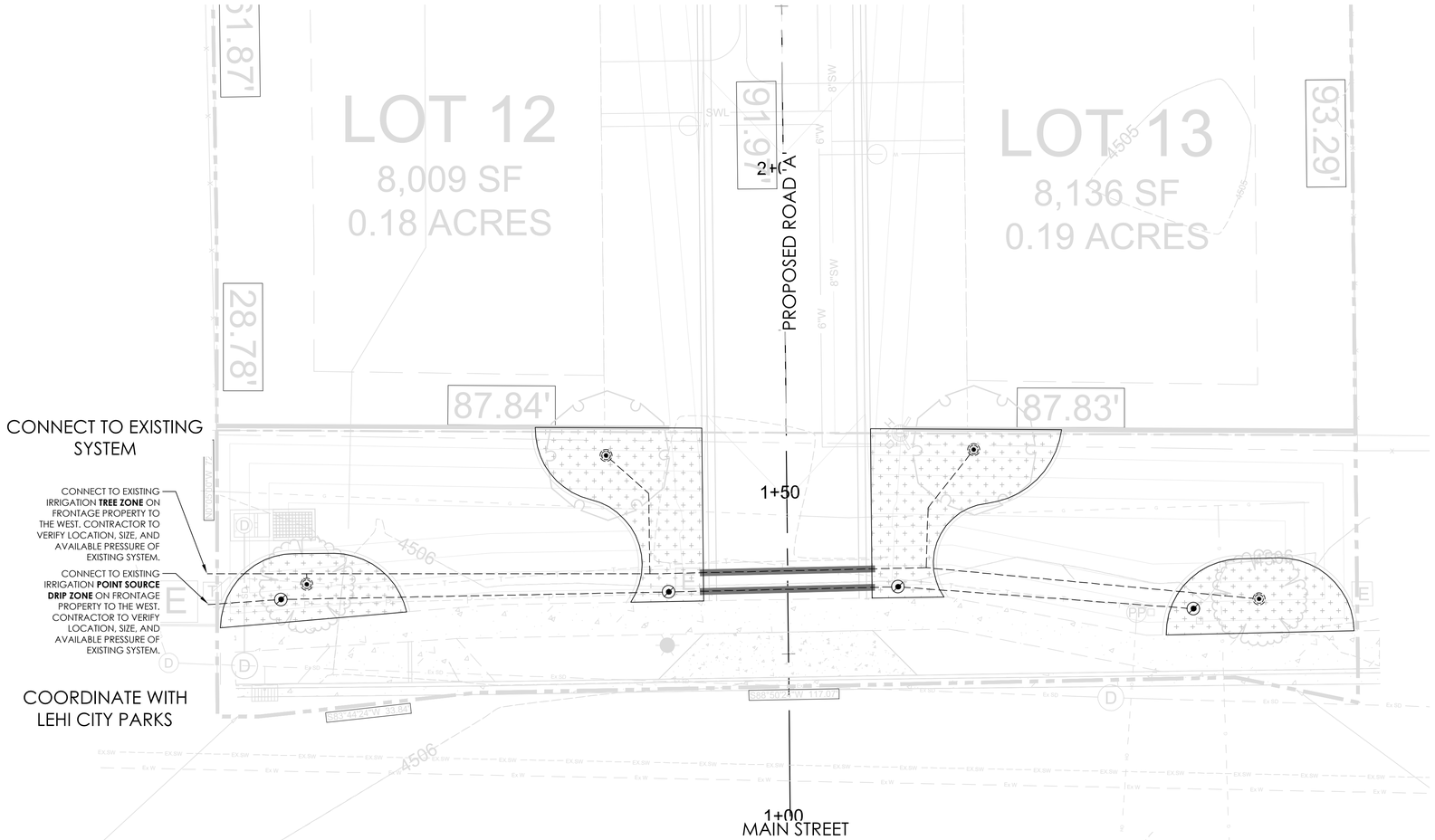
CARLA'S COVE
RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
LEHI, UTAH

PROJECT NO. 22060
DATE: MAY 23, 2022
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100
LANDSCAPE



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	
	Tree Drip Ring Rainbird XFD-09-12 drip line formed into 2 circles - one 12" radius, one 36" radius.	7/L500
	Area to Receive Drip Emitters Drip Emitters Single Outlet, Pressure Compensating Drip Emitters. Provide 2 emitters per plant. Emitters for shrubs shall each provide 2 gph. Emitters for perennials and grasses shall each provide 1 gph. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 3 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	8/L500

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Irrigation Lateral Line: PVC Schedule 40 - DRIP	5/L500
	Pipe Sleeve: PVC Schedule 40	6/L500

Valve Callout

IRRIGATION NOTES

1. IRRIGATION SYSTEM TO CONNECT TO EXISTING IRRIGATION SYSTEM ALONG FRONTAGE OF PROPERTY TO THE WEST.
2. CONTRACTOR TO VERIFY THE CAPACITY OF THE EXISTING SYSTEM TO ACCOMMODATE THESE CHANGES. ALL EXISTING PORTIONS OF THE IRRIGATION SYSTEM THAT ARE NOT MODIFIED SHALL BE MAINTAINED IN THE SAME CONDITION AS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING CONSTRUCTION ACTIVITIES.
3. THE EQUIPMENT USED IN THIS SYSTEM SHALL MATCH EQUIPMENT USED IN THE EXISTING SYSTEM WHERE POSSIBLE.
4. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
5. CONTRACTOR TO CONNECT TO EXISTING CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD/EMITTER ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
7. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
8. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
9. CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS/EMITTERS FOR OPTIMUM PERFORMANCE.
10. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED.
12. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
13. CONTRACTOR TO VERIFY STATIC WATER PRESSURE AT POINT OF CONNECTION AND PROVIDE A SYSTEM THAT FUNCTIONS WITHIN THAT PRESSURE.
14. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
15. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION.
16. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
17. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP OF INSTALLED EQUIPMENT AND PARTS. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.

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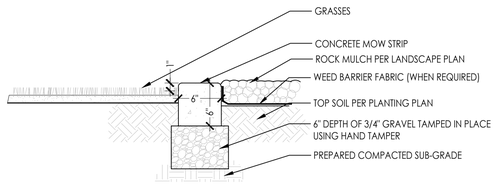
CARLA'S COVE
RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
LEHI, UTAH

PROJECT NO. 22060
DATE: MAY 23, 2022

REVISIONS:

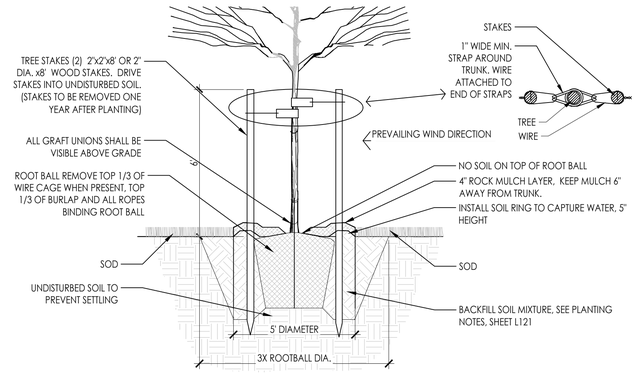
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L200
LANDSCAPE

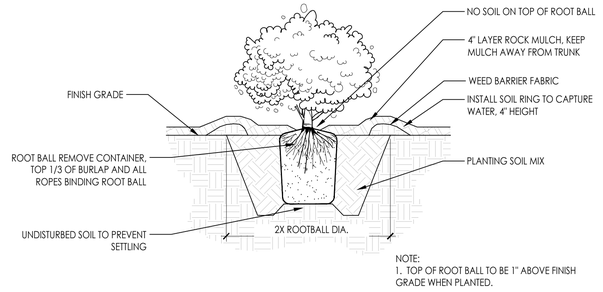


NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. WHERE PLANTER EDGE ABUTS CONCRETE WALK, TOP OF PLANTER EDGE TO BE FLUSH WITH TOP OF CONCRETE WALK.

1 CONCRETE PLANTER EDGE (TYP.)
NOT TO SCALE — T-SI-07

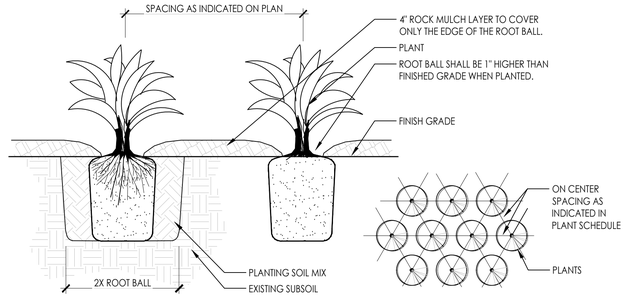


2 DECIDUOUS TREE PLANTING
NOT TO SCALE — T-PL-02

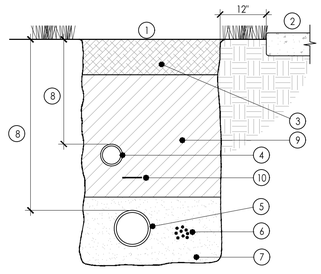


NOTE:
1. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE WHEN PLANTED.

3 SHRUB PLANTING
NOT TO SCALE — T-PL-04

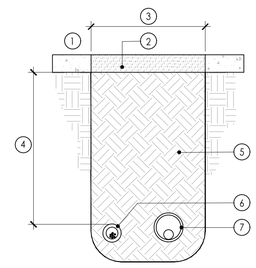


4 PERENNIAL PLANTING
NOT TO SCALE — T-PL-05



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DECTABLE WARNING TAPE AT MAIN LINE

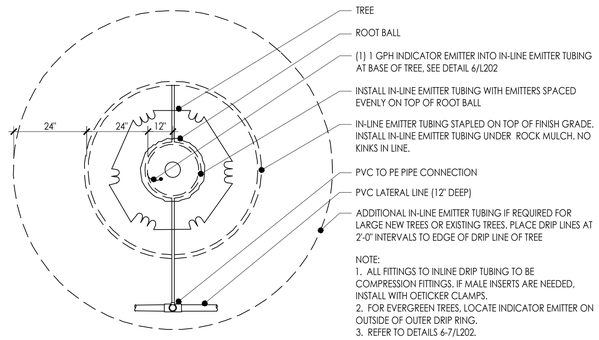
5 TRENCH DETAIL
NOT TO SCALE — T-IR-EQU-01



1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

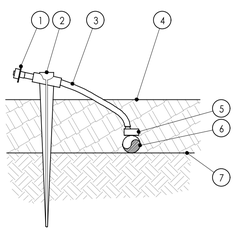
NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

6 SLEEVE DETAIL
NOT TO SCALE — T-IR-EQU-02



NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. REFER TO DETAILS 6-7/L202.

7 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)
NOT TO SCALE — T-IR-DRI-03



1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

8 DRIP EMITTER WITH DISTRIBUTION TUBING
NOT TO SCALE — T-IR-DRI-02

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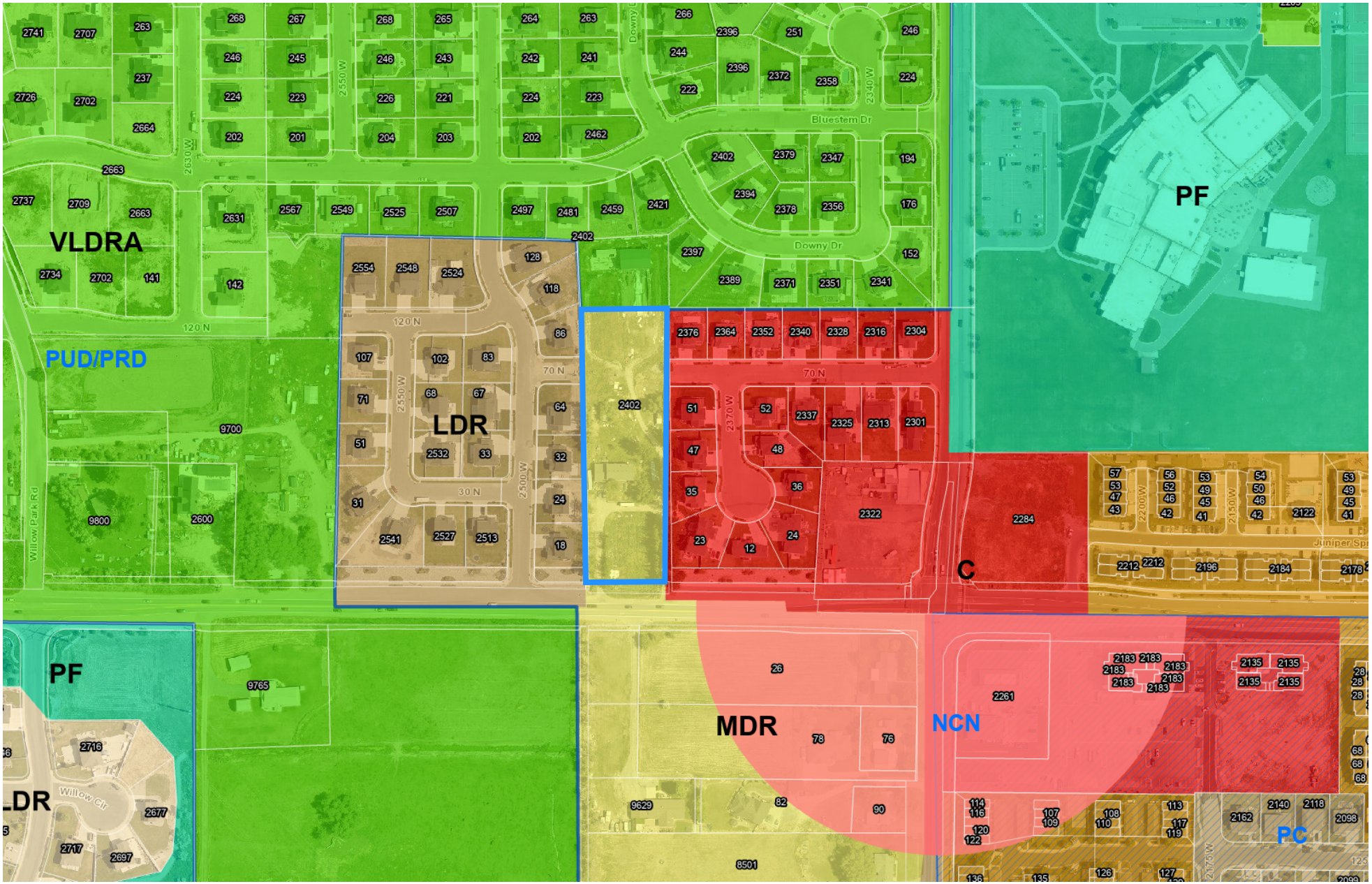
CARLA'S COVE
RESIDENTIAL SUBDIVISION
2402 W. MAIN STREET
LEHI, UTAH

PROJECT NO. 22060
DATE: MAY 23, 2022
REVISIONS:

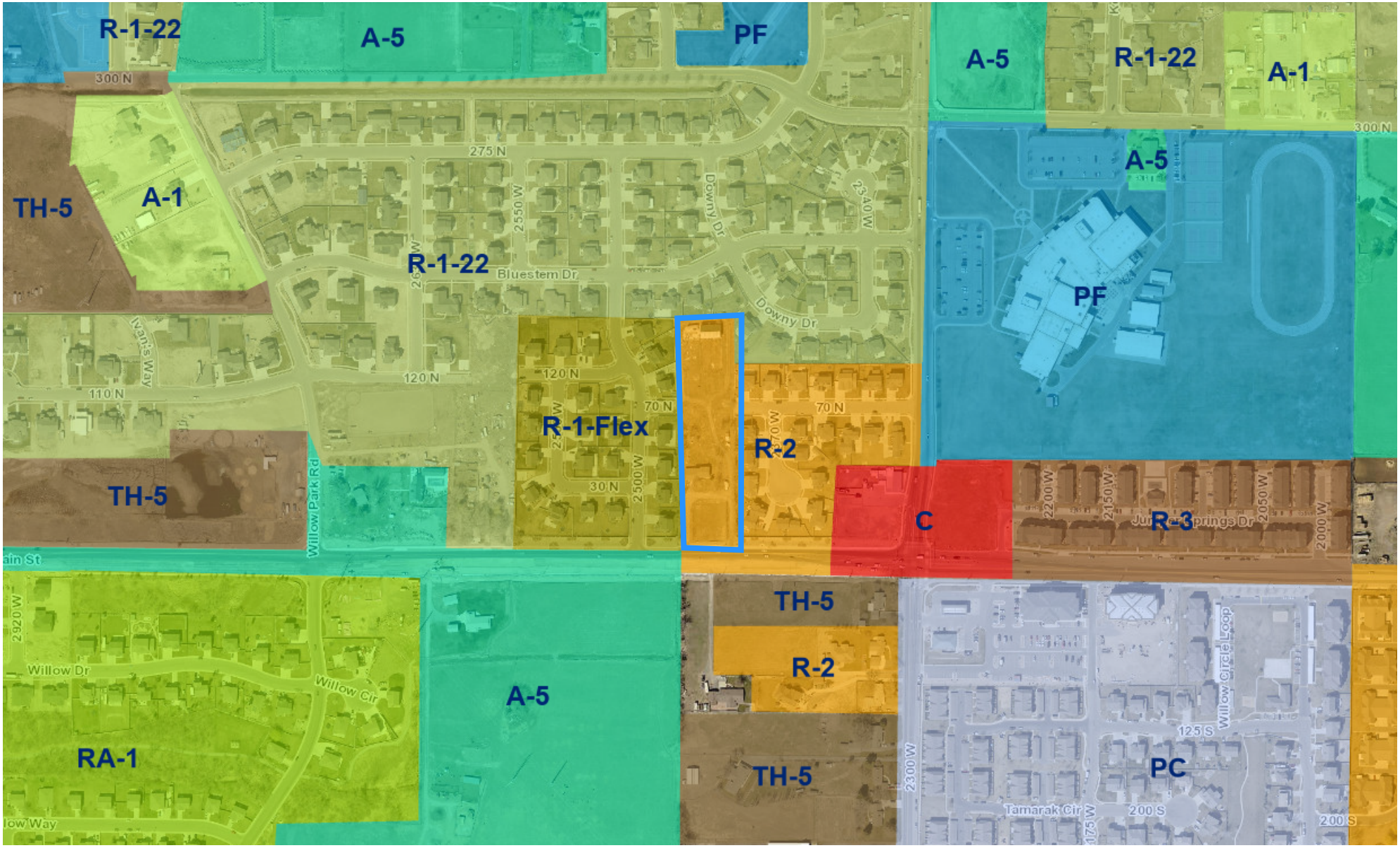
SHEET TITLE:
DETAILS

SHEET NUMBER:
L500
LANDSCAPE

Carla's Cove Final Subdivision
General Plan



Carla's Cove Final Subdivision
Zoning



LEHI CITY

Carla's Cove Final Subdivision
Aerial

Agenda Item No: 26

City Council Agenda Item Report

Meeting Date: June 14, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #32-2022, a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations.

Suggested Action:

Attachments:

CC Staff Report Chapter 20 - Home Occupations Development Code Amendment 06.14.22.docx

Chapter 20 Home Occupations Development Code Amendment DRC 08.18.21.pdf

Ord 32-2022.docx

Ch 20 Dev Code Amendment - 08.18.21 - text.pdf

CHAPTER 20 – HOME OCCUPATIONS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 14, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	August 18, 2021
Date of Planning Commission Review	May 26, 2022

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 20, Home Occupations, clarifying prohibited home occupations and adding a maximum number of clients for animal-related home occupations.

The amendment clarifying prohibited home occupations is specific towards cosmetic facilities that require biohazard disposal of products. This would include, but is not limited to, micro-blading, dermafillers, Botox injections, and neuromodulators. This amendment is being proposed to help resolve confusion between allowed uses, such as esthetics, as opposed to uses such as the ones listed above that require biohazard disposal. This amendment is following research into the uses and discussions with professionals in the field.

The second portion of the amendment is regarding the maximum number of clients for animal-related home occupations. This amendment would add regulations for animal-related business to have a maximum of three client's ani-

mals kept at the home at a time. It also clarifies that boarding of animals is not allowed and that any animal daycare would require a kennel permit. This amendment is being proposed after discussion with the Lehi City Animal Control Enforcement officer to help clarify the City's requirements for boarding and home occupations.

The DRC had one comment, which was a question about body art facilities being prohibited and whether that includes permanent make-up. This was included in the code amendment under the prohibited cosmetic facilities as permanent make-up does require biohazard disposal.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on May 26, 2022. The minutes and motion from this meeting are as follows:

> **2.7) Public hearing and recommendation of Lehi City's request for a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations.**
> Jacob Curtis presented information on the agenda item.
>
> **Motion:** Commissioner Carlson moved to recommend approval of **Lehi City's request for a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations;** with the findings stated in the report. Including all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The vote passed unanimously.

Chapter 20 – Home Occupations Development Code Amendment
DRC Redline Comments

Lehi City – requests review of a Development Code Amendment to Chapter 20–Home Occupations, clarifying prohibited home occupations and adding maximum number of clients for animal-related home occupations.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 8/9/21
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Does this section or the body art section include permanent makeup?

Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL

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: 32-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 20, HOME OCCUPATIONS

WHEREAS, it has become necessary to amend Chapter 20 of the Lehi City Development Code, clarifying prohibited home occupations and adding a maximum number of clients for animal-related home occupations, and

WHEREAS, following a public hearing on May 26, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 14, 2022, 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 May 26, 2022, 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 20 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 20 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 32 -2022 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 14th day of June, 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 20

HOME OCCUPATIONS

(Amended 05/22/18)

Section 20.010. Purpose.
Section 20.020. Requirements of Approval.
Section 20.030. Employees.
Section 20.040. Patrons.
Section 20.050. Mobile Home Occupations
Section 20.060. Prohibited Home Occupations.
Section 20.070. Appeals.
Section 20.080. Noncompliance and Revocation.
Section 20.090. Business License Required.

Section 20.010. Purpose. *(Amended 03/28/00; 01/08/13; 04/11/17)*

It is the intent of Lehi City to encourage business activities in appropriate commercial districts. Business activities may be conducted within a residence on a limited basis provided that the proposed activity complies with the standards and provisions of this Chapter. All home occupations shall be secondary and incidental to the residential use of the structure. Home occupations are a temporary privilege that can be revoked at any time if disruption of the residential neighborhood occurs, or if the applicant fails to comply with any condition of approval.

Section 20.020. Requirements of Approval. *(Amended 03/28/00; 8/10/04; 12/08/09; 01/08/13; 03/11/14; 04/11/17; 08/29/17; 12/08/20)*

To protect the character of residential neighborhoods in the City, a Home Occupation Permit shall be obtained prior to use of a residential dwelling or accessory building for a business. An application for a Home Occupation Permit may be approved provided:

A. the applicant resides in the residence for which the permit is being sought;

B. no alteration to the exterior of the residence is made and the residence maintains the general character and appearance of a residential dwelling;

C. the home occupation occupies no more than 25% of the total finished, livable floor area of the dwelling;

D. the home occupation is carried out within the home, garage, accessory building, or other space of a residential property but is not observable by the general public from the street in front of the residence, and the business activities do not create a nuisance for adjacent properties or disrupt the normal residential character of the neighborhood in which the residence is located;

E. any space that is used for the business in a garage or accessory building is counted toward the maximum allowed square footage for the home occupation;

F. garage doors remain closed while business is conducted therein;

G. required off-street parking for both the primary residence, any permitted ADU or STR, and home occupation is maintained as per Table 37.080, Section 12.230.G, Section 26.030.C, and Section 20.040.B of this Code;

H. a home occupation located in a garage or accessory building complies with all applicable building and fire codes, which may require approval for business activities by the Building Official and fire marshal;

I. if the home occupation is swimming lessons, they are conducted within an accessory building covering the swimming pool;

J. if the home occupation involves raising, keeping, caring, or selling of animals, an inspection by the Animal Control Officer shall occur prior to issuance of a business license;

K. a certificate of occupancy is first issued for the residence;

L. the applicant obtains a Lehi City Business License for the home occupation on an annual basis;

M. there are no signs or product displays;

N. no more than one home occupation is approved per residence unless the applicant can demonstrate the additional home occupations will not impact the residential nature of the area;

O. the applicant provides off-street parking for all vehicles related to the home occupation, that no on-street parking related to the business is allowed, and the business activities do not create a demand for on-street parking;

P. there is no storage or parking of tractor trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of the premises of the home occupation, except that not more than one truck of one-ton capacity or less may be parked at the premises during off hours;

Q. to ensure the home occupation, once authorized, does not become a nuisance to the neighbors, the Zoning Administrator may impose operating conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area;

R. the home occupation is clearly incidental and secondary to the residential use of the dwelling and does not change the character of the building from common residential uses;

S. activities in connection with the home occupation are not in conflict with the objectives and characteristics of the district in which the home occupation is located; and

T. if the applicant for a home occupation is not the legal owner of the residence, the applicant presents written permission from the legal owner of the residence to conduct the activities proposed.

Section 20.030. Employees.
(Amended 03/28/00; 01/08/13)

A. Residents of the dwelling for which a home occupation has been approved may be employed by the home occupation.

B. Recognizing that for some home occupations additional employees are necessary or practical, the City may allow one employee not residing in the premises to work at the location of a home occupation during daytime business hours. Off-street parking shall be required for all on-premises employees of an approved home occupation.

C. Off-premise employees shall not be allowed to frequent the premise of a home occupation.

Section 20.040. Patrons. *(Amended 07/18/02; 8/10/04; 01/08/13; 03/11/14; 04/11/17)*

A. A home occupation shall not create the demand for more than two patrons per hour, with the exception of daycare, in-home child instruction, and swimming lessons as provided in this section. In no case, shall the number of clients exceed 12 per hour and 24 per day.

~~A.~~

B. If the home occupation involves training or grooming of Category 4 animals (see Table 12.260) and does not have a kennel permit, the maximum number of client's animals that may be kept at the home at a given time shall not exceed three.

1. Any home occupation involving the boarding or caring (i.e., daycare) of Category 4 animals (see Table 12.260) shall require a kennel permit.

2. No overnight keeping of client's animals shall be allowed.

~~B.~~C. Off-street parking is required for all patrons of an approved home occupation.

~~C.~~D. In the case of in-home child instruction, including preschools, dance, music, and art instruction, there shall not be more than 12 children at one time nor more than two classes or sessions per day.

~~D.~~E. In the case of child day care, the total number of children that may be allowed in attendance at one time shall conform to the Utah State Regulations for residential childcare found at Utah Admin. Code R430-50-1, *et seq.* In order to maintain the validity of a Lehi City business license for any child day care, the applicant shall obtain and keep valid a Utah Department of Health childcare certificate. Any child day care home occupation shall also strictly comply with all other requirements set forth in Utah Admin. Code § R430-50-1, *et seq.*

~~E.~~F. In the case of swimming lessons, the following provisions shall apply:

1. the total number of patrons that may be allowed in attendance at one time shall be limited to six.

2. there shall be no more than four classes or sessions per day.

3. the license holder and any other instructors shall have and maintain current certifications issued by the American Red Cross in each of: 1) cardio-pulmonary resuscitation; 2) first aid; and 3) swim coaches safety training or water safety instruction.

4. the pool facility shall meet all State requirements for pool cleanliness, microbes, sanitation, chemicals, lifesaving apparatus, periodic sampling of water, and water purification treatment.

5. the pool design must be an in-ground built-in pool. Temporary, portable, or above ground pools shall not be used.

6. all instructors are required to have YMCA accreditation or other nationally approved accreditation standards for swim instruction.

~~F.~~G. For child day care and in-home child instruc-

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tion and swimming lessons, the backyard of the home is required to be fully fenced and all gates shall have self-closing latches.

~~G.~~H. For any business expecting patrons, including salons, daycare, in-home child instruction, and swimming lessons, the applicant must pass a fire and safety inspection prior to the issuance of a business license.

Section 20.050. Mobile Home Occupations.
(New 06/09/20)

A. Mobile Home Occupation shall be defined as a personal service or pet grooming facility business that operates out of a mobile unit.

B. A Home Occupation Permit may be issued for a Mobile Home Occupation if the use meets the definition of personal services or pet grooming facility in this Code and all other requirements listed in this Chapter.

C. The business license for a Mobile Home Occupation shall have a residential address in Lehi City for the home office.

D. No services shall be provided while the mobile unit is in motion.

E. The mobile unit shall be self-contained and self-supporting. The unit shall not connect into any city utilities or dispose of waste in city storm drain or sanitary sewer.

F. The mobile unit shall have fresh water for each business day. Should the fresh water run out during a business day, the business shall discontinue operations until the fresh water holding tank has been refilled.

G. All furniture shall be anchored to the mobile unit and chemicals shall be stored in cabinets with safety catches.

~~H.~~I. No part of the mobile unit shall be used for living or sleeping quarters.

~~I.~~J. Mobile Home Occupation operators and vendors shall comply with the Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

~~J.~~K. Mobile Home Occupations shall, at all times comply with all applicable laws to this type of service and all county health department regulations.

~~K.~~L. Parking of the mobile unit shall comply to the following:

1. Mobile Home Occupations shall not be parked in a manner that impedes vehicular or pedestrian traffic flow or public safety. A minimum clearance of 15 feet shall be kept between the Mobile Home Occupation and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A Mobile Home Occupation shall not park on any landscaped parking strip.

3. Mobile Home Occupations shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at any locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

4. Mobile Home Occupations shall be parked lawfully on public right-of-way. Mobile Home Occupations shall be parked so that neither the vehicle or customers interfere with public access to adjacent parking stalls, driveways, or entrances of existing buildings or uses.

5. Each Mobile Home Occupations operator shall ensure that its use of the right-of-way, including the sidewalk, does not interfere with or limit sidewalk users' passage.

6. All Mobile Home Occupations shall be removed from the public right-of-way at the close of each business day, Mobile Home Occupations shall park off-street during non-business hours. Parking of the Mobile Home Occupation can occur in a driveway as allowed by the CC&R's of the subdivision. No services shall be provided while the mobile unit is parked in the driveway.

Section 20.060. Prohibited Home Occupations. *(New 12/08/09; Amended 01/08/13; 08/29/17; 10/13/20)* For the purpose of protecting residential character, the following types of businesses and those of a similar nature are prohibited as home occupations when performed on premise and not as a home office:

A. body art facilities;

B. clinics, hospitals, and related medical and dental facilities, excluding outpatient counseling and therapy services;

~~B.~~C. cosmetic facilities that require biohazard disposal including, but not limited to, micro-blading, dermafillers, Botox injections, and neuromodulators;

~~C.~~D. animal and veterinary clinics, kennels, or other facilities which entail the raising, or keeping of dogs, cats or other animals in excess of what is permitted by Table 12.070 of this Code;

~~D.~~E. restaurants;

~~E.~~F. automobile, truck, or recreational vehicle related businesses, including repair services, wholesale or retail sales, painting and auto body repair;

~~F.~~G. construction or landscape maintenance businesses that require equipment, materials, or vehicles to be stored at the home;

~~G.~~H. ambulance services;

H. retail sales businesses, excluding internet sales;

I. sexually oriented businesses; and

K. engine or appliance repair services.

Section 20.070 Appeals. *(Amended 01/08/13; 12/13/16)*
If an applicant for a Home Occupation Permit is either denied a permit or desires to appeal any condition of approval placed on the application by the Zoning Administrator, the applicant may present an appeal to the Hearing Examiner within ten days of the decision, as per Section 03.040. The applicant shall notify the Zoning Administrator, in writing, of the appeal. The Zoning Administrator will schedule an appeal hearing with the Hearing Examiner and provide at least 14 days' public notice consistent with the notification procedures of Section 03.080. At the hearing, the Hearing Examiner may hear from the Zoning Administrator, staff, applicant, public and other interested parties prior to making a decision on the appeal. Following the hearing, the Hearing Examiner may approve, approve with conditions, or deny the appeal.

Section 20.080. Noncompliance and Revocation.
Any Home Occupation Permit shall be revoked by the Zoning Administrator upon violation of any of the requirements of this Chapter, or upon failure to comply with any condition of the permit, unless the violation is corrected within ten days of receipt of written notice of the violation. A permit may be revoked for repeated violations of the requirements of this Chapter, notwithstanding compliance to the violation notice.

Section 20.090. Business License Required.
(New 12/08/09)
A Home Occupation Permit is not a business license. Granting of the permit shall not relieve the permittee of any other license requirement of the City or of any other public agency, including the requirement to obtain a business license.

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HALES ENGINEERING
innovative transportation solutions

Family Park

Traffic Impact Study

Lehi, Utah

June 9, 2022

UT22-2242

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Family Park development located in Lehi, Utah. The development is located west of the Airport Road / 600 East intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed. The Saturday afternoon peak hour level of service (LOS) results are shown in Table ES-1. An exhibit of the proposed mitigated roadway network near the park is shown in Figure ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Saturday Afternoon Peak Hour Level of Service Results

	Intersection	Level of Service			
		Existing (2022)		Future (2027)	
		BG	PP	BG	PP
1	2600 North / 600 East	A	A	A	A
2	1730 North / 300 East	a	a	a	a
3	1500 North / 300 East	b	b	b	a
4	Cedar Hollow Road / 300 East	A	A	A	A
5	1100 North / 300 East	a	a	a	a
6	Cedar Hollow Road / 600 East	A	B	A	B
7	Airport Road / 600 East	a	b	a	b
8	Airport Road / 1200 East	b	c	b	c
9	300 East / 600 East	-	a	a	a
10	South Access / 600 East	-	c	-	c
11	Middle Access / 600 East	-	a	-	a
12	North Access / 600 East	-	a	-	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, June 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a public park with various amenities
- The project is anticipated to generate approximately 4,409 Saturday daily trips, including 723 trips in the Saturday peak hour
- The trip generation assumptions were generous to be conservatively high in the analysis. The numbers assume an amphitheater event, a small pickleball tournament, and an indoor ice skating rink. Therefore, the conditions presented in this report are worse than what will be experienced on normal operating days.
- The following auxiliary lanes are recommended:
  - North Access / 600 East: Southbound left-turn
  - Middle Access / 600 East: Northbound left-turn and southbound left-turn
  - Airport Road / 600 East: Southbound left-turn
  - South Access / 600 East: Northbound left-turn
- It is recommended that separate left- and right-turn egress lanes be provided at the South Access, 1730 North, Airport Road, the Middle Access, the North Access, and the 300 East connection at 600 East.
- A storage length of at least 50 or 75 feet is recommended for each of these turn lanes.

2022	Background	Plus Project
Assumptions	• None	• 600 East connected
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None
2027	**Background**	**Plus Project**
Assumptions	• 600 East connected	• 600 East connected
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None

Lehi Family Park TIS
Mitigated Roadway Network (Near Park) **Figure ES-1**

TABLE OF CONTENTS

EXECUTIVE SUMMARY ..... **i**
SUMMARY OF KEY FINDINGS & RECOMMENDATIONS ii
TABLE OF CONTENTS ..... **iv**
LIST OF TABLES ..... **v**
LIST OF FIGURES ..... **v**
I. INTRODUCTION **1**
A. Purpose 1
B. Scope 2
C. Analysis Methodology 2
D. Level of Service Standards 2
II. EXISTING (2022) BACKGROUND CONDITIONS **4**
A. Purpose 4
B. Traffic Volumes 4
C. Level of Service Analysis 6
D. Queuing Analysis 6
E. Mitigation Measures 6
III. PROJECT CONDITIONS **7**
A. Purpose 7
B. Project Description 7
C. Trip Generation 7
D. Trip Distribution and Assignment 8
E. Auxiliary Lanes 10
IV. EXISTING (2022) PLUS PROJECT CONDITIONS **11**
A. Purpose 11
B. Traffic Volumes 11
C. Level of Service Analysis 11
D. Queuing Analysis 11
E. Mitigation Measures 11
V. FUTURE (2027) BACKGROUND CONDITIONS **14**
A. Purpose 14
B. Roadway Network 14
C. Traffic Volumes 14
D. Level of Service Analysis 14
E. Queuing Analysis 14
F. Mitigation Measures 14
VI. FUTURE (2027) PLUS PROJECT CONDITIONS **17**
A. Purpose 17
B. Traffic Volumes 17
C. Level of Service Analysis 17
D. Queuing Analysis 17
E. Mitigation Measures 17

Appendix A: Project Site Plan
Appendix B: Turning Movement Counts
Appendix C: LOS Results
Appendix D: Queuing Results

LIST OF TABLES

Table 1: Level of Service Description 3
Table 2: Existing (2022) Background Saturday Afternoon Peak Hour LOS 6
Table 3: Project Land Uses 7
Table 4: Trip Generation 8
Table 5: Trip Distribution 8
Table 6: Existing (2022) Plus Project Saturday Afternoon Peak Hour LOS 13
Table 7: Future (2027) Background Saturday Afternoon Peak Hour LOS 16
Table 8: Future (2027) Plus Project Saturday Afternoon Peak Hour LOS 19

LIST OF FIGURES

Figure 1: Vicinity map showing the project location in Lehi, Utah 1
Figure 2: Existing (2022) background Saturday afternoon peak hour traffic volumes 5
Figure 3: Trip assignment for the Saturday afternoon peak hour 9
Figure 4: Existing (2022) plus project Saturday afternoon peak hour traffic volumes 12
Figure 5: Future (2027) background Saturday afternoon peak hour traffic volumes 15
Figure 6: Future (2027) plus project Saturday afternoon peak hour traffic volumes 18

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed Family Park development located in Lehi, Utah. The proposed project is located west of the Airport Road / 600 East intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed.

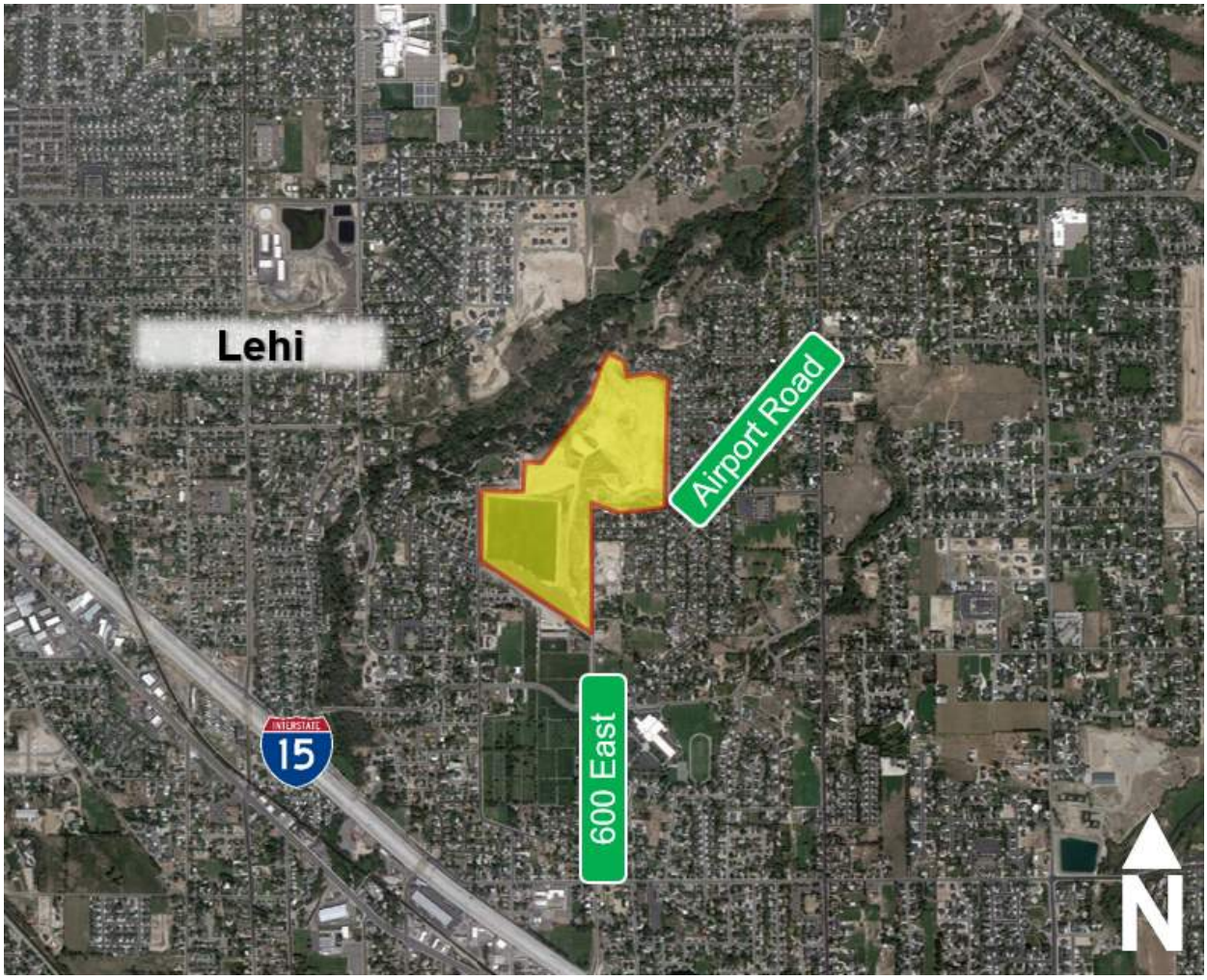


Figure 1: Vicinity map showing the project location in Lehi, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 2600 North / 300 East
- 1730 North (Smithfield Ridge Dr.) / 300 East
- 1500 North / 300 East
- Cedar Hollow Road / 300 East
- 1100 North / 300 East
- Cedar Hollow Road / 600 East
- Airport Road / 600 East
- Airport Road / 1200 East
- Accesses (4)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS C per Lehi City collector road guidelines. If levels of service D, E, or F conditions exist, an explanation and/or mitigation measures will be presented.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2022) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Traffic Volumes

Midday peak period (11:00 a.m. to 1:00 p.m.) traffic counts were performed at the following intersections:

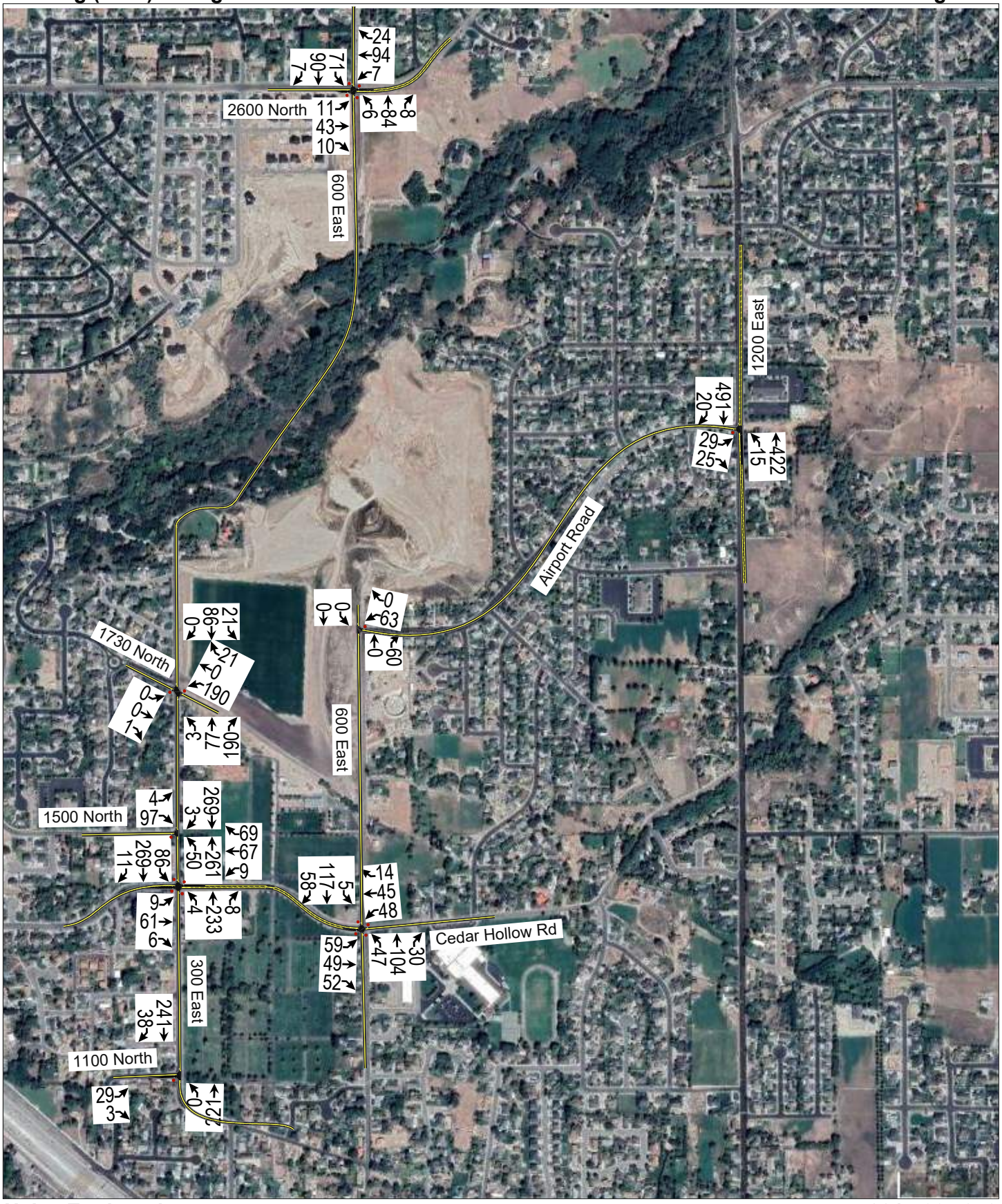
- 2600 North / 300 East
- 1730 North (Smithfield Ridge Dr.) / 300 East
- 1500 North / 300 East
- Cedar Hollow Road / 300 East
- 1100 North / 300 East
- Cedar Hollow Road / 600 East
- Airport Road / 600 East
- Airport Road / 1200 East

The counts were performed on Saturday, September 21, 2019. The midday peak hour was determined to be between 12:00 p.m. and 1:00 p.m. The Saturday afternoon peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix B.

Hales Engineering considered seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R 145 (ATR #632). In recent years, traffic volumes in September have been equal to approximately 104% of average traffic volumes. Therefore, the observed traffic volumes were not adjusted.

Hales Engineering also considered average Streetlight volume data on 300 East and 600 East for March 2021 through May 2021 on Saturdays during the peak hour. These data were used to determine how much traffic has been added to the roadways on a Saturday since the installation of the soccer fields in the study area after 2019. The collected data were increased where necessary to represent existing conditions.

Figure 2 shows the existing Saturday afternoon peak hour volumes as well as intersection geometry at the study intersections.


2600 North
600 East
1200 East
Airport Road
1730 North
1500 North
Cedar Hollow Rd
300 East
1100 North

C. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the Saturday afternoon peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

Table 2: Existing (2022) Background Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	5.9	A
1730 North / 300 East	EB/WB Stop	WBL	7.4	a
1500 North / 300 East	EB Stop	EBL	11.6	b
Cedar Hollow Road / 300 East	AWSC	-	7.0	A
1100 North / 300 East	EB Stop	EBL	6.9	a
Cedar Hollow Road / 600 East	AWSC	-	5.9	A
Airport Road / 600 East	WB Stop	WBL	5.2	a
Airport Road / 1200 East	EB Stop	EBL	13.3	b

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed Family Park development is located west of the Airport Road / 600 East intersection. The development will consist of a public park with various amenities and housing units. A concept plan for the proposed development is provided in Appendix A. The concept plan has some specific amenities that were identified. However, the plan is still not finalized. The proposed land use for the development has been identified in Table 3.

Table 3: Project Land Uses

Land Use	Intensity
Single-family detached housing	9 Units
Park	All Abilities area, trails, pavilions, pickleball courts, ice skating rink

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021 and other estimates. Trip generation for the proposed project is included in Table 4. The trip generation for the housing, amphitheater, ice skating rink, and general park were estimated based on ITE rates. The trip generation for the pickleball courts was estimated assuming players and visitors coming for a busy day featuring a small tournament, to be conservative. The trip generation for the All Abilities area was estimated using Streetlight data, gathering trip data the Adventure Heights All Abilities Park in Spanish Fork, UT.

The trip generation assumptions were generous to be conservatively high in the analysis. The numbers assume that an event is occurring at the amphitheater, that a small pickleball tournament is happening, and that the ice skating rink is indoor and operating in the summer. Therefore, the conditions presented in this report will be on busy peak days, and that normal operating days will have even better conditions.

The total trip generation for the development is as follows:

- Saturday Daily Trips: 4,409
- Saturday Peak Hour Trips: 723

Table 4: Trip Generation

Trip Generation Lehi - Family Park TIS								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Saturday Daily								
Single-Family Detached Housing (210)	9	DU	94	50%	50%	47	47	94
Pickleball Courts	8	Courts	528	50%	50%	264	264	528
All Abilities Park	1	Park	1,329	50%	50%	665	664	1,329
Amphitheater (ITE 445)	3,450	Seats	1,726	50%	50%	863	863	1,726
Ice Skating Rink	1	Rink	566	50%	50%	283	283	566
General Park	84	Acres	166	50%	50%	83	83	166
TOTAL			**4,409**			**2,205**	**2,204**	**4,409**
Saturday Midday Peak Hour								
Single-Family Detached Housing (210)	9	DU	18	63%	37%	11	7	18
Pickleball Courts	8	Courts	75	25%	75%	19	56	75
All Abilities Park	1	Park	180	0%	0%	0	180	180
Amphitheater (ITE 445)	3,450	Seats	312	72%	28%	225	87	312
Ice Skating Rink	1	Rink	114	56%	44%	64	50	114
General Park	84	Acres	24	55%	45%	13	11	24
TOTAL			**723**			**332**	**391**	**723**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2022

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the Saturday afternoon peak hour is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	30%
South	35%
East	15%
West	20%

These trip distribution assumptions were used to assign the Saturday afternoon peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

2600 North
1200 East
N. 600 Access
S. 600 Access
Airport Road
1730 North
600 East
1730 Access
1500 North
Cedar Hollow Rd
300 East
1000 North

E. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. In addition, the thru volumes at the intersections are considered. Where thru volumes are low, the need for a turn lane is less, even if the turn volume is high. These guidelines were used to identify the need for auxiliary lanes.

Based on these guidelines and the anticipated project traffic, it is recommended that the following deceleration (ingress) lanes be provided:

- North Access / 600 East: Southbound left-turn
- Middle Access / 600 East: Northbound left-turn and southbound left-turn (due to the opposing northbound left-turn being provided)
    - A northbound right-turn could be considered but is not recommended due to the low northbound thru volume and in order to provide shorter crossing distances across 600 East for pedestrians.
- Airport Road / 600 East: Southbound left-turn
    - A northbound right-turn could be considered but is not recommended due to the moderately low northbound thru volume and due to limited right-of-way on 600 East.
- South Access / 600 East: Northbound left-turn

In addition, it is recommended that separate left- and right-turn egress lanes be provided at the South Access, 1730 North, Airport Road, the Middle Access, the North Access, and the 300 East connection at 600 East. Though some of these movements have low volumes, these egress lanes will provide additional capacity to unload vehicles from larger events.

A storage length of at least 50 or 75 feet is recommended for each of these turn lanes.

IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Existing (2022) plus project Saturday afternoon peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour with project traffic added, as shown in Table 6.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

2600 North
1200 East
North Access
Middle Access
Airport Road
300 East
600 East
1730 North
South Access
1500 North
Cedar Hollow Rd
1100 North

Table 6: Existing (2022) Plus Project Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	6.6	A
1730 North / 300 East	EB/WB Stop	EBT	7.4	a
1500 North / 300 East	EB Stop	EBL	9.6	a
Cedar Hollow Road / 300 East	AWSC	-	7.7	A
1100 North / 300 East	EB Stop	EBL	7.2	a
Cedar Hollow Road / 600 East	AWSC	-	10.1	B
Airport Road / 600 East	WB Stop	WBL	10.9	b
Airport Road / 1200 East	EB Stop	EBL	16.1	c
300 East / 600 East	EB Stop	EBL	6.9	a
South Access / 600 East	EB Stop	EBL	13.9	b
Middle Access / 600 East	EB/WB Stop	WBL	8.9	a
North Access / 600 East	WB Stop	WBL	5.6	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

V. FUTURE (2027) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to current updates being made to the Lehi Transportation Master Plan, 600 East is planned to extend north and connect to 300 East before 2027 regardless of if this project is built or not. Therefore, that change was made to the roadway network for the future (2027) analysis with and without the project.

C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) Saturday afternoon peak hour turning movement volumes are shown in Figure 5

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour in future (2027) background conditions, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

F. Mitigation Measures

No mitigation measures are recommended.

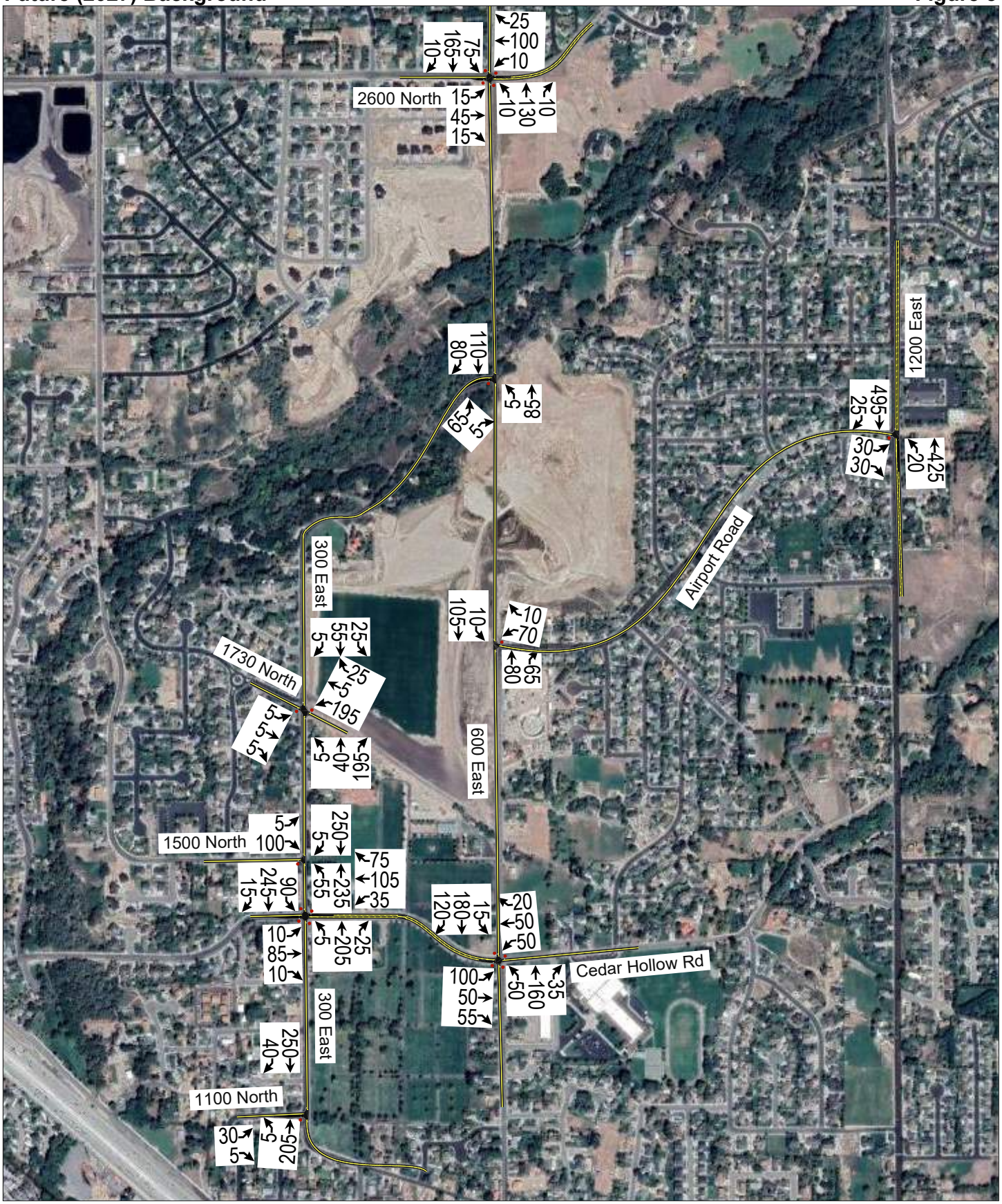

2600 North
1200 East
Airport Road
300 East
1730 North
600 East
1500 North
Cedar Hollow Rd
300 East
1100 North

Table 7: Future (2027) Background Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	6.4	A
1730 North / 300 East	EB/WB Stop	EBT	7.6	a
1500 North / 300 East	EB Stop	EBL	10.9	b
Cedar Hollow Road / 300 East	AWSC	-	7.3	A
1100 North / 300 East	EB Stop	EBL	7.7	a
Cedar Hollow Road / 600 East	AWSC	-	7.3	A
Airport Road / 600 East	WB Stop	WBL	6.5	a
Airport Road / 1200 East	EB Stop	EBL	13.8	b
300 East / 600 East	EB Stop	EBL	6.4	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

VI. FUTURE (2027) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Future (2027) plus project Saturday afternoon peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the Saturday afternoon peak hour in future (2027) plus project conditions, as shown in Table 8.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing is anticipated during the Saturday afternoon peak hour.

E. Mitigation Measures

No mitigation measures are recommended.

2600 North
1200 East
North Access
Middle Access
Airport Road
300 East
600 East
1730 North
South Access
1500 North
Cedar Hollow Rd
1100 North
300 East

Table 8: Future (2027) Plus Project Saturday Afternoon Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
2600 North / 600 East	AWSC	-	7.1	A
1730 North / 300 East	EB/WB Stop	EBT	7.3	a
1500 North / 300 East	EB Stop	EBL	9.7	a
Cedar Hollow Road / 300 East	AWSC	-	8.0	A
1100 North / 300 East	EB Stop	EBL	7.6	a
Cedar Hollow Road / 600 East	AWSC	-	11.8	B
Airport Road / 600 East	WB Stop	WBL	11.4	b
Airport Road / 1200 East	EB Stop	EBL	16.8	c
300 East / 600 East	EB Stop	EBL	7.6	a
South Access / 600 East	EB Stop	EBL	16.2	c
Middle Access / 600 East	EB/WB Stop	WBL	10.0	a
North Access / 600 East	WB Stop	WBL	6.3	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, June 2022

APPENDIX A

Site Plan

PARKING AREAS

A	GENERAL PARK AND AMPITHEATER	186 PARKING STALLS 8 ADA STALLS
B	PICKLEBALL COURT	76 PARKING STALLS 2 ADA STALLS
C	ATHLETIC FIELDS NORTH	163 PARKING STALLS 2 ADA STALLS
D	ATHLETIC FIELDS EAST	174 PARKING STALLS 0 ADA STALLS
E	ATHLETIC FIELDS SOUTH	295 PARKING STALLS 9 ADA STALLS

PARKING TOTALS

TOTAL PARKING STALLS:	894 PARKING STALLS 21 ADA STALLS
TOTAL FOR ATHLETIC FIELDS:	632 PARKING STALLS 11 ADA STALLS ~90 STALLS PER ATHLETIC FIELD

AMPITHEATER

SLOPED GRASS AREA	~32,404 SQ FT
STAGE AREA	~2,000 SQ FT
TOTAL CAPACITY	SITTING ~3,450 PEOPLE STANDING ONLY 12,000 PEOPLE

FAMILY PARK
MASTER PLAN

0 20 40 80 160
1"=80 FEET

NORTH

PEC PROJECT ENGINEERING CONSULTANTS

LEHI CITY

APPENDIX B

Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

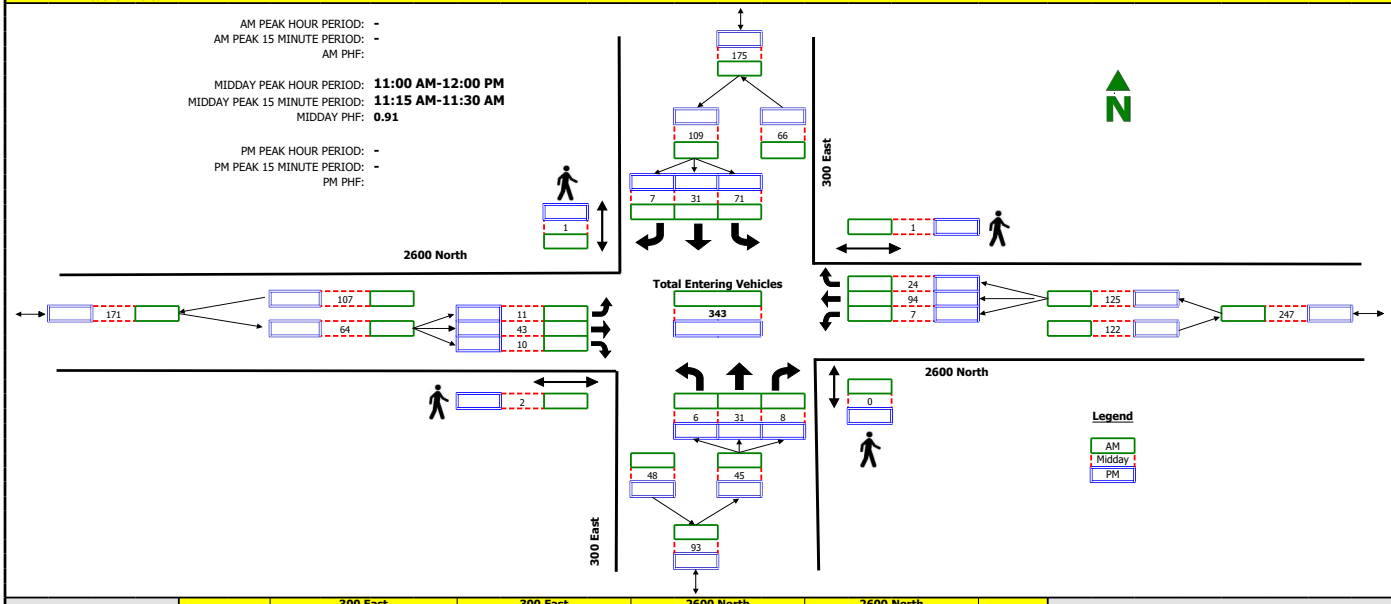
Intersection Turning Movement Summary

Intersection:	**300 East / 2600 North**	**Date:**	**9-21-19, Sat**
North/South:	**300 East**	**Day of Week Adjustment:**	**100.0%**
East/West:	**2600 North**	**Month of Year Adjustment:**	**100.0%**
Jurisdiction:	**Lehi**	**Adjustment Station #:**	**0**
Project Title:	**Peck Park TIS**	**Growth Rate:**	**0.0%**
Project No:	**UT19-1542**	**Number of Years:**	**0**
Weather:	**Clear**		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.91**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				2600 North Eastbound				2600 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	2	7	1	0	20	8	4	0	1	9	3	2	2	24	7	0	88
11:15 - 11:30	4	10	4	0	20	9	1	0	4	12	1	0	3	21	5	1	94
11:30 - 11:45	0	8	0	0	16	6	2	1	4	13	3	0	1	26	4	0	83
11:45 - 12:00	0	6	3	0	15	8	0	0	2	9	3	0	1	23	8	0	78
12:00 - 12:15	1	7	0	0	9	7	2	1	7	10	0	0	3	17	5	0	68
12:15 - 12:30	3	4	2	0	9	8	4	1	5	14	0	0	1	17	5	0	72
12:30 - 12:45	1	5	1	0	16	7	1	0	3	12	2	0	0	9	4	0	61
12:45 - 13:00	0	4	1	0	15	5	2	0	3	10	5	0	1	26	6	0	78
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

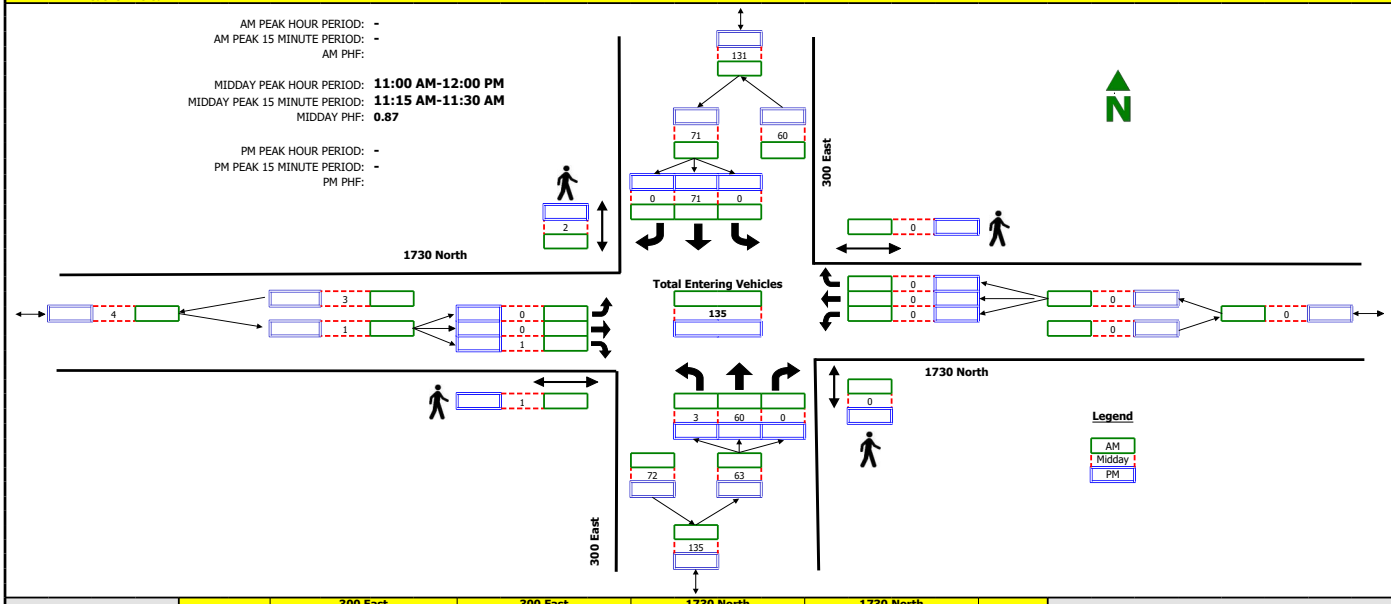
Intersection: 300 East / 1730 North
North/South: 300 East
East/West: 1730 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.87**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1730 North Eastbound				1730 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	1	17	0	0	0	17	0	1	0	0	0	0	0	0	0	0	35
11:15 - 11:30	0	19	0	0	0	20	0	1	0	0	0	0	0	0	0	0	39
11:30 - 11:45	0	13	0	0	0	20	0	0	0	0	0	0	0	0	0	0	33
11:45 - 12:00	2	11	0	0	0	14	0	0	0	0	1	1	0	0	0	0	28
12:00 - 12:15	1	10	0	0	0	13	0	0	1	0	0	0	0	0	0	0	25
12:15 - 12:30	1	8	0	0	0	11	0	0	1	0	0	0	0	0	0	0	21
12:30 - 12:45	0	8	0	0	0	10	0	0	0	0	0	0	0	0	0	0	18
12:45 - 13:00	0	12	0	0	0	22	0	1	0	0	0	0	0	0	0	0	34
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

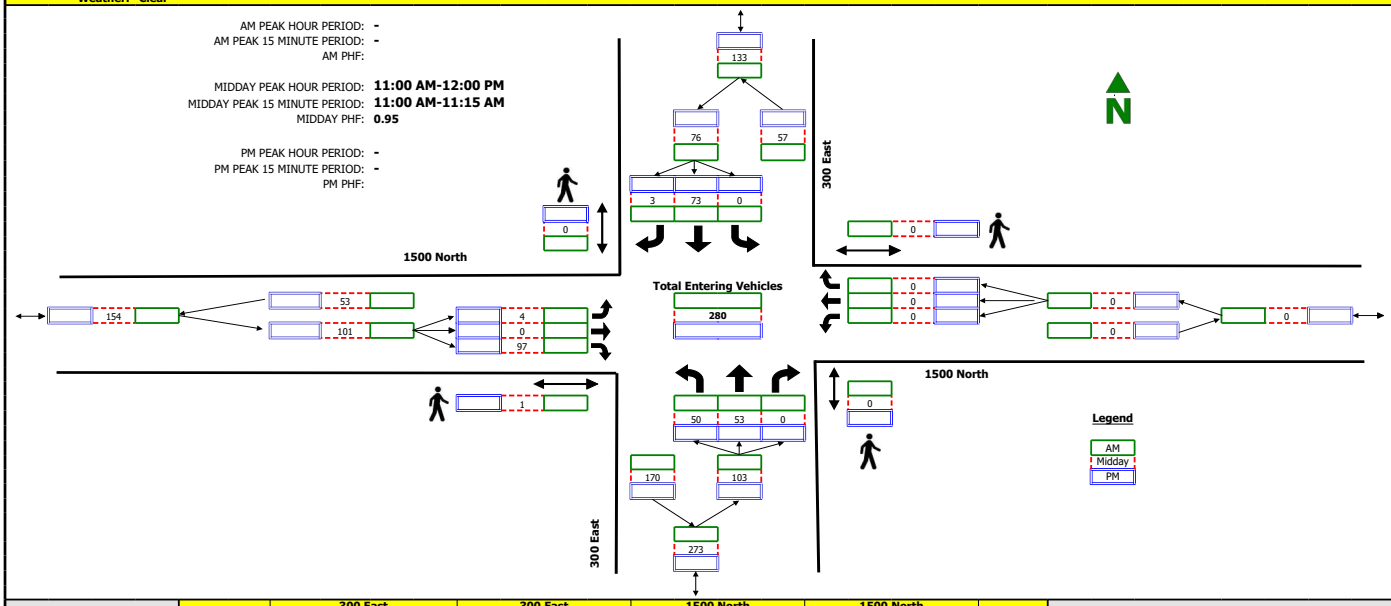
Intersection: 300 East / 1500 North
North/South: 300 East
East/West: 1500 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.95**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1500 North Eastbound				1500 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	9	18	0	0	0	16	1	0	1	0	29	1	0	0	0	0	74
11:15 - 11:30	11	19	0	0	0	17	0	0	0	0	21	0	0	0	0	0	68
11:30 - 11:45	15	8	0	0	0	20	1	0	0	0	20	0	0	0	0	0	64
11:45 - 12:00	15	8	0	0	0	20	1	0	3	0	27	0	0	0	0	0	74
12:00 - 12:15	17	8	0	0	0	17	3	0	0	0	15	0	0	0	0	0	60
12:15 - 12:30	11	6	0	0	0	14	0	0	2	0	22	0	0	0	0	0	55
12:30 - 12:45	17	4	0	0	0	13	0	0	0	0	39	0	0	0	0	0	73
12:45 - 13:00	11	9	0	0	0	25	1	0	0	0	17	0	0	0	0	0	63
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

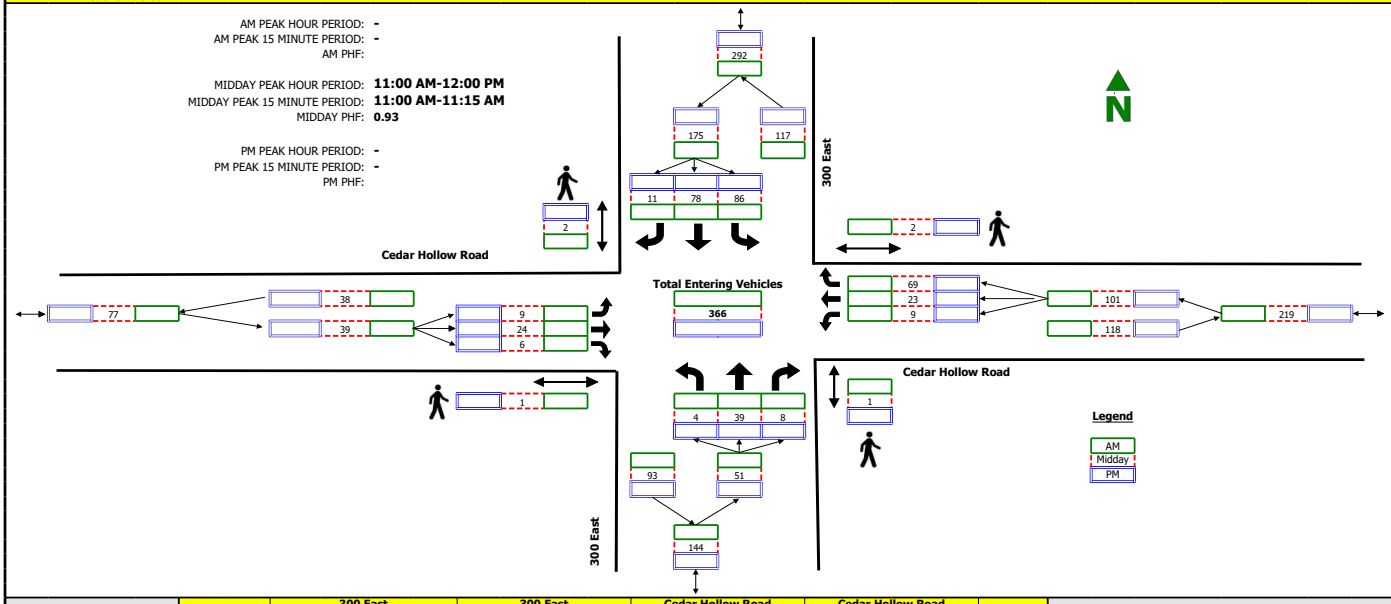
Intersection: 300 East / Cedar Hollow Road
North/South: 300 East
East/West: Cedar Hollow Road
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.93**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				Cedar Hollow Road Eastbound				Cedar Hollow Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	4	8	2	0	26	17	3	0	2	8	5	1	2	4	17	1	98
11:15 - 11:30	0	11	5	0	21	19	3	0	3	7	1	0	2	4	18	1	94
11:30 - 11:45	0	8	0	0	14	26	2	2	2	7	0	0	3	7	20	0	89
11:45 - 12:00	0	12	1	1	25	16	3	0	2	2	0	0	2	8	14	0	85
12:00 - 12:15	0	12	2	1	13	16	0	2	1	4	0	2	1	7	14	1	70
12:15 - 12:30	0	11	4	0	18	17	0	0	0	6	0	0	3	6	10	0	75
12:30 - 12:45	0	4	1	0	21	25	3	0	4	5	0	0	2	2	15	0	82
12:45 - 13:00	1	8	2	0	18	18	2	0	1	2	0	1	0	7	13	0	72
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

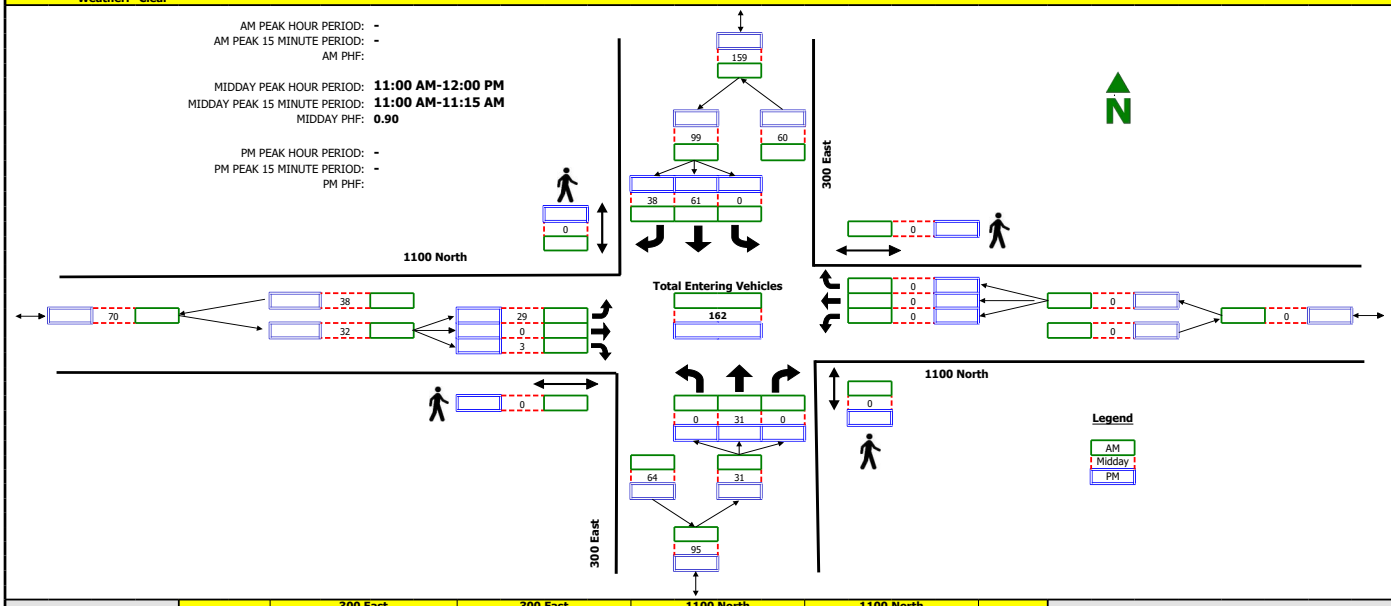
Intersection: 300 East / 1100 North
North/South: 300 East
East/West: 1100 North
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:00 AM-12:00 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:00 AM-11:15 AM**
MIDDAY PHF: **0.90**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	300 East Northbound				300 East Southbound				1100 North Eastbound				1100 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	12	0	0	0	13	12	0	7	0	1	0	0	0	0	0	45
11:15 - 11:30	0	5	0	0	0	15	10	0	10	0	2	0	0	0	0	0	42
11:30 - 11:45	0	9	0	0	0	20	10	0	4	0	0	0	0	0	0	0	43
11:45 - 12:00	0	5	0	0	0	13	6	0	8	0	0	0	0	0	0	0	32
12:00 - 12:15	1	3	0	0	0	9	13	0	12	0	0	2	0	0	0	0	38
12:15 - 12:30	1	3	0	0	0	16	7	0	13	0	0	0	0	0	0	0	40
12:30 - 12:45	0	5	0	0	0	18	11	0	2	0	0	0	0	0	0	0	36
12:45 - 13:00	1	7	0	0	0	13	11	0	7	0	1	2	0	0	0	0	40
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

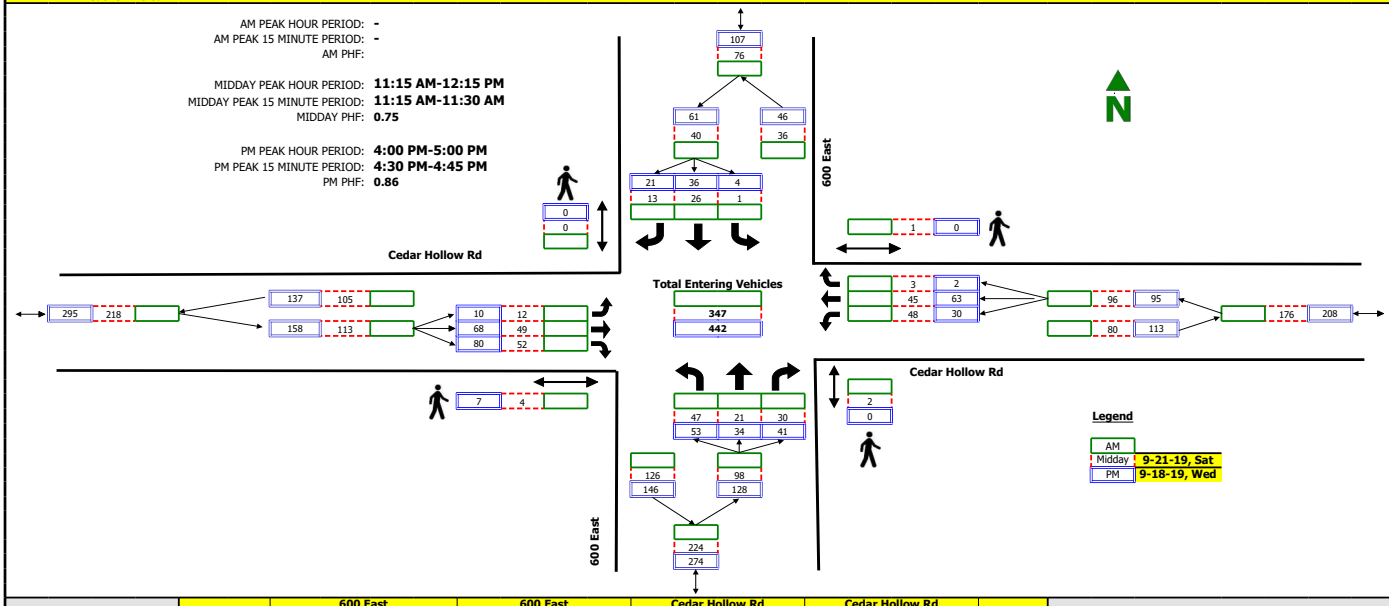
Intersection Turning Movement Summary

Intersection:	600 East / Cedar Hollow Rd	**Date:**	9-18-19, Wed & 9-21-19, Sat
North/South:	600 East	**Day of Week Adjustment:**	100.0%
East/West:	Cedar Hollow Rd	**Month of Year Adjustment:**	100.0%
Jurisdiction:	Lehi	**Adjustment Station #:**	0
Project Title:	Peck Park TIS	**Growth Rate:**	0.0%
Project No:	UT19-1542	**Number of Years:**	0
Weather:	Clear		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:15 AM-12:15 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:15 AM-11:30 AM**
MIDDAY PHF: **0.75**

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:30 PM-4:45 PM**
PM PHF: **0.86**



RAW COUNT SUMMARIES	600 East Northbound				600 East Southbound				Cedar Hollow Rd Eastbound				Cedar Hollow Rd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	9	3	4	0	0	5	3	0	1	16	14	0	1	7	1	1	64
11:15 - 11:30	16	5	12	0	0	5	3	0	3	16	16	0	23	17	0	1	116
11:30 - 11:45	9	6	9	1	0	10	4	0	0	10	11	4	14	8	2	0	83
11:45 - 12:00	11	5	6	0	0	2	2	0	5	8	17	0	5	13	1	0	75
12:00 - 12:15	11	5	3	1	1	9	4	0	4	15	8	0	6	7	0	0	73
12:15 - 12:30	4	10	8	0	1	3	5	2	2	13	12	0	8	14	1	0	81
12:30 - 12:45	2	4	3	0	0	4	2	0	1	10	16	0	16	13	2	0	73
12:45 - 13:00	10	2	4	0	1	11	5	0	2	8	22	0	7	11	1	0	84
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	17	11	6	0	1	6	9	0	1	20	20	4	2	22	0	0	115
16:15 - 16:30	13	7	19	0	0	9	4	0	3	13	18	1	5	11	1	0	103
16:30 - 16:45	8	8	11	0	2	10	5	0	5	22	27	2	14	16	1	0	129
16:45 - 17:00	15	8	5	0	1	11	3	0	1	13	15	0	9	14	0	0	95
17:00 - 17:15	12	8	8	0	0	12	2	0	5	8	13	0	3	13	2	0	86
17:15 - 17:30	11	4	5	0	0	9	1	0	3	14	15	0	8	22	1	0	93
17:30 - 17:45	13	12	5	1	0	7	1	0	4	16	16	0	10	16	2	1	102
17:45 - 18:00	15	11	10	0	0	8	4	0	6	21	15	0	12	17	0	0	119

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

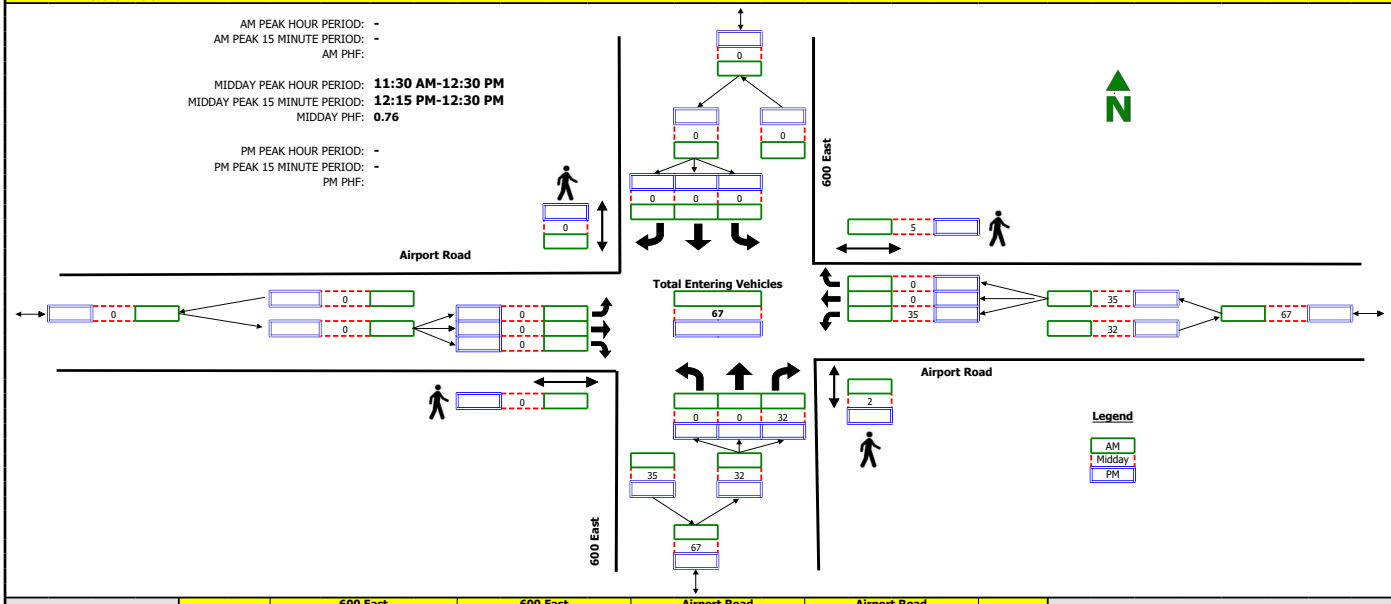
Intersection: 600 East / Airport Road
North/South: 600 East
East/West: Airport Road
Jurisdiction: Lehi
Project Title: Peck Park TIS
Project No: UT19-1542
Weather: Clear

Date: 9-21-19, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:30 AM-12:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **12:15 PM-12:30 PM**
MIDDAY PHF: **0.76**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	600 East Northbound				600 East Southbound				Airport Road Eastbound				Airport Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	11	0	0	0	0	0	0	0	0	0	10	0	0	0	21
11:15 - 11:30	0	0	8	2	0	0	0	0	0	0	0	0	5	0	0	0	13
11:30 - 11:45	0	0	6	0	0	0	0	0	0	0	0	0	13	0	0	0	19
11:45 - 12:00	0	0	7	0	0	0	0	0	0	0	0	0	4	0	0	1	11
12:00 - 12:15	0	0	8	0	0	0	0	0	0	0	0	0	7	0	0	2	15
12:15 - 12:30	0	0	11	2	0	0	0	0	0	0	0	0	11	0	0	2	22
12:30 - 12:45	0	0	7	0	0	0	0	0	0	0	0	0	5	0	0	0	12
12:45 - 13:00	0	0	3	0	0	0	0	0	0	0	0	0	11	0	0	0	14
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

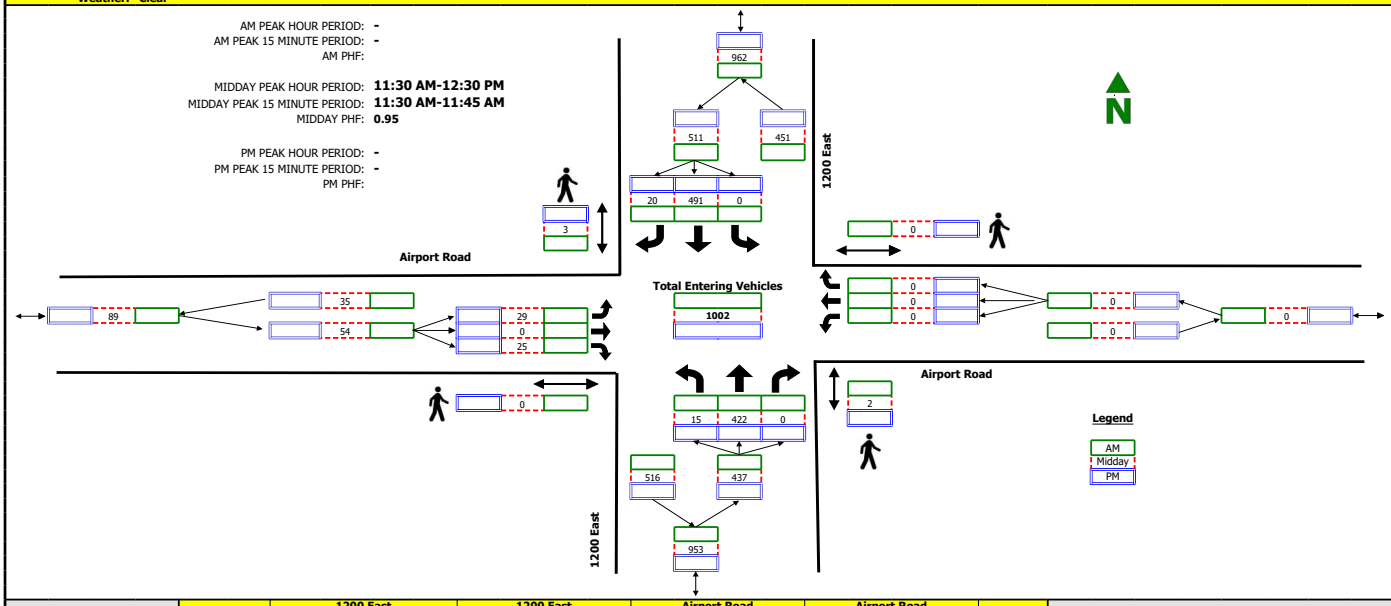
Intersection Turning Movement Summary

Intersection:	**1200 East / Airport Road**	**Date:**	**9-21-19, Sat**
North/South:	**1200 East**	**Day of Week Adjustment:**	**100.0%**
East/West:	**Airport Road**	**Month of Year Adjustment:**	**100.0%**
Jurisdiction:	**Lehi**	**Adjustment Station #:**	**0**
Project Title:	**Peck Park TIS**	**Growth Rate:**	**0.0%**
Project No:	**UT19-1542**	**Number of Years:**	**0**
Weather:	**Clear**		

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **11:30 AM-12:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **11:30 AM-11:45 AM**
MIDDAY PHF: **0.95**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	1200 East Northbound				1200 East Southbound				Airport Road Eastbound				Airport Road Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	4	87	0	0	0	126	6	0	5	0	8	0	0	0	0	0	236
11:15 - 11:30	3	102	0	1	0	120	4	1	7	0	5	0	0	0	0	0	241
11:30 - 11:45	1	108	0	0	0	135	7	3	7	0	5	0	0	0	0	0	263
11:45 - 12:00	5	95	0	2	0	126	3	0	5	0	7	0	0	0	0	0	241
12:00 - 12:15	1	111	0	0	0	110	4	0	11	0	5	0	0	0	0	0	242
12:15 - 12:30	8	108	0	0	0	120	6	0	6	0	8	0	0	0	0	0	256
12:30 - 12:45	3	111	0	0	0	124	9	0	5	0	9	0	0	0	0	0	261
12:45 - 13:00	4	94	0	0	1	128	5	0	4	0	5	2	0	0	0	0	241
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East/300 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	5	83	7.3	A
	T	85	86	101	7.4	A
	R	8	7	88	6.0	A
	Subtotal	99	98	99	7.3	A
SB	L	71	72	101	5.8	A
	T	90	86	96	5.6	A
	R	7	8	114	5.1	A
	Subtotal	168	166	99	5.7	A
EB	L	11	12	107	5.0	A
	T	43	38	89	5.1	A
	R	10	11	107	4.3	A
	Subtotal	64	61	95	4.9	A
WB	L	7	7	100	5.7	A
	T	94	95	101	5.6	A
	R	24	25	103	5.0	A
	Subtotal	125	127	102	5.5	A
Total		456	452	99	5.9	A

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	3	100	2.2	A
	T	77	72	93	0.9	A
	R	190	186	98	0.7	A
	Subtotal	270	261	97	0.8	A
SB	L	21	17	80	3.9	A
	T	87	87	100	1.2	A
	Subtotal	108	104	96	1.6	A
EB	R	1	1	100	4.1	A
	Subtotal	1	1	100	4.1	A
WB	***L***	***190***	***193***	***101***	***7.4***	***A***
	R	21	23	108	5.5	A
	Subtotal	211	216	102	7.2	A
Total		591	582	98	3.3	A

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	46	92	4.5	*A*
	T	262	253	97	1.8	*A*
	Subtotal	312	299	96	2.2	*A*
SB	T	274	276	101	1.8	*A*
	R	3	3	100	1.6	*A*
	Subtotal	277	279	101	1.8	*A*
EB	***L***	***4***	***3***	***75***	***11.6***	***B***
	R	97	98	101	5.5	*A*
	Subtotal	101	101	100	5.7	*A*
Total		689	679	99	2.6	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	4	100	7.7	*A*
	T	238	230	97	7.3	*A*
	R	8	8	100	6.3	*A*
	Subtotal	250	242	97	7.3	*A*
SB	L	86	85	99	7.6	*A*
	T	269	274	102	7.4	*A*
	R	11	11	98	6.3	*A*
	Subtotal	366	370	101	7.4	*A*
EB	L	9	8	89	5.9	*A*
	T	61	58	95	6.1	*A*
	R	6	7	117	5.5	*A*
	Subtotal	76	73	96	6.0	*A*
WB	L	9	9	100	6.5	*A*
	T	71	70	98	6.1	*A*
	R	69	66	95	5.2	*A*
	Subtotal	149	145	97	5.7	*A*
Total		841	830	99	7.0	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	221	212	96	0.4	*A*
	Subtotal	221	212	96	0.4	*A*
SB	T	246	249	101	2.3	*A*
	R	38	41	109	2.2	*A*
	Subtotal	284	290	102	2.3	*A*
EB	***L***	***29***	***30***	***104***	***6.9***	***A***
	R	3	3	100	4.8	*A*
	Subtotal	32	33	103	6.7	*A*
Total		537	535	100	1.8	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	47	47	101	6.3	*A*
	T	104	101	97	5.9	*A*
	R	30	30	101	4.8	*A*
	Subtotal	181	178	98	5.8	*A*
SB	L	5	4	80	7.2	*A*
	T	117	118	101	7.0	*A*
	R	58	58	100	5.9	*A*
	Subtotal	180	180	100	6.7	*A*
EB	L	59	53	90	5.7	*A*
	T	49	46	94	5.6	*A*
	R	52	56	108	4.8	*A*
	Subtotal	160	155	97	5.3	*A*
WB	L	48	49	102	5.6	*A*
	T	45	41	92	6.1	*A*
	R	14	18	126	4.8	*A*
	Subtotal	107	108	101	5.7	*A*
Total		627	621	99	5.9	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	117	114	97	1.9	*A*
	R	60	56	93	2.0	*A*
	Subtotal	177	170	96	1.9	*A*
WB	***L***	***63***	***62***	***98***	***5.2***	***A***
	Subtotal	63	62	98	5.2	*A*
Total		240	232	97	2.8	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	15	12	79	5.1	*A*
	T	422	418	99	0.8	*A*
	Subtotal	437	430	98	0.9	*A*
SB	T	491	487	99	1.2	*A*
	R	20	21	104	1.0	*A*
	Subtotal	511	508	99	1.2	*A*
EB	***L***	***29***	***26***	***90***	***13.3***	***B***
	T	6	4	67	0.6	*A*
	R	25	25	99	7.1	*A*
	Subtotal	60	55	92	9.6	*A*
Total		1,008	993	98	1.6	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	16	14	86	8.5	A
	T	143	141	99	7.9	A
	R	18	20	110	6.9	A
	Subtotal	177	175	99	7.8	A
SB	L	71	69	97	6.7	A
	T	162	164	101	6.5	A
	R	7	7	100	6.5	A
	Subtotal	240	240	100	6.6	A
EB	L	11	10	89	5.5	A
	T	43	41	96	5.5	A
	R	25	25	99	4.7	A
	Subtotal	79	76	96	5.2	A
WB	L	22	22	99	5.5	A
	T	94	94	100	6.3	A
	R	24	26	107	5.0	A
	Subtotal	140	142	101	5.9	A
Total		637	633	99	6.6	A

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	3	2	67	3.1	A
	T	39	40	102	1.0	A
	R	226	230	102	0.8	A
	Subtotal	268	272	101	0.8	A
SB	L	21	19	89	3.3	A
	T	43	43	101	0.7	A
	Subtotal	64	62	97	1.5	A
EB	***T***	***5***	***5***	***100***	***7.4***	***A***
	R	1	2	200	3.6	A
	Subtotal	6	7	117	6.3	A
WB	L	213	217	102	6.9	A
	T	5	5	100	6.9	A
	R	21	24	113	3.9	A
	Subtotal	239	246	103	6.6	A
Total		577	587	102	3.4	A

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	53	106	4.6	*A*
	T	254	260	102	1.9	*A*
	Subtotal	304	313	103	2.4	*A*
SB	T	249	254	102	1.9	*A*
	R	8	8	100	1.6	*A*
	Subtotal	257	262	102	1.9	*A*
EB	***L***	***14***	***14***	***98***	***9.6***	***A***
	R	97	96	99	5.6	*A*
	Subtotal	111	110	99	6.1	*A*
Total		673	685	102	2.8	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	4	100	6.4	*A*
	T	204	212	104	8.5	*A*
	R	18	20	110	7.5	*A*
	Subtotal	226	236	104	8.4	*A*
SB	L	86	87	101	8.9	*A*
	T	235	237	101	8.3	*A*
	R	26	27	103	7.2	*A*
	Subtotal	347	351	101	8.4	*A*
EB	L	30	32	108	6.5	*A*
	T	119	124	104	6.8	*A*
	R	6	6	100	5.7	*A*
	Subtotal	155	162	105	6.7	*A*
WB	L	12	12	98	6.7	*A*
	T	129	134	104	7.1	*A*
	R	69	68	98	5.9	*A*
	Subtotal	210	214	102	6.7	*A*
Total		938	963	103	7.7	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	182	189	104	0.3	*A*
	Subtotal	182	189	104	0.3	*A*
SB	T	209	212	102	2.3	*A*
	R	44	42	96	2.2	*A*
	Subtotal	253	254	100	2.3	*A*
EB	***L***	***44***	***45***	***103***	***7.2***	***A***
	R	3	3	100	5.2	*A*
	Subtotal	47	48	102	7.1	*A*
Total		482	491	102	2.0	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	47	45	96	10.6	*B*
	T	297	290	98	10.8	*B*
	R	30	30	101	8.6	*A*
	Subtotal	374	365	98	10.6	*B*
SB	L	67	68	101	13.0	*B*
	T	266	264	99	12.1	*B*
	R	118	122	103	11.1	*B*
	Subtotal	451	454	101	12.0	*B*
EB	L	127	126	99	8.1	*A*
	T	50	49	98	7.6	*A*
	R	52	59	113	5.9	*A*
	Subtotal	229	234	102	7.4	*A*
WB	L	48	46	96	9.1	*A*
	T	45	48	107	8.7	*A*
	R	109	110	101	7.5	*A*
	Subtotal	202	204	101	8.1	*A*
Total		1,255	1,257	100	10.1	*B*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	324	320	99	1.6	*A*
	R	65	67	103	1.5	*A*
	Subtotal	389	387	99	1.6	*A*
SB	L	41	40	98	4.8	*A*
	T	239	243	102	1.1	*A*
	Subtotal	280	283	101	1.6	*A*
WB	***L***	***73***	***72***	***98***	***10.9***	***B***
	R	50	54	108	6.6	*A*
	Subtotal	123	126	102	9.1	*A*
Total		792	796	101	2.8	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	25	23	91	6.1	*A*
	T	427	430	101	0.9	*A*
	Subtotal	452	453	100	1.2	*A*
SB	T	511	506	99	1.5	*A*
	R	65	68	105	1.2	*A*
	Subtotal	576	574	100	1.5	*A*
EB	***L***	***65***	***65***	***100***	***16.1***	***C***
	T	11	12	109	1.1	*A*
	R	30	30	101	10.4	*B*
	Subtotal	106	107	101	12.8	*B*
Total		1,134	1,134	100	2.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	2.4	*A*
	T	123	122	99	0.2	*A*
	Subtotal	128	126	98	0.3	*A*
SB	T	150	151	100	2.7	*A*
	R	59	59	100	2.6	*A*
	Subtotal	209	210	100	2.7	*A*
EB	***L***	***54***	***56***	***104***	***6.9***	***A***
	R	5	6	120	4.9	*A*
	Subtotal	59	62	105	6.7	*A*
Total		396	398	100	2.5	*A*

Intersection: 600 East & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	154	147	96	5.6	*A*
	T	380	378	99	2.2	*A*
	Subtotal	534	525	98	3.2	*A*
SB	T	296	300	101	1.7	*A*
	R	15	14	92	1.5	*A*
	Subtotal	311	314	101	1.7	*A*
EB	***L***	***10***	***9***	***88***	***13.9***	***B***
	R	156	156	100	5.4	*A*
	Subtotal	166	165	99	5.9	*A*
Total		1,011	1,004	99	3.1	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Middle Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	205	199	97	3.8	*A*
	T	108	105	97	1.1	*A*
	R	60	67	112	1.0	*A*
	Subtotal	373	371	99	2.5	*A*
SB	L	10	9	88	3.1	*A*
	T	125	128	102	0.9	*A*
	R	30	27	91	0.7	*A*
	Subtotal	165	164	99	1.0	*A*
EB	L	20	20	99	8.5	*A*
	R	100	95	95	5.3	*A*
	Subtotal	120	115	96	5.9	*A*
WB	***L***	***55***	***61***	***111***	***8.9***	***A***
	R	10	11	107	4.3	*A*
	Subtotal	65	72	111	8.2	*A*
Total		723	722	100	3.3	*A*

Intersection: 600 East & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	118	116	99	0.7	*A*
	R	20	20	99	0.6	*A*
	Subtotal	138	136	99	0.7	*A*
SB	L	15	15	98	2.8	*A*
	T	140	141	100	0.3	*A*
	Subtotal	155	156	101	0.5	*A*
WB	***L***	***24***	***24***	***99***	***5.6***	***A***
	R	10	9	88	4.4	*A*
	Subtotal	34	33	97	5.3	*A*
Total		328	325	99	1.1	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	107	7.2	*A*
	T	131	127	97	7.9	*A*
	R	10	11	107	6.1	*A*
	Subtotal	151	149	99	7.7	*A*
SB	L	75	71	94	6.6	*A*
	T	165	168	102	6.3	*A*
	R	10	12	117	5.4	*A*
	Subtotal	250	251	100	6.3	*A*
EB	L	15	16	105	5.4	*A*
	T	45	47	105	5.3	*A*
	R	15	15	98	4.7	*A*
	Subtotal	75	78	104	5.2	*A*
WB	L	10	11	107	5.6	*A*
	T	100	101	101	6.1	*A*
	R	25	28	111	4.8	*A*
	Subtotal	135	140	104	5.8	*A*
Total		613	618	101	6.4	*A*

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	3.3	*A*
	T	40	35	88	0.9	*A*
	R	195	202	103	0.7	*A*
	Subtotal	240	240	100	0.8	*A*
SB	L	25	26	103	3.8	*A*
	T	56	57	102	0.9	*A*
	R	5	5	100	0.9	*A*
	Subtotal	86	88	102	1.8	*A*
EB	L	5	5	100	5.2	*A*
	T	***5***	***5***	***100***	***7.6***	***A***
	R	5	5	100	4.5	*A*
	Subtotal	15	15	100	5.8	*A*
WB	L	195	195	100	7.0	*A*
	T	5	5	100	7.1	*A*
	R	25	27	107	5.3	*A*
	Subtotal	225	227	101	6.8	*A*
Total		566	570	101	3.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	56	102	4.6	*A*
	T	236	238	101	1.8	*A*
	Subtotal	291	294	101	2.3	*A*
SB	T	251	250	100	1.7	*A*
	R	5	7	140	1.6	*A*
	Subtotal	256	257	100	1.7	*A*
EB	***L***	***5***	***4***	***80***	***10.9***	***B***
	R	100	103	103	5.7	*A*
	Subtotal	105	107	102	5.9	*A*
Total		652	658	101	2.7	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	7.9	*A*
	T	205	203	99	8.0	*A*
	R	25	27	107	7.4	*A*
	Subtotal	235	235	100	7.9	*A*
SB	L	90	87	97	8.1	*A*
	T	245	248	101	7.7	*A*
	R	15	16	105	6.2	*A*
	Subtotal	350	351	100	7.7	*A*
EB	L	10	12	117	6.1	*A*
	T	85	88	103	6.2	*A*
	R	10	10	98	5.3	*A*
	Subtotal	105	110	105	6.1	*A*
WB	L	35	34	98	6.3	*A*
	T	110	109	99	6.6	*A*
	R	75	79	105	5.9	*A*
	Subtotal	220	222	101	6.3	*A*
Total		911	918	101	7.3	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 1100 North & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	2.9	*A*
	T	205	206	101	0.4	*A*
	Subtotal	210	210	100	0.4	*A*
SB	T	250	255	102	2.4	*A*
	R	40	39	98	2.3	*A*
	Subtotal	290	294	101	2.4	*A*
EB	***L***	***30***	***29***	***97***	***7.7***	***A***
	R	5	5	100	4.4	*A*
	Subtotal	35	34	97	7.2	*A*
Total		535	538	101	1.9	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	50	100	7.1	*A*
	T	160	164	103	7.1	*A*
	R	35	35	101	5.9	*A*
	Subtotal	245	249	102	6.9	*A*
SB	L	15	17	111	8.4	*A*
	T	180	180	100	9.2	*A*
	R	120	123	102	8.1	*A*
	Subtotal	315	320	102	8.7	*A*
EB	L	100	95	95	6.3	*A*
	T	51	54	106	6.2	*A*
	R	55	56	102	5.2	*A*
	Subtotal	206	205	100	6.0	*A*
WB	L	50	50	100	6.4	*A*
	T	50	51	102	6.5	*A*
	R	20	23	114	5.3	*A*
	Subtotal	120	124	103	6.2	*A*
Total		886	898	101	7.3	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	215	217	101	2.3	*A*
	R	65	66	102	2.6	*A*
	Subtotal	280	283	101	2.4	*A*
SB	L	10	8	78	3.6	*A*
	T	105	108	103	1.4	*A*
	Subtotal	115	116	101	1.6	*A*
WB	***L***	***70***	***71***	***101***	***6.5***	***A***
	R	10	13	127	5.2	*A*
	Subtotal	80	84	105	6.3	*A*
Total		476	483	102	2.9	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	18	89	5.2	*A*
	T	425	424	100	0.8	*A*
	Subtotal	445	442	99	1.0	*A*
SB	T	495	508	103	1.4	*A*
	R	25	28	111	1.0	*A*
	Subtotal	520	536	103	1.4	*A*
EB	***L***	***30***	***30***	***101***	***13.8***	***B***
	T	16	15	95	0.6	*A*
	R	30	29	97	8.4	*A*
	Subtotal	76	74	97	9.0	*A*
Total		1,041	1,052	101	1.7	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Background*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.6	*A*
	T	86	86	100	1.0	*A*
	Subtotal	91	91	100	1.1	*A*
SB	T	110	111	100	2.5	*A*
	R	80	84	105	2.5	*A*
	Subtotal	190	195	103	2.5	*A*
EB	***L***	***65***	***61***	***94***	***6.4***	***A***
	R	5	6	120	4.4	*A*
	Subtotal	70	67	96	6.2	*A*
Total		352	353	100	2.9	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 2600 North
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	20	19	94	8.5	*A*
	T	156	157	101	8.2	*A*
	R	20	19	94	7.7	*A*
	Subtotal	196	195	99	8.2	*A*
SB	L	75	76	101	7.6	*A*
	T	199	206	103	7.2	*A*
	R	10	10	98	6.6	*A*
	Subtotal	284	292	103	7.3	*A*
EB	L	15	16	105	5.9	*A*
	T	45	48	107	5.9	*A*
	R	30	33	111	4.8	*A*
	Subtotal	90	97	108	5.5	*A*
WB	L	25	26	103	5.9	*A*
	T	100	102	102	6.3	*A*
	R	25	25	99	5.0	*A*
	Subtotal	150	153	102	6.0	*A*
Total		721	737	102	7.1	*A*

Intersection: 300 East & 1730 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	3	60	3.6	*A*
	T	40	41	102	0.9	*A*
	R	231	235	102	0.8	*A*
	Subtotal	276	279	101	0.8	*A*
SB	L	25	27	107	3.8	*A*
	T	56	58	104	1.0	*A*
	R	5	6	120	1.0	*A*
	Subtotal	86	91	106	1.8	*A*
EB	L	5	5	100	6.4	*A*
	T	***10***	***9***	***88***	***7.3***	***A***
	R	5	4	80	5.0	*A*
	Subtotal	20	18	90	6.5	*A*
WB	L	218	221	101	7.2	*A*
	T	10	11	107	7.1	*A*
	R	25	26	103	4.0	*A*
	Subtotal	253	258	102	6.9	*A*
Total		636	646	102	3.6	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1500 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	55	53	96	4.7	*A*
	T	262	267	102	1.9	*A*
	Subtotal	317	320	101	2.4	*A*
SB	T	268	270	101	1.8	*A*
	R	10	12	117	1.9	*A*
	Subtotal	278	282	101	1.8	*A*
EB	***L***	***15***	***15***	***98***	***9.7***	***A***
	R	100	101	101	5.7	*A*
	Subtotal	115	116	101	6.2	*A*
Total		710	718	101	2.8	*A*

Intersection: 300 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	9.2	*A*
	T	210	211	100	8.9	*A*
	R	35	38	109	7.8	*A*
	Subtotal	250	253	101	8.7	*A*
SB	L	90	90	100	9.1	*A*
	T	248	246	99	8.6	*A*
	R	30	33	111	7.6	*A*
	Subtotal	368	369	100	8.6	*A*
EB	L	31	32	104	6.8	*A*
	T	122	120	98	6.6	*A*
	R	10	12	117	6.2	*A*
	Subtotal	163	164	101	6.6	*A*
WB	L	38	37	98	6.8	*A*
	T	136	144	106	7.3	*A*
	R	75	77	102	6.7	*A*
	Subtotal	249	258	104	7.0	*A*
Total		1,029	1,044	101	8.0	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 300 East & 1100 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	5	100	3.3	*A*
	T	205	207	101	0.4	*A*
	Subtotal	210	212	101	0.5	*A*
SB	T	250	249	99	2.4	*A*
	R	46	45	98	2.3	*A*
	Subtotal	296	294	99	2.4	*A*
EB	***L***	***45***	***46***	***103***	***7.6***	***A***
	R	5	6	120	4.5	*A*
	Subtotal	50	52	104	7.2	*A*
Total		556	558	100	2.1	*A*

Intersection: 600 East & Cedar Hollow Rd
Type: All-way Stop Controlled

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	50	51	102	12.7	*B*
	T	300	298	99	12.8	*B*
	R	35	38	109	11.8	*B*
	Subtotal	385	387	101	12.7	*B*
SB	L	68	67	98	15.4	*C*
	T	270	267	99	14.9	*B*
	R	148	154	104	13.4	*B*
	Subtotal	486	488	100	14.5	*B*
EB	L	147	148	101	8.2	*A*
	T	51	45	89	7.0	*A*
	R	55	60	109	6.0	*A*
	Subtotal	253	253	100	7.5	*A*
WB	L	50	49	98	9.5	*A*
	T	50	53	106	10.2	*B*
	R	111	118	106	8.4	*A*
	Subtotal	211	220	104	9.1	*A*
Total		1,334	1,348	101	11.8	*B*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	328	330	101	1.6	*A*
	R	70	70	100	1.6	*A*
	Subtotal	398	400	101	1.6	*A*
SB	L	46	45	98	4.8	*A*
	T	257	261	102	1.1	*A*
	Subtotal	303	306	101	1.6	*A*
WB	***L***	***80***	***77***	***96***	***11.4***	***B***
	R	55	55	100	6.8	*A*
	Subtotal	135	132	98	9.5	*A*
Total		836	838	100	2.9	*A*

Intersection: 1200 East & Airport Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	30	28	94	5.6	*A*
	T	430	430	100	0.9	*A*
	Subtotal	460	458	100	1.2	*A*
SB	T	515	512	99	1.6	*A*
	R	70	70	100	1.3	*A*
	Subtotal	585	582	99	1.6	*A*
EB	***L***	***66***	***64***	***97***	***16.8***	***C***
	T	15	15	98	0.9	*A*
	R	35	36	104	10.0	*A*
	Subtotal	116	115	99	12.6	*B*
Total		1,161	1,155	100	2.5	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & 300 East
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	4	80	3.0	*A*
	T	130	126	97	0.2	*A*
	Subtotal	135	130	96	0.3	*A*
SB	T	175	180	103	2.9	*A*
	R	80	85	106	2.6	*A*
	Subtotal	255	265	104	2.8	*A*
EB	***L***	***65***	***66***	***102***	***7.6***	***A***
	R	5	6	120	4.6	*A*
	Subtotal	70	72	103	7.4	*A*
Total		460	467	101	2.8	*A*

Intersection: 600 East & South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	171	178	104	5.7	*A*
	T	387	386	100	2.2	*A*
	Subtotal	558	564	101	3.3	*A*
SB	T	322	324	101	1.8	*A*
	R	15	14	92	1.3	*A*
	Subtotal	337	338	100	1.8	*A*
EB	***L***	***10***	***11***	***107***	***16.2***	***C***
	R	166	167	101	6.0	*A*
	Subtotal	176	178	101	6.6	*A*
Total		1,071	1,080	101	3.4	*A*

SimTraffic LOS Report

Project: Lehi Family Park TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Saturday Afternoon Peak Hour* **Project #:** *UT22-2242*

Intersection: 600 East & Middle Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	205	207	101	3.9	*A*
	T	116	114	98	1.1	*A*
	R	60	62	103	1.0	*A*
	Subtotal	381	383	101	2.6	*A*
SB	L	10	10	98	3.3	*A*
	T	148	152	102	0.8	*A*
	R	30	32	108	0.7	*A*
	Subtotal	188	194	103	0.9	*A*
EB	L	20	18	89	9.4	*A*
	R	100	100	100	5.6	*A*
	Subtotal	120	118	98	6.2	*A*
WB	***L***	***55***	***54***	***98***	***10.0***	***A***
	R	10	10	98	4.2	*A*
	Subtotal	65	64	98	9.1	*A*
Total		754	759	101	3.3	*A*

Intersection: 600 East & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	126	122	97	0.7	*A*
	R	20	21	104	0.6	*A*
	Subtotal	146	143	98	0.7	*A*
SB	L	15	14	92	2.8	*A*
	T	164	171	104	0.3	*A*
	Subtotal	179	185	103	0.5	*A*
WB	***L***	***24***	***23***	***95***	***6.3***	***A***
	R	10	10	98	4.3	*A*
	Subtotal	34	33	97	5.7	*A*
Total		360	361	100	1.0	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Existing (2022) Background

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB			SB		EB					WB			
	L	LT	LTR	LTR	TR	L	LR	LTR	R	TR	L	LR	LTR	TR
01: 600 East/300 East & 2600 North			75	75		50				50	50			75
02: 300 East & 1730 North													75	
03: 300 East & 1500 North		50					75							
04: 300 East & Cedar Hollow Rd			100	125		50				75	50			75
05: 300 East & 1100 North						50								
06: 600 East & Cedar Hollow Rd			75	100		50				75			75	
07: 600 East & Airport Road												50		
08: 1200 East & Airport Road							75							

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Existing (2022) Plus Project

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB				EB					WB					
	L	LT	LTR	TR	L	LTR	T	TR	L	LR	LTR	R	TR	L	LR	LT	LTR	R	TR
01: 600 East & 2600 North			100			100			50				75	50					75
02: 300 East & 1730 North																75			
03: 300 East & 1500 North		50								75									
04: 300 East & Cedar Hollow Rd			100			125			50				75	50					100
05: 300 East & 1100 North									75										
06: 600 East & Cedar Hollow Rd			150			175			75				75				100		
07: 600 East & Airport Road					50									75				50	
08: 1200 East & Airport Road	50									100									
09: 600 East & 300 East									75										
10: 600 East & South Access	75											50							
11: 600 East & Middle Access	75								50				75	75					50
12: 600 East & North Access															50				

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Future (2027) Background

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB			EB					WB			
	L	LT	LTR	TR	LT	LTR	TR	L	LR	LTR	R	TR	L	LR	LTR	TR
01: 600 East & 2600 North			75			100		50				50	50			75
02: 300 East & 1730 North						25									75	
03: 300 East & 1500 North		50							75							
04: 300 East & Cedar Hollow Rd			100			125		50				75	50			100
05: 1100 North & 300 East								50								
06: 600 East & Cedar Hollow Rd			100			125		75				75			75	
07: 600 East & Airport Road														75		
08: 1200 East & Airport Road	50								75							
09: 600 East & 300 East								75								

SimTraffic Queueing Report

Project: Lehi Family Park TIS

Analysis: Future (2027) Plus Project

Time Period: Saturday Afternoon Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2242

Intersection	NB				SB				EB					WB					
	L	LT	LTR	TR	L	LTR	T	TR	L	LR	LTR	R	TR	L	LR	LT	LTR	R	TR
01: 600 East & 2600 North			100			100			50				75	50					75
02: 300 East & 1730 North						50										75			
03: 300 East & 1500 North		50								75									
04: 300 East & Cedar Hollow Rd			125			125			50				75	50					100
05: 300 East & 1100 North									75			25							
06: 600 East & Cedar Hollow Rd			175			225			75				75				100		
07: 600 East & Airport Road					50									75				50	
08: 1200 East & Airport Road	50									100									
09: 600 East & 300 East									75										
10: 600 East & South Access	75											50							
11: 600 East & Middle Access	75								50				75	75					50
12: 600 East & North Access															50				