Lehi City Council Meeting
Agenda
February 23, 2021

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 Presentation

   2.1. Department Goals and Reports Presentation

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

6. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

3. Consent Agenda

   3.1. Approve minutes from the February 9, 2021 City Council Meeting.
   020921CC.pdf

Regular Agenda

4. Consideration of Preliminary subdivision review of Holbrook Farms Plat I, a five-lot commercial subdivision located at 3600 West and Waterbury Drive (tabled from the February 9th meeting).
   Petitioner: Boyer Company
   Holbrook Farms Plat I Preliminary and Final Subdivision DRC 01.20.21.docx
   Holbrook Farms Plat I Preliminary Subdivision - narrative.pdf
   Holbrook Farms Plat I Prelim Subdivision - plans.pdf
   Holbrook Farms Plat I Prelim Subdivision - traffic report.pdf
   Holbrook Farms Plat I Prelim Subdivision - general plan map.pdf
   Holbrook Farms Plat I Prelim Subdivision - zoning map.pdf
   Holbrook Farms Plat I Prelim Subdivision - aerial map.pdf
   IMG_6330.JPG
   IMG_6331.JPG
   IMG_6329.JPG
   CC Staff Report Holbrook Farms Plat I Preliminary Subdivision 2.23.21.docx

5. Consideration of approval for a Plat Amendment for Diary View Estates Plat J, combining lots 501 and 502 of Dairy View Estates Plat F located at 969 North 1490 East.
   Petitioner: MiloÂ LeBaron
   CC Staff Report Dairy View Estates Plat J Subdivision Plat Amendment.docx
   Dairy View Plat J DRC 02.03.21.docx
   Dairy View Plat J.pdf
   aerial map.pdf
   general plan map.pdf
   zoning map.pdf

6. Consideration of approval for a Plat Amendment to the Cold Spring Ranch Plat C-1, amending the plat to combine two lots located at 700 North Redwood Road.
   Petitioner: Ross Lucas
   CC Staff Report Cold Spring Ranch Plat C-1 Subdivision Plat Amendment 02.23.21.docx
   Cold Spring Ranch C1 Plat Amendment DRC 1.20.21.docx
   Cold Spring Ranch C1 Plat Amendment - narrative, plat.pdf
   Cold Spring Ranch C1 Plat Amendment - aerial map.pdf
   Cold Spring Ranch C1 Plat Amendment - general plan map.pdf
   Cold Spring Ranch C1 Plat Amendment - zoning map.pdf

7. Consideration of Ordinance #10-2021, approval of the Yeomans & Morgan General Plan Amendment, changing the land use designation from LDR & MDR to IHDR on approximately 5 acres of property located at 143 South 1100 West.
   Petitioner: Adam Albrecht
   CC Staff Report Yeomans & Morgan General Plan Amendment 02.09.21.docx
   Yeomans & Morgan General Plan Amendment DRC 10.28.2020.docx
   Ord 10-2021.docx

Yeomans & Morgan General Plan Amendment 10.28.20.pdf
Yeomans GP aerial.pdf
Yeomans GPA Current General Plan.pdf
Yeomans GPA zoning.pdf

8. Consideration of Concept approval for the Hunting Farms Concept, a 40-lot single family residential project at 143 South 1100 West.
   Petitioner: Adam Albrecht
   CC Staff Report Hunting Farms Single Family Concept 02.09.21.docx
   Hunting Farms Single Family Concept DRC 12.09.2020.docx
   Hunting Farms Single Family Concept 12.09.20 DRC response, narrative, plans, elevation examples.pdf
   Hunting Farms SF Concept Aerial.pdf
   Hunting Farms SF Concept General Plan.pdf
   Hunting Farms SF Concept Zoning.pdf

9. Consideration of Final subdivision approval for South Creek, a 21-lot residential subdivision located at 1400 South 1940 West.
   Petitioner: PHI Properties
   CC Staff Report South Creek Final Subdivision 02.23.21.docx
   South Creek Final Subdivision DRC 02.10.21.docx
   South Creek Final Subdivision 02.10.21 plans.pdf
   South Creek Landscape Plan Sheet.pdf
   South Creek Subdivision aerial.pdf
   South Creek Subdivision General Plan.pdf
   South Creek Subdivision zoning.pdf

10. Consideration of approval for a Grading Permit for the South Creek subdivision on approximately 12.25 acres located at 1400 South 1940 West.
    Petitioner: PHI Properties
    CC Staff Report South Creek Subdivision Grading Permit 02.23.21.docx
    South Creek Subdivision Grading Permit DRC 01.06.21.docx
    South Creek Grading Permit Plan 01.06.21.pdf
    South Creek Grading Permit aerial.pdf
    South Creek Grading Permit General Plan.pdf
    South Creek Grading Permit zoning.pdf

11. Consideration of Ordinance #11-2021, a Development Code amendment to Chapter 21, Temporary Uses, clarifying and updating the duration allowance for food trucks.
    Petitioner: Lehi City
    CC Staff Report Ch 21 Temporary Uses Development Code Amendment 02.23.21.docx
    Ch 21 Development Code Amendment Food Truck DRC 09.30.2020.docx
    Ord 11-2021.docx

Ch21TemporaryUsesFoodTruckEdit.pdf

12. Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road. (Tabled from the February 9, 2021 City Council Meeting.)

    CC Staff Report Hidden Canyon Plat D Preliminary Subdivision 02.23.21.docx
    Hidden Canyon Plat D Preliminary DRC 12.02.2020.docx
    Hidden Canyon Plat D Preliminary Plans.pdf
    Trail Alternatives_Hidden Canyon.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

13. Consideration of Resolution #2021-06, appointing a Board Member to the Timpanogos Special Service District.
    Petitioner: Lehi City
    Res 2021-06.docx

14. Consideration of Resolution #2021-07, approving an agreement with Zions Public Finance, Inc. for assistance for financings related to the loop road.
    Petitioner: Lehi City
    Res 2021-07.docx
    MA Contract Lehi 2021.docx

15. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports Presentation

Subject:
Department Goals and Reports Presentation

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve minutes from the February 9, 2021 City Council Meeting.

Suggested Action:

Attachments:

020921CC.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, **February 9, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Brad Kenison, Assistant City Engineer; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Andrew Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

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

2. Presentations and Reports

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

Ryan Wood, City Attorney, presented the Council with a training of the Open Public Meeting Act for the annual requirement. He stated that it's important for the Council to conduct the public's business in public. He also reviewed the requirements to hold a Closed Session.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

The Mayor and Council reported on their assigned boards and commissions.

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

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

The Council recessed at approximately 6:15 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

None.

3. Consent Agenda

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

3.2 Approve Purchase Orders

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

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

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

Jared Schmitt with Symphony Homes was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for Colledge Farms Plat D, a 17-lot single-family development located at 2650 West 1300 North.; including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

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

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

Jared Schmitt with Symphony Homes was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for Colledge Farms Plat E, a 16-lot single-family development located at 2650 West 1170 North;

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including all Development Review Committee Comments and Planning Commission comments. Councilor Albrecht seconded the motion.

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

The applicant was not available. The Council had questions for the applicant, so it was suggested that they table the item.

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

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

7. Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road.

Matthew Loveland, with Fieldstone Homes, was representing the applicant. He noted that he was aware of the concerns with the trail location, but he believes that the location complies with the Area Plan. He also stated that the difference between the trail and sidewalk width is 3 feet. A sidewalk would have 5 feet and the trail is 8 feet. He also noted that trails have been placed in front of homes in other areas of Traverse Mountain.

The Council noted that they have received emails and phone calls regarding the safety concerns with a trail being located in front of a home. There was discussion of how to mitigate those concerns. Council Condie stated that there's a safety concern with a standard sidewalk too.

Karl Karren was representing the Homeowners Association. He stated that they would be responsible to maintain the trail, but he has concerns with that because the trail would cross the driveways. He said that he HOA does not want to take responsibility for an asphalt trail that will be driven on by homeowners. He also expressed concern with the easements being proposed.

Parker Dixon stated that he is a recent homeowner and was concerned with the density being allowed in the area and was also concerned about the school capacity.

Rob Ludlow expressed concern with the design. He stated that this is a significant safety issue because the trail will have a lot of traffic on it and it will be cutting across 16 driveways. He wants to see a safer design plan that doesn't put children at risk. He also expressed concern with the easements and setbacks.

Mr. Struthers noted that the developer has the right to max out his allowed density as long as they can engineer it and it meets all the design standards, which staff has determined that this proposal does that. He also stated that the setbacks and right of way comply with the Area Plan.

Mr. Loveland stated that there is a traffic study that shows this is safe. He stated that any liability concerns with the HOA can be addresses and he suggested that the homeowners maintain the trail rather than the HOA.

There was discussion regarding other possible designs for the trail location. Other options included that the trail be constructed behind the homes, or it was also suggested that the trail be moved to the other side of the road to avoid most homes.

Motion: Councilor Koivisto moved to table this item and asked the applicant to consider other trail design option to address the safety concerns. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding that the easement and right of way concerned be addressed.

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

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

8. Consideration of Ordinance #06-2021, a Development Code amendment to Chapter 39, adding a definition for caretaker unit.

Motion: Councilor Koivisto moved to approve Ordinance #06-2021, a Development Code amendment to Chapter 39, adding a definition for caretaker unit. Councilor Hancock seconded the motion.

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

9. Consideration of Ordinance #07-2021, a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses.

Mr. Struthers explained that recently the Hearing Examiner sided with an applicant that claimed the signage was too restrictive, so they decided to amend the Development Code to allow the same standard as all other signage.

Motion: Councilor Koivisto moved to approve Ordinance #07-2021, a Development Code amendment to Chapter 12, amending the signage requirements for cannabis-related businesses. Councilor Condie seconded the motion.

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

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10. Consideration of Lehi City's request for approval of a Development Code amendment to Chapter 37 Design Standards, adding an exception for enhancing visual features.

This item was withdrawn from the agenda.

11. Consideration of Ordinance #09-2021, a Development Code amendment to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use.

Motion: Councilor Koivisto moved to approve Ordinance #09-2021, a Development Code amendment to Table 05.030-B, Chapter 39 definitions, and Chapter 12 adding the storage, vehicle use. Councilor Southwick seconded the motion.

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

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

Mayor Johnson stated that the current code allows for discharge of a firearm, but not a bow, so this will amend the code to allow for that.

Motion: Councilor Koivisto moved to approve Ordinance #05-2021, amending Title 6, Chapter 5, Section 7 (Firearms and Weapons) to allow the discharge of a bow within Lehi City limits upon the written permission of the Mayor. Councilor Hancock seconded the motion.

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

13. Adjournment

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

Approved: February 23, 2021 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision review of Holbrook Farms Plat I, a five-lot commercial subdivision located at 3600 West and Waterbury Drive (tabled from the February 9th meeting).

Suggested Action:

Attachments:

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

Holbrook Farms Plat I Preliminary Subdivision - narrative.pdf

Holbrook Farms Plat I Prelim Subdivision - plans.pdf

Holbrook Farms Plat I Prelim Subdivision - traffic report.pdf

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

Holbrook Farms Plat I Prelim Subdivision - zoning map.pdf

Holbrook Farms Plat I Prelim Subdivision - aerial map.pdf

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CC Staff Report Holbrook Farms Plat I Preliminary Subdivision 2.23.21.docx

Holbrook Farms Plat I Preliminary and Final Subdivision
DRC Redline Comments

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

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

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

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

Trent – Parks:

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

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

5. Need to finalize access details onto 3600 West.

Kim – Planning:

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

PRIOR TO PRECONSTRUCTION MEETING:

1. Must provide access approval from UDOT for Road A access to 2100 N.
2. Provide an engineer's cost estimate for the cost of all improvements.
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Reimbursement Agreement for deceleration lane required.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
11. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
12. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.

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

13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
16. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON JANUARY 28TH

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

Memorandum

To: Lehi City

CC: The Boyer Company

From: Focus Engineering and Surveying

Date: 11/17/2020

Re: Holbrook Farms Plat I Narrative

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

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

HOLBROOK FARMS PLAT "I"

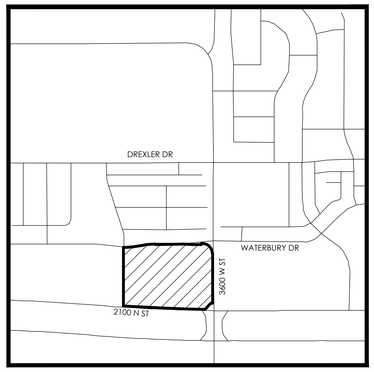
A COMMERCIAL SUBDIVISION

PREPARED FOR:

THE BOYER COMPANY

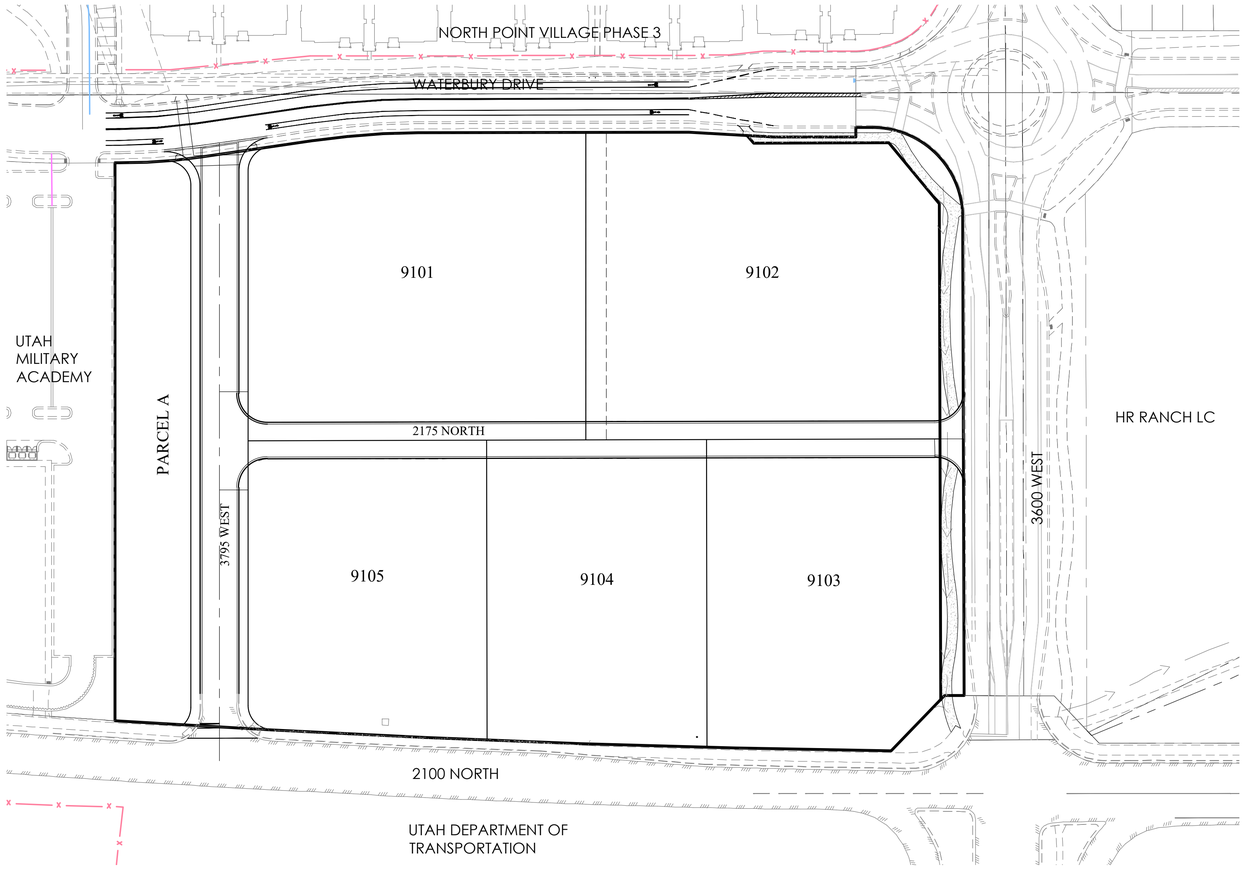
LOCATED IN:

LEHI, UT



VICINITY MAP

NTS



SITE MAP

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

LEHI CITY NOTES

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

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

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

N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 70 ft.

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

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

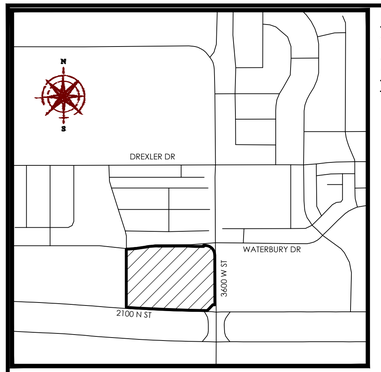
HOLBROOK FARMS PLAT "I"
LEHI, UT
COVER

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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COVER

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

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



VICINITY MAP
N.T.S

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

TABULATIONS:

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

LAND USE TABULATION:

PARCEL 13 COMMERCIAL OFFICE

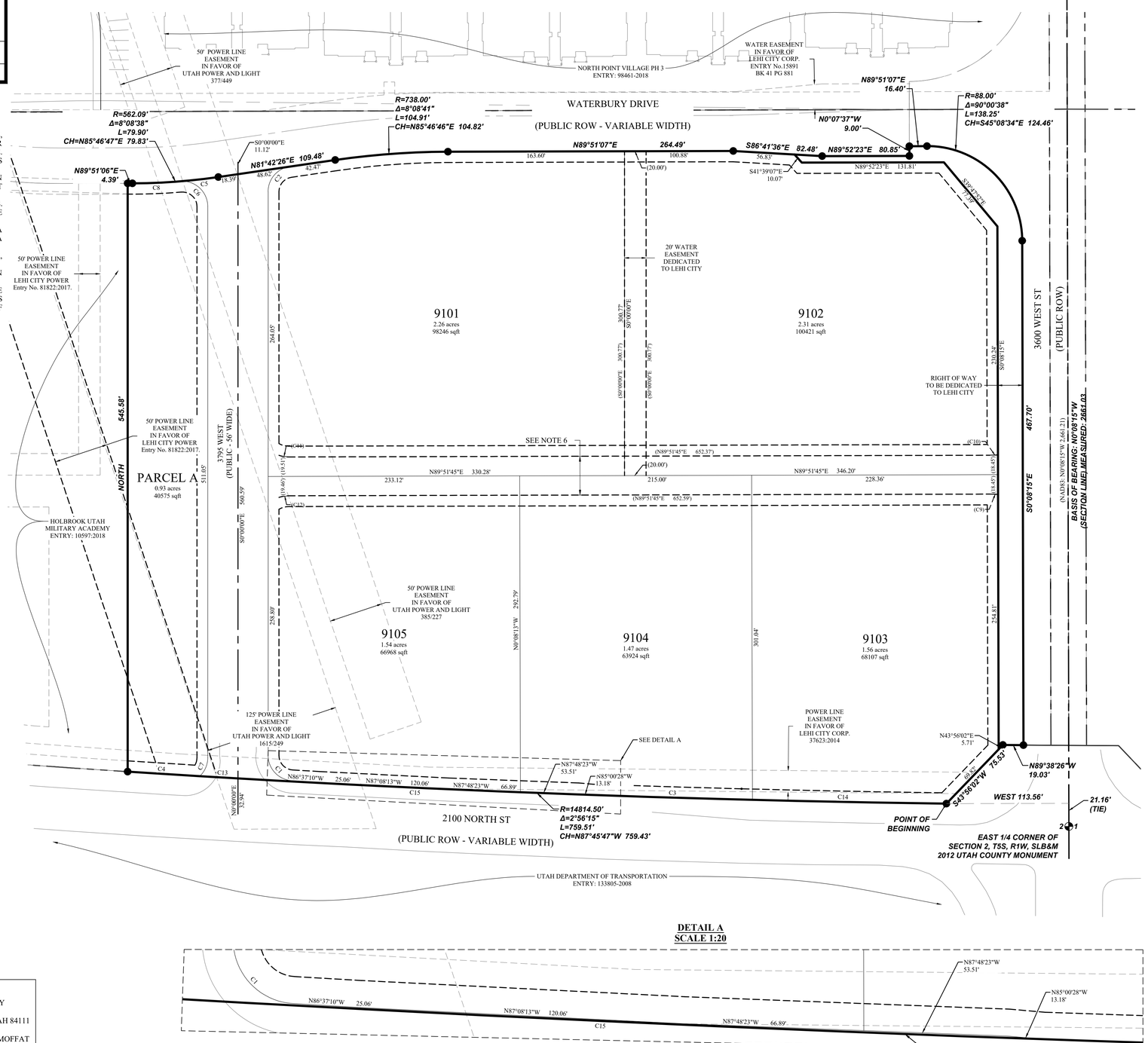
ERU'S ALLOWED	71
PREVIOUSLY CLAIMED	0
ERU'S USED WITH HOLBROOK COMMERCIAL VILLAGE 13	5
ERU'S REMAINING	66

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

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

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

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



DETAIL A
SCALE 1:20

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

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

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

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

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

Contains: 11.13 acres+/-

OWNER'S DEDICATION

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

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

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE_____OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

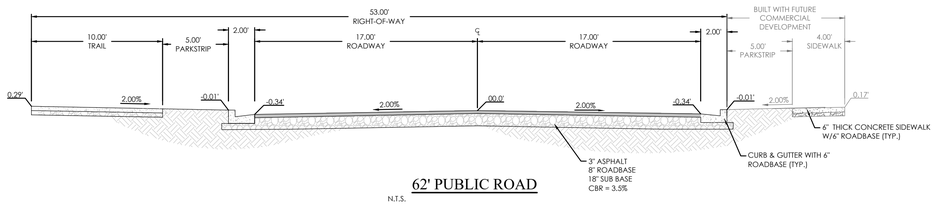
CHAIR, PLANNING COMMISSION

VILLAGE 13

HOLBROOK FARMS PLAT I

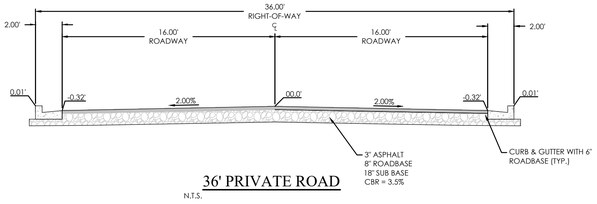
A COMMERCIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

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



62' PUBLIC ROAD

N.T.S.

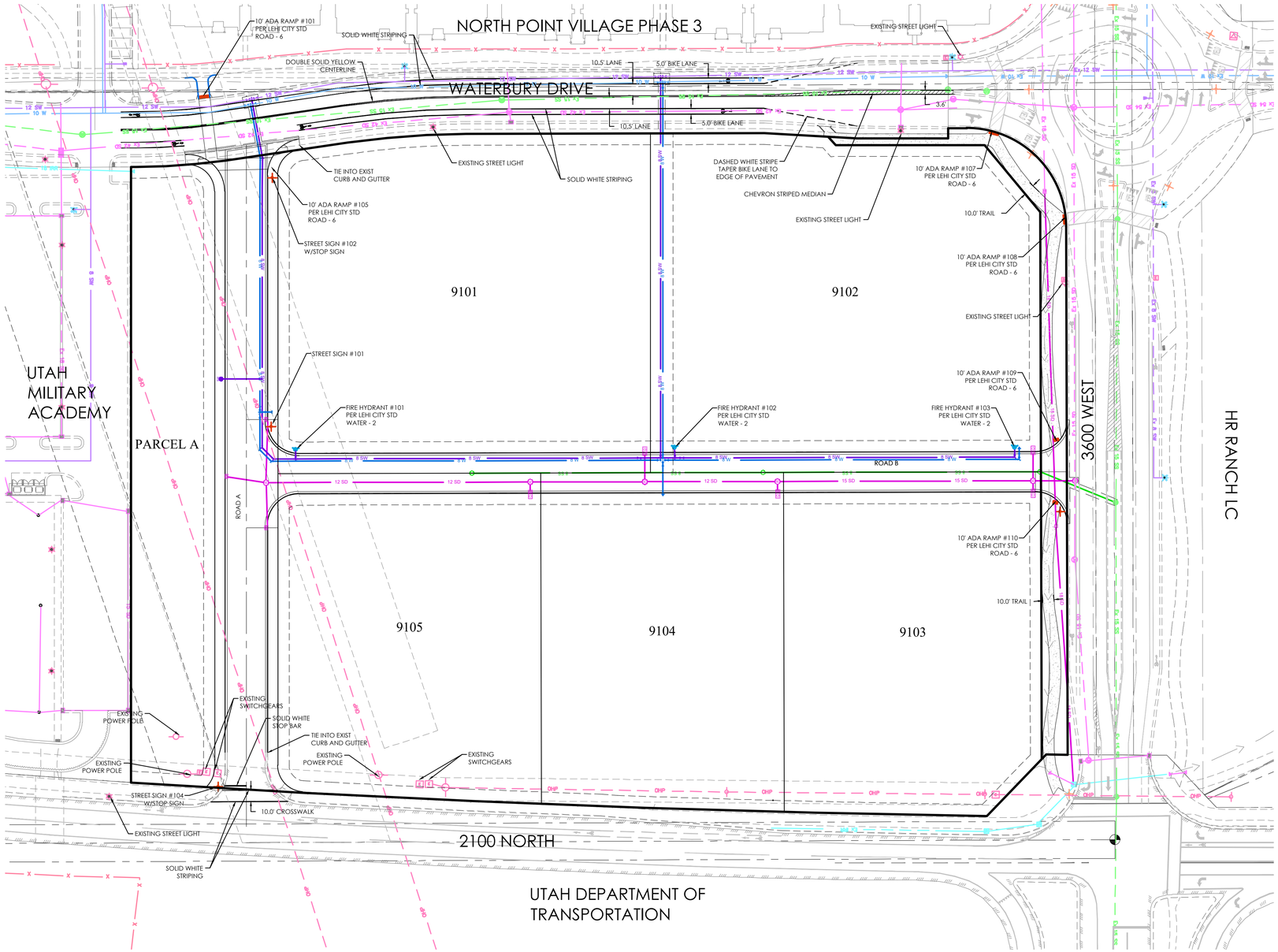


36' PRIVATE ROAD

N.T.S.

LEGEND

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



N

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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
1/12/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
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SITE PLAN

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

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

NORTH POINT VILLAGE PHASE 3

WATERBURY DRIVE

9101

9102

9103

9104

9105

ROAD A

ROAD B

3600 WEST

HR RANCH LC

2100 NORTH

UTAH DEPARTMENT OF TRANSPORTATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12" ADS
L=56.06'
S=0.50%

12" ADS
L=39.94'
S=5.76%

12" ADS
L=234.28'
S=2.08%

12" ADS
L=26.00'
S=0.50%

12" ADS
L=10.00'
S=0.50%

12" ADS
L=101.46'
S=1.36%

12" ADS
L=117.72'
S=1.18%

12" ADS
L=10.00'
S=8.86%

12" ADS
L=25.99'
S=1.60%

12" ADS
L=10.01'
S=3.37%

12" ADS
L=36.95'
S=6.77%

15" ADS
L=226.46'
S=0.30%

15" ADS
L=37.37'
S=0.30%

18" ADS
L=297.35'
S=1.30%

8" ADS
L=229.46'
S=0.89%

15" RCP
L=333.73'
S=0.89%

15" RCP
L=69.93'
S=0.89%

LEGEND

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

NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL STROM DRAIN WITHIN THE CITY ROW - ROAD A - WILL BE OWNED & MAINTAINED BY LEHI CITY. ALL OTHER STORM DRAIN IS PRIVATE & TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

HOLBROOK FARMS PLAT "I"

LEHI, UT

GRADING & DRAINAGE PLAN

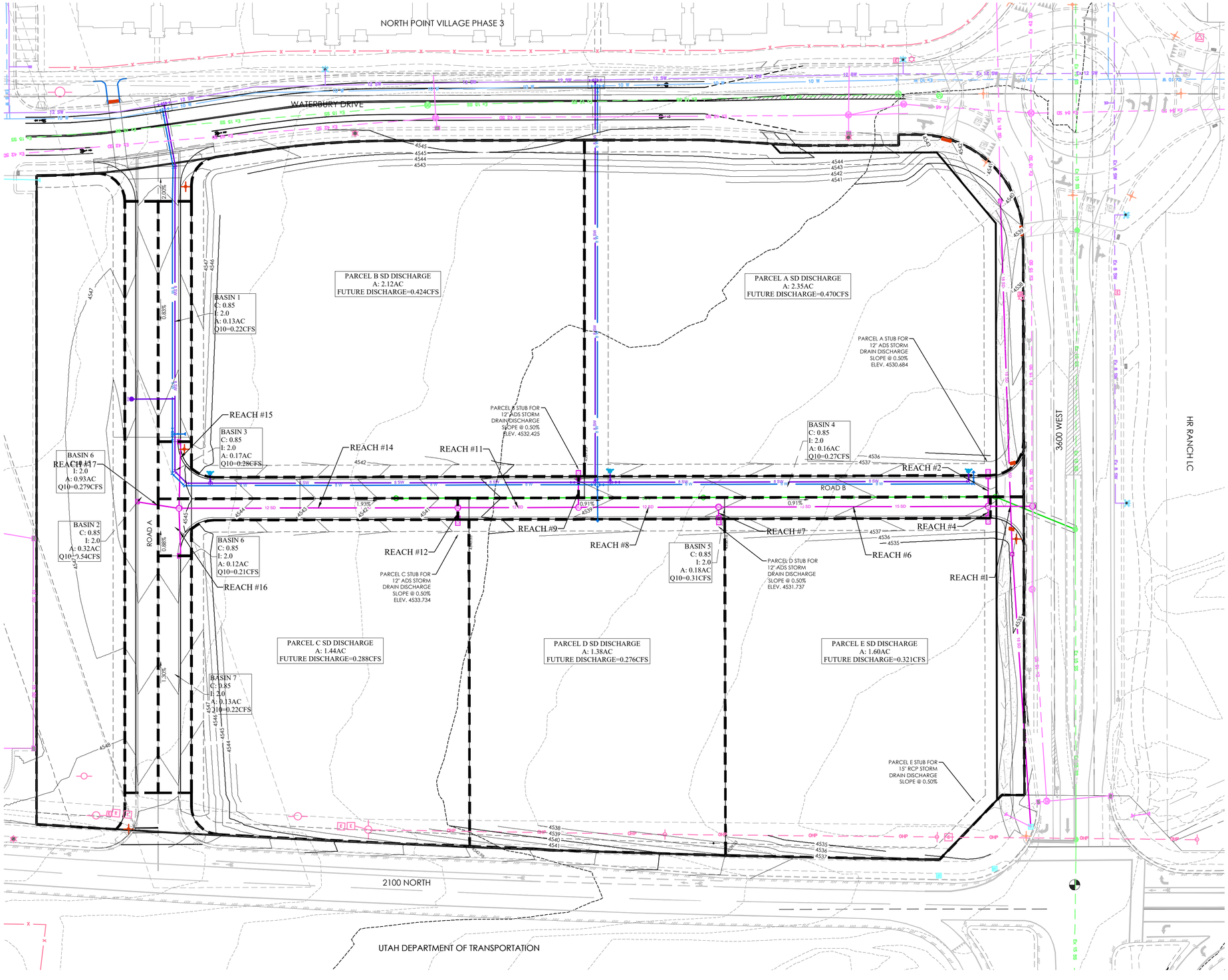
REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

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

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LEGEND

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

NOTES:

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

PIPE CAPACITY TABLE
(BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH #1	15	37	0.30%	0.85	2.0	15	3.5	4.108
REACH #2	12	26	1.60%	0.85	2.0	15	4.5	0.740
REACH #4	12	10	3.37%	0.85	2.0	15	6.6	0.631
REACH #6	15	226	0.30%	0.85	2.0	15	3.5	2.737
REACH #7	12	10	8.86%	0.85	2.0	15	10.6	0.276
REACH #8	12	118	1.18%	0.85	2.0	15	3.9	2.461
REACH #9	12	26	0.50%	0.85	2.0	15	2.5	0.704
REACH #11	12	101	1.36%	0.85	2.0	15	4.2	1.757
REACH #12	12	10	0.50%	0.85	2.0	15	2.5	0.498
REACH #14	12	234	2.08%	0.85	2.0	15	5.2	1.259
REACH #15	12	56	0.50%	0.85	2.0	15	2.5	0.220
REACH #16	12	40	5.76%	0.85	2.0	15	8.6	0.220
REACH #17	12	37	6.77%	0.85	2.0	15	9.3	0.819

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

HOLBROOK FARMS PLAT "I"
LEHI, UT

OVERALL DRAINAGE PLAN

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

OVERALL DRAINAGE PLAN

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

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

NORTH POINT VILLAGE PHASE 3

WATERBURY DRIVE

EXIST. FIRE HYDRANT

TIE INTO EXIST. 12" SECONDARY LINE

EXIST. 12" SECONDARY LINE

EXIST. 10" CULINARY LINE

EXIST 12" SEWER

TIE INTO EXIST. 10" WATER LINE

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

8" PVC C900
L=48.38'±

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

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

8" PVC C900
L=26.34'±

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

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

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

8" PVC C900
L=338.22'±

8" PVC C900
L=335.25'±

EXIST. FIRE HYDRANT

EXIST 12" SEWER

9101

9102

8" PVC C900
L=222.50'±

1.5" POLYPIPE
L=37.0' ±

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

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

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

FIRE HYDRANT #101
PER LEHI CITY STD
WATER - 2

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

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

FIRE HYDRANT #102
PER LEHI CITY STD
WATER - 2

FIRE HYDRANT #103
PER LEHI CITY STD
WATER - 2

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

8" PVC C900
L=411.29'±

8" PVC C900
L=8.72'±

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

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

3600 WEST

HR RANCH LC

PARCEL A

ROAD A

ROAD B

8" PVC C900
L=319.47'±

8" PVC C900
L=343.27'±

8" PVC C900
L=317.96'±

8" PVC C900
L=320.08'±

8" PVC C900
L=31.80'±

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

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

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

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

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

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

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

TIE INTO EXIST
12" SEWER

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

EXIST. FIRE HYDRANT

9105

9104

9103

TIE INTO EXIST
CURB AND GUTTER

2100 NORTH

UTAH DEPARTMENT OF TRANSPORTATION

UTAH
MILITARY
ACADEMY

LEGEND

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

NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

HOLBROOK FARMS PLAT "I"

LEHI, UT

SEWER & WATER PLAN

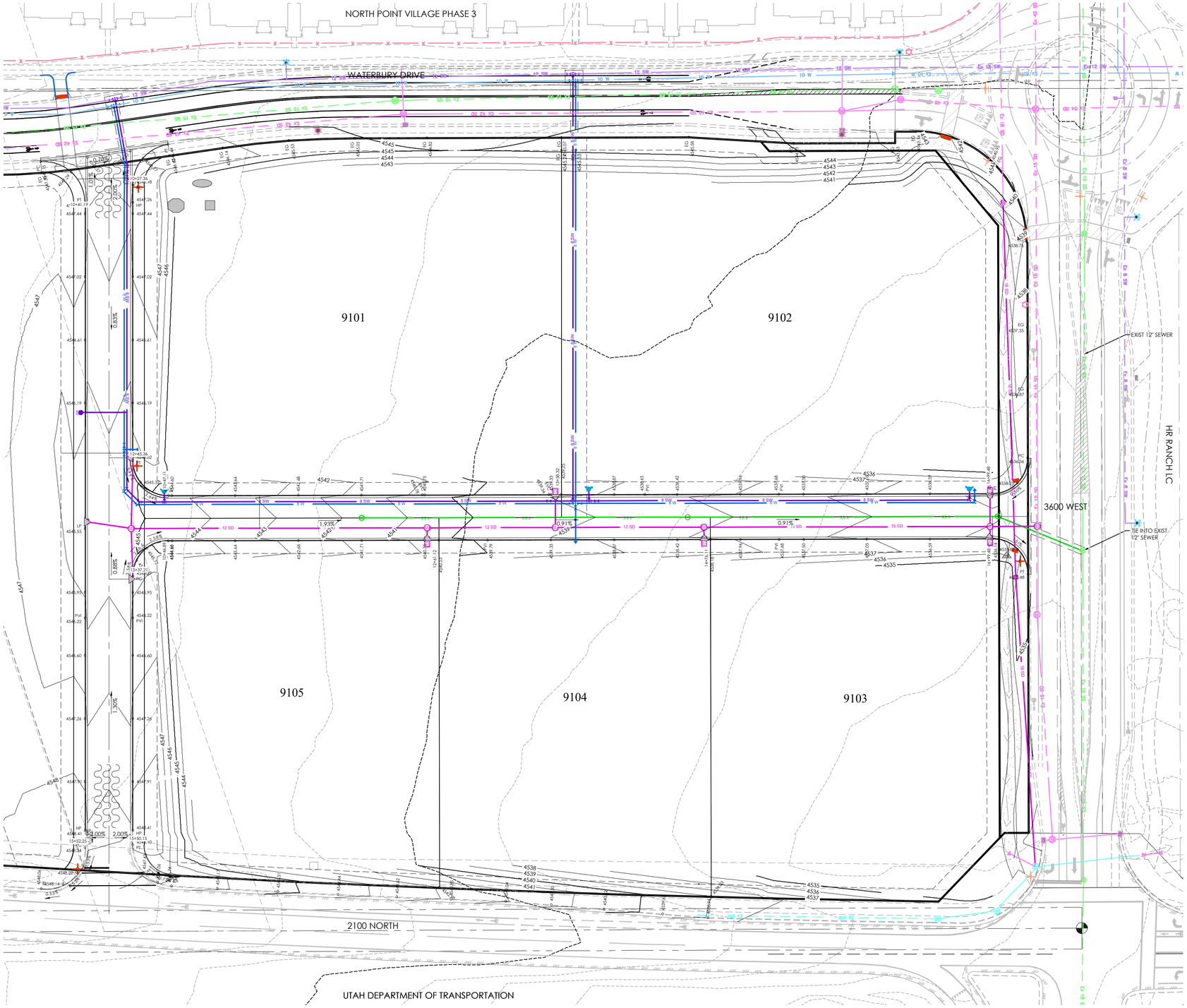
REVISION BLOCK

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SEWER & WATER PLAN

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

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



EROSION CONTROL LEGEND

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 40 ft.

N

S

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THOMAS M. ROMNEY
01/12/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"

LEHI, UT

EROSION CONTROL PLAN

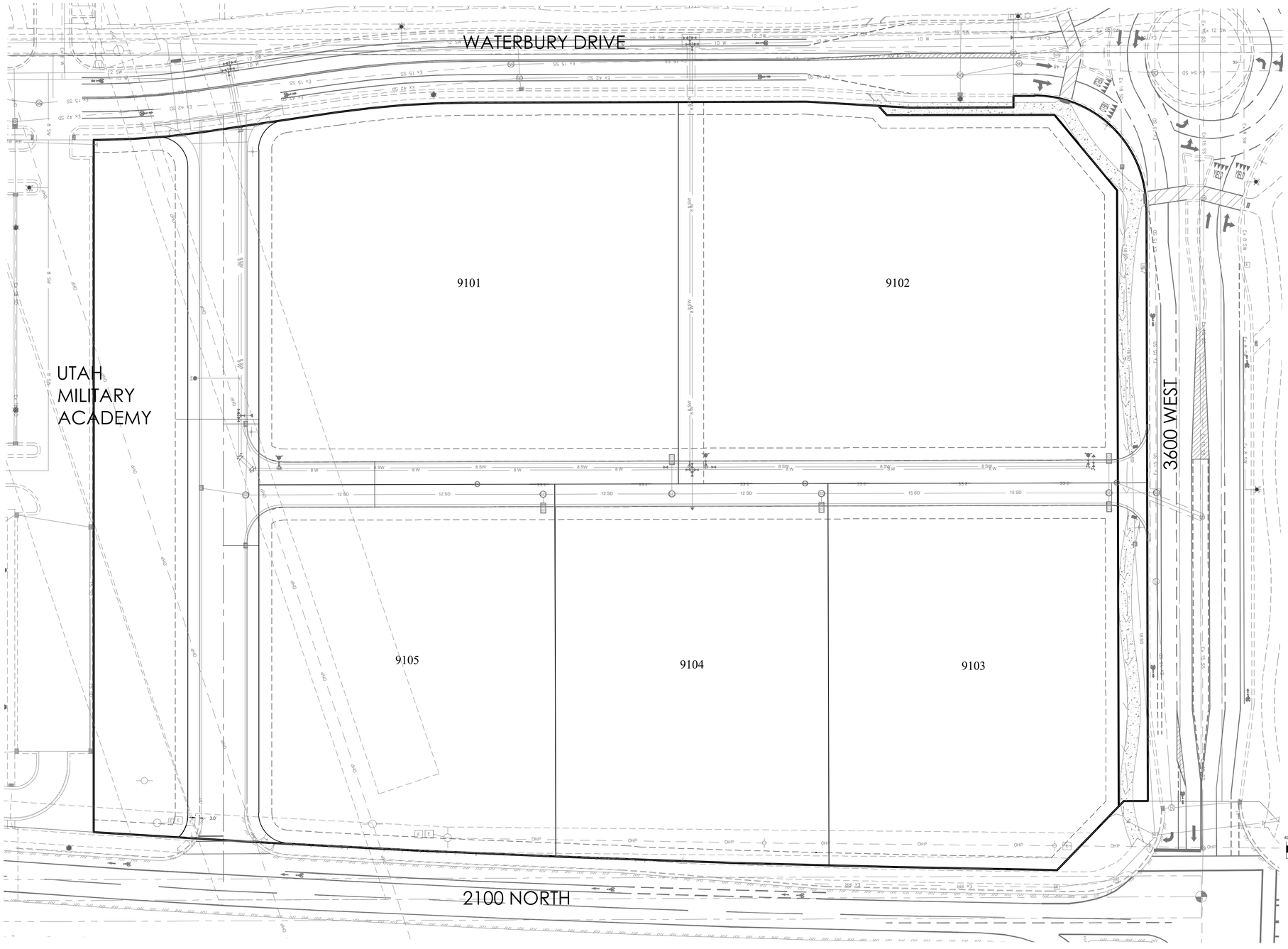
REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

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

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



LEGEND

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

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THOMAS M. ROMNEY
12/17/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"

LEHI, UT

POWER PLAN

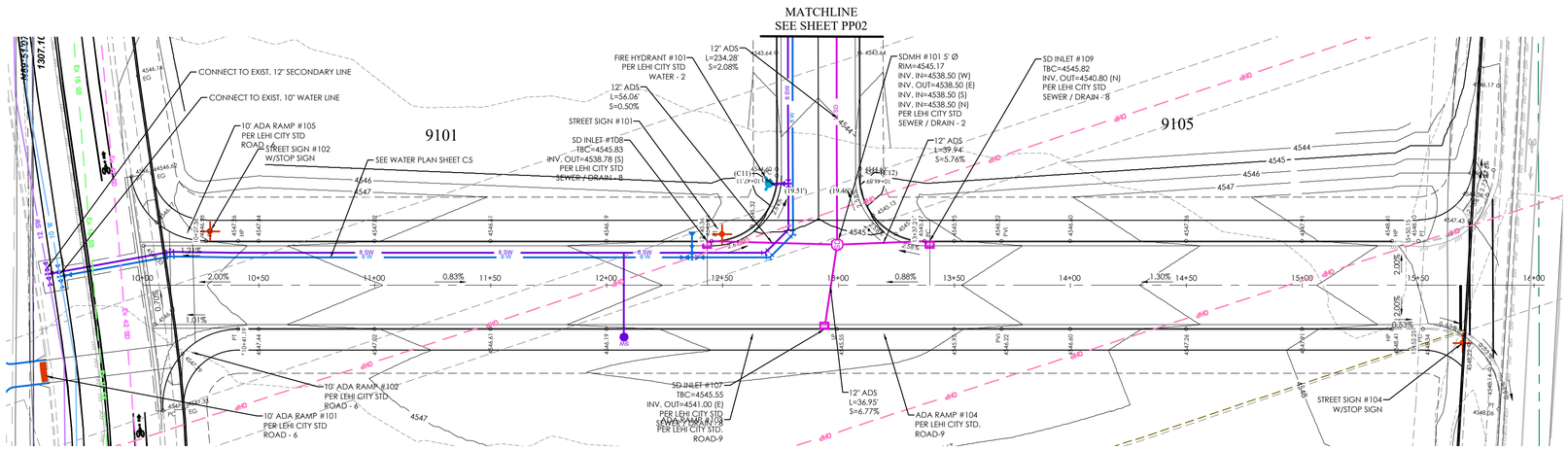
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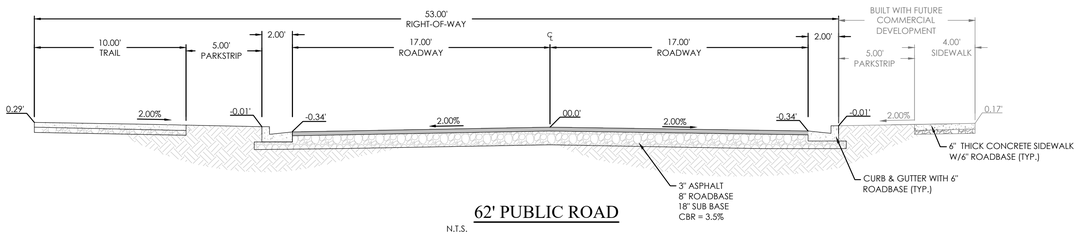
POWER PLAN

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

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3795 WEST PLAN

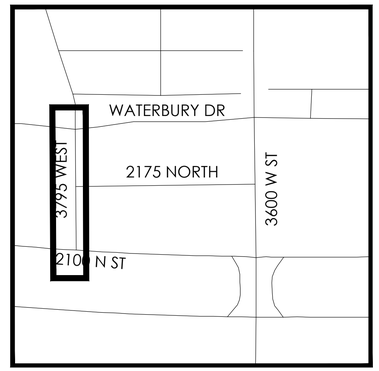


62' PUBLIC ROAD

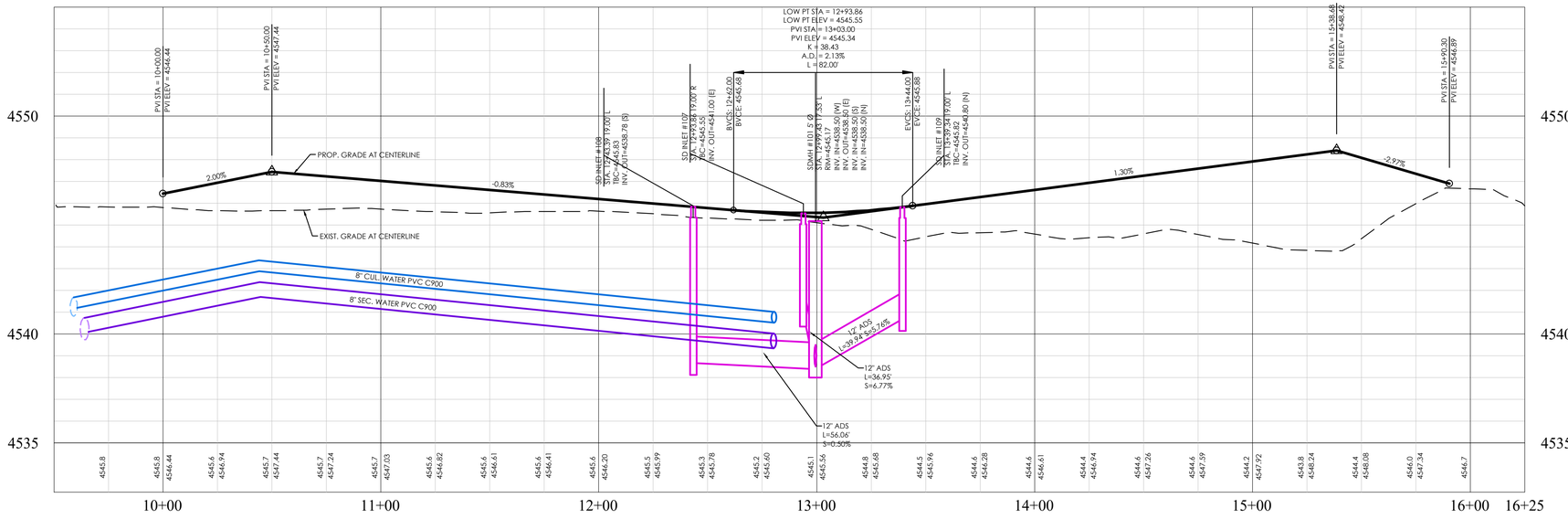
N.T.S.

LEGEND

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



KEY MAP
N.T.S



3795 WEST PROFILE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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1/12/21
STATE OF UTAH

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LEHI, UT

3795 WEST

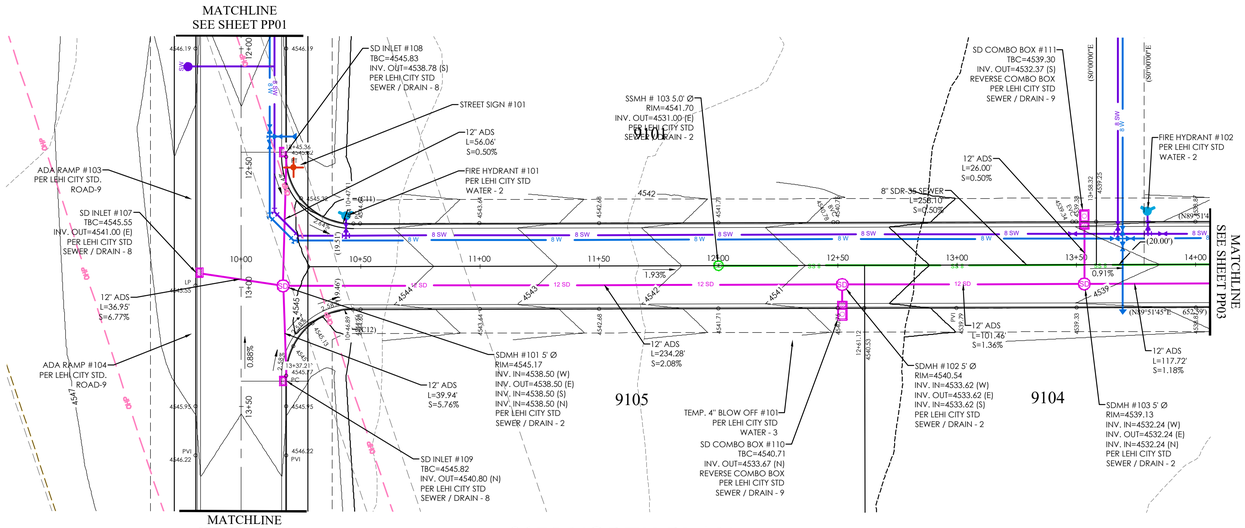
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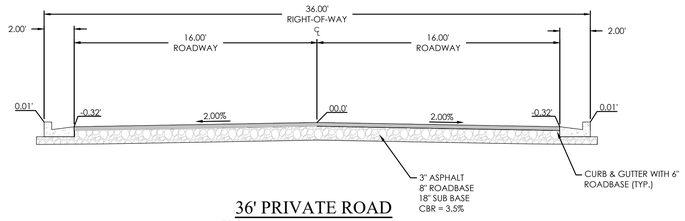
3795 WEST

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

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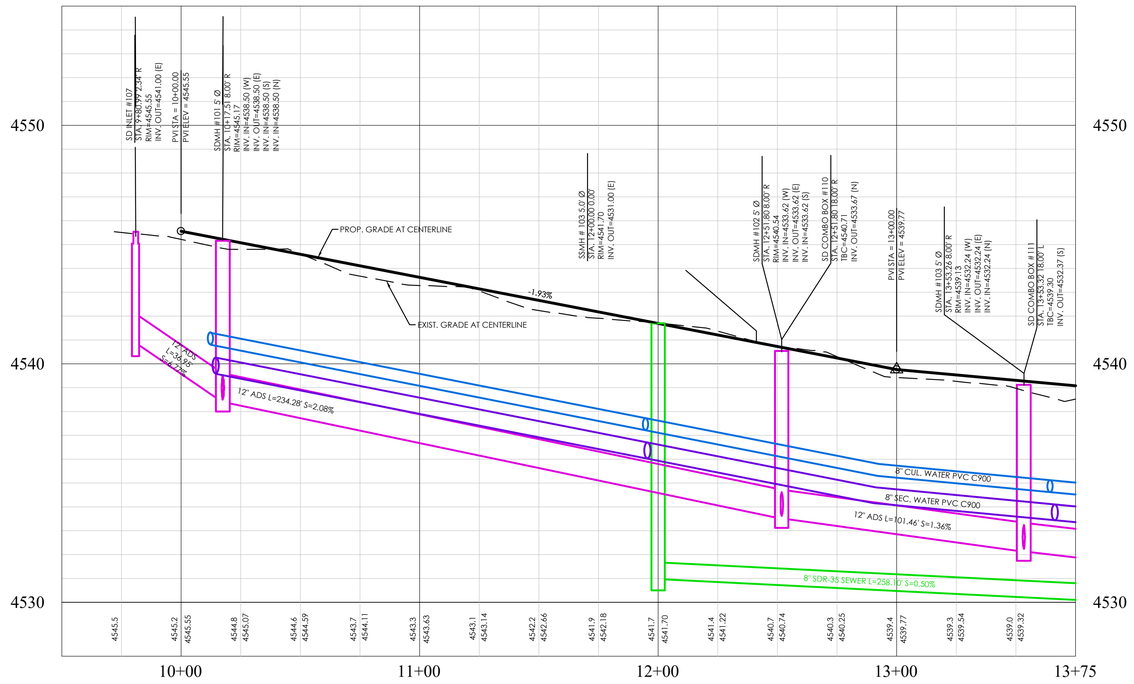


2175 NORTH PLAN



36' PRIVATE ROAD

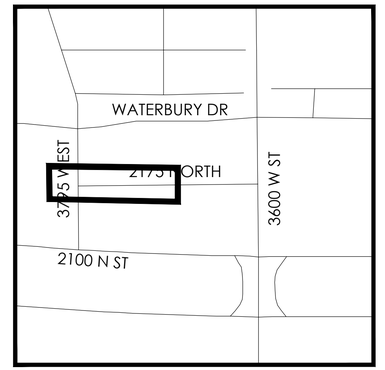
N.T.S.



2175 NORTH PROFILE

LEGEND

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



KEY MAP
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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LEHI, UT

2175 NORTH

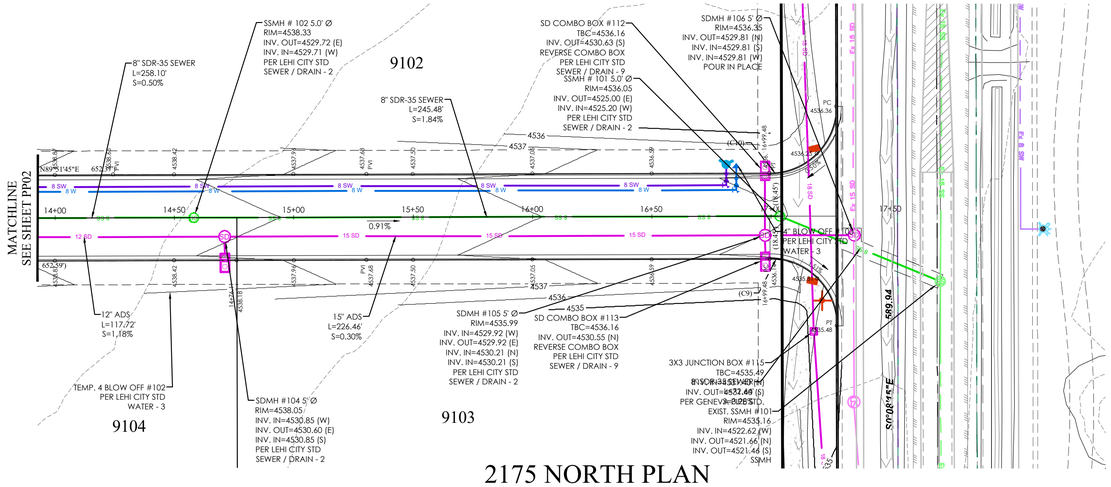
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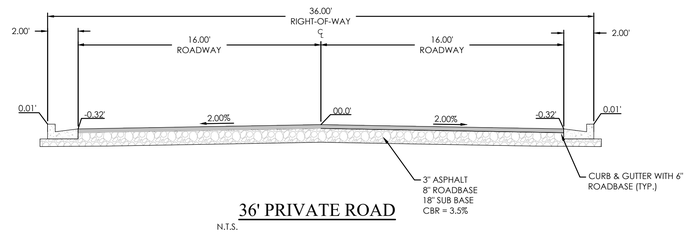
2175 NORTH

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

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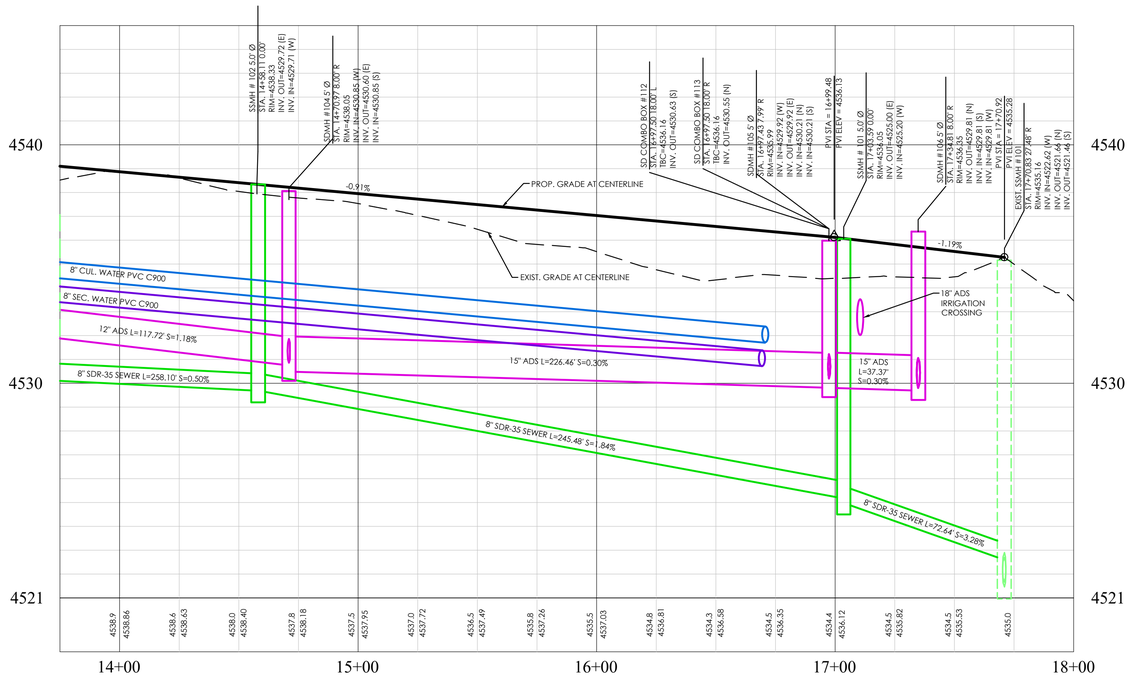


2175 NORTH PLAN



36' PRIVATE ROAD

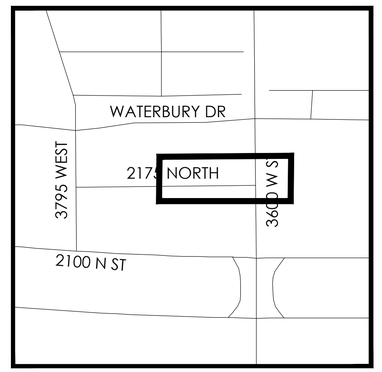
N.T.S.



2175 NORTH PROFILE

LEGEND

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



KEY MAP

N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

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

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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LICENSED PROFESSIONAL ENGINEER
No. 8028850-2202
THOMAS M. ROMNEY
STATE OF UTAH
12/17/21

HOLBROOK FARMS PLAT "I"

LEHI, UT

2175 NORTH

REVISION BLOCK

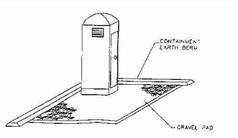
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2175 NORTH

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

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BMP: Portable Toilets — PT



1'x1'

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

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

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

Limitations:
No limitations.

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

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

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

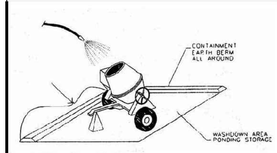
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' from Nearest Drainage Area.

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

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

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

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

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

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

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

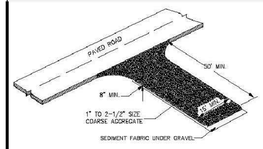
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



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

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

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

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

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

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

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

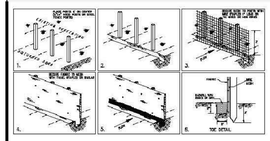
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

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

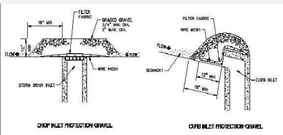
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



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

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

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

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

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

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

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

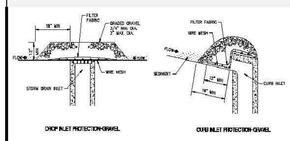
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IP



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

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

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

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

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

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

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

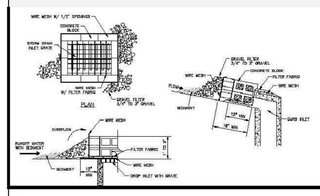
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Concrete Block — IP



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

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

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

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

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

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

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

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

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

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

■ High ☒ Medium ☐ Low

Attention Contractors

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

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

LEHI CITY EROSION CONTROL SIGN

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12/17/21
STATE OF UTAH

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

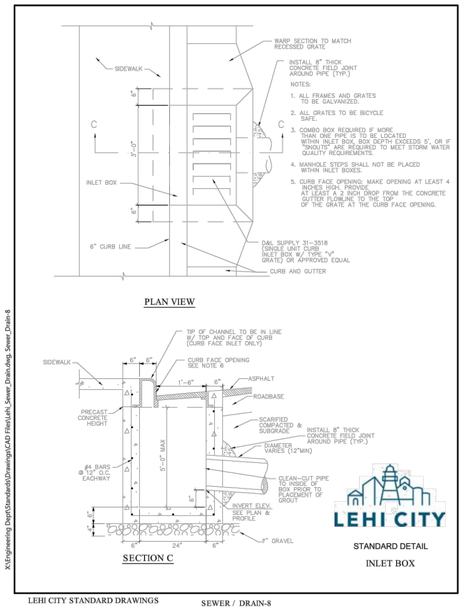
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EROSION CONTROL DETAILS

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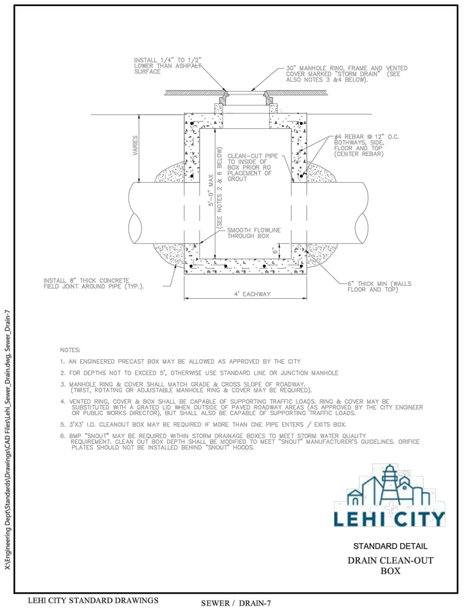
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LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



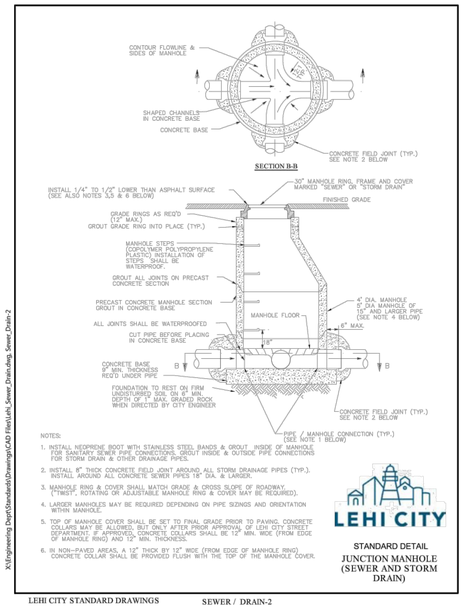
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LEHI CITY

STANDARD DETAIL

DRAIN CLEAN-OUT BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-7



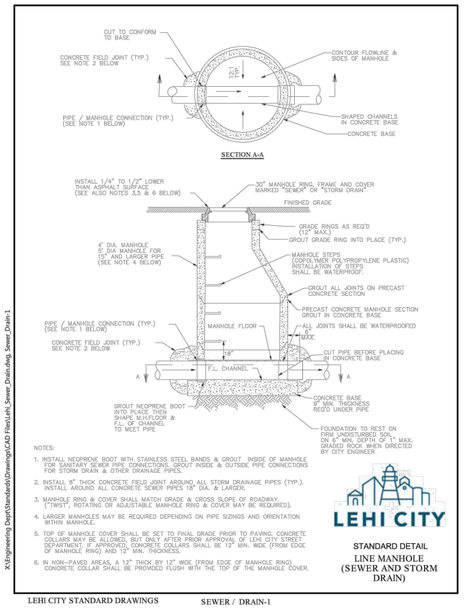
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LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



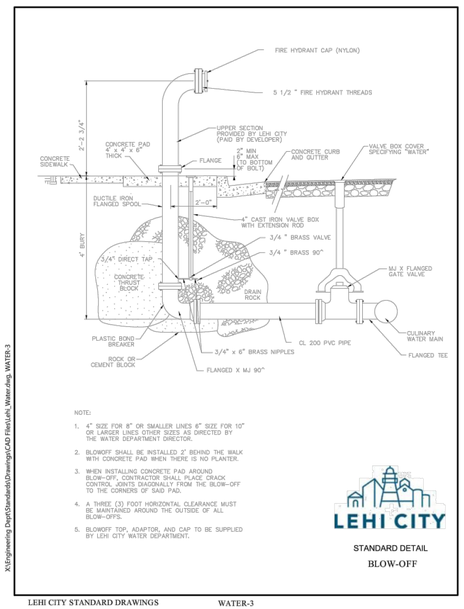
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LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



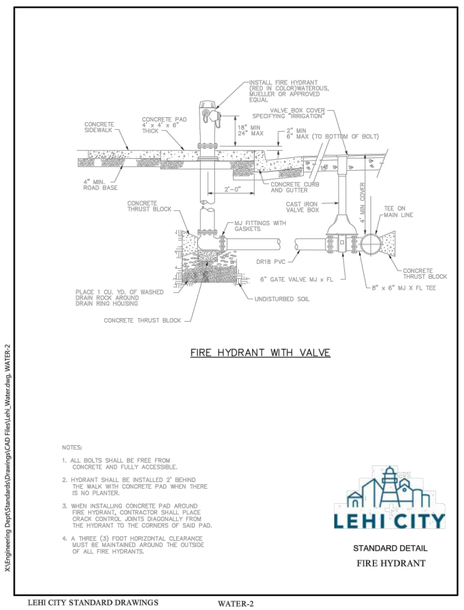
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LEHI CITY

STANDARD DETAIL

BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3



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LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

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LEHI STANDARDS

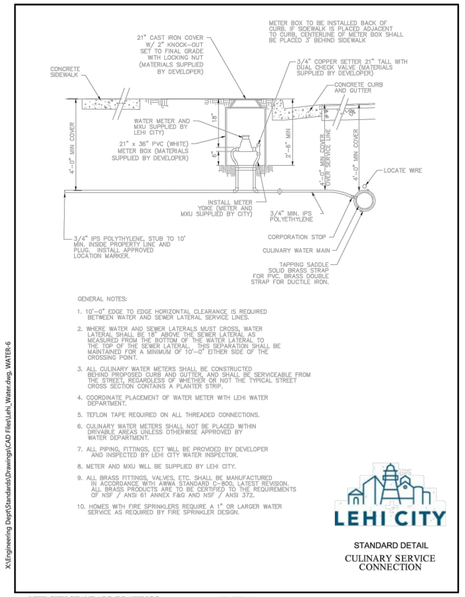
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LEHI STANDARDS

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

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GENERAL NOTES:

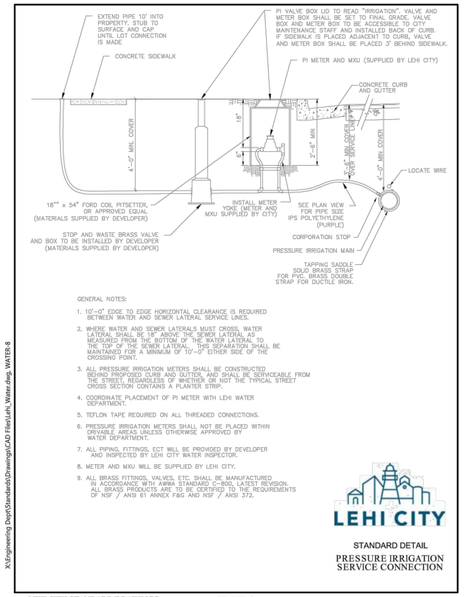
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL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

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

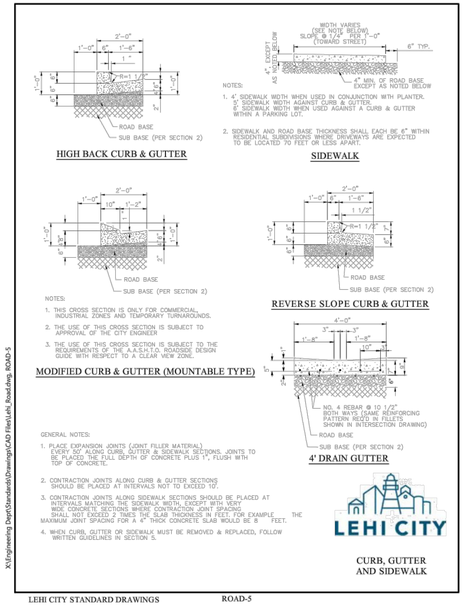
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL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

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8



NOTES:

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

NOTES:

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

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

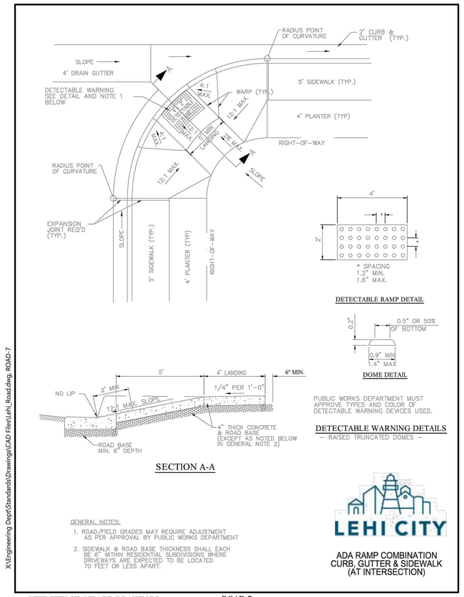
GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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

LEHI CITY

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

LEHI CITY STANDARD DRAWINGS ROAD-7

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

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

HOLBROOK FARMS PLAT "I"

LEHI, UT

LEHI STANDARDS

REVISION BLOCK

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LEHI STANDARDS

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

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

TEMPORARY CONSTRUCTION POWER:

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

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

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

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

PERMANENT POWER:

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

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

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

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

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

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

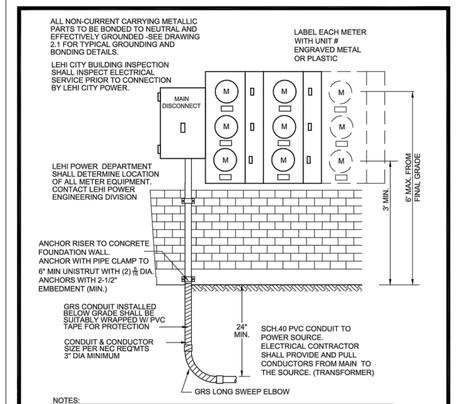
ALL NEW DEVELOPMENTS WILL BE SERVICED UNDERGROUND: OWNER/DEVELOPER WILL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT, TRANSFORMER PADS, AND SECONDARY JUNCTION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND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

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

DRAWING IS COPYRIGHTED BY LEHI CITY POWER

LEHI CITY POWER DEPARTMENT

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

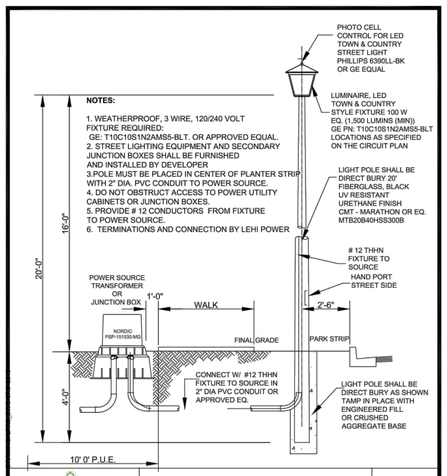


NOTES:

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

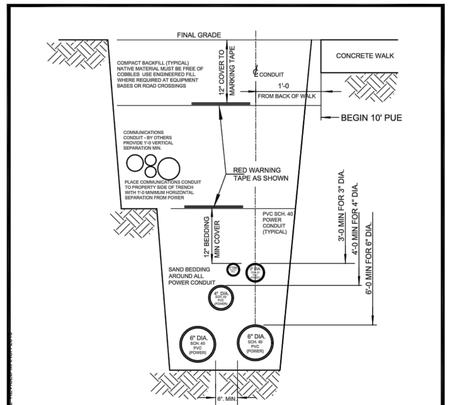
LEHI CITY POWER DEPARTMENT

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



LEHI CITY POWER DEPARTMENT

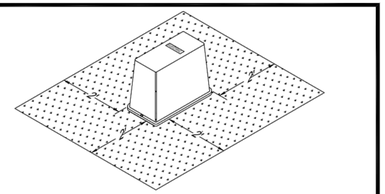
REQUIREMENTS & STANDARDS	DWG: 7.3
RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)	REV. 17.00
DIRECT BURY FIBERGLASS POLE	BY: GWK
	DATE: 3/16/17



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

LEHI CITY POWER DEPARTMENT

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



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

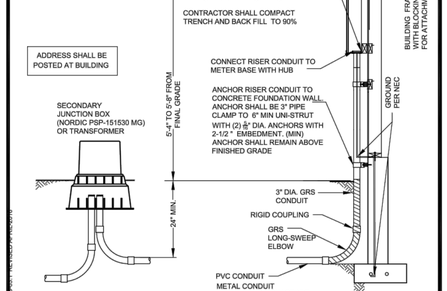
NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR LEHI CITY POWER CREWS TO HAVE ADEQUATE ACCESS TO SECONDARY PEDESTAL LIDS. ACCESS TO THE FRONT AND SIDES AND REAR SHALL BE 2 FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED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

NOTE FOR NEW SERVICES

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

LEHI CITY POWER DEPARTMENT

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



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LEHI CITY POWER DEPARTMENT

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

TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

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

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

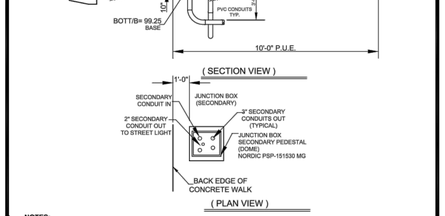
TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DOINE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT. IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH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

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

DRAWING LENGTH: 1260.0 IN. 2017

LEHI CITY POWER DEPARTMENT

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

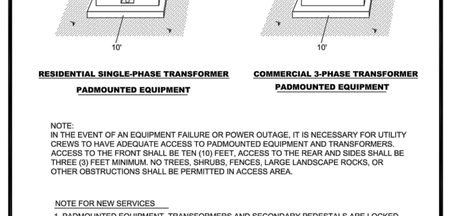


NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOX(S 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	DWG: 5.1.2
SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)	REV. 17.00
(LOCATIONS IN THE P.U.E.)	BY: GWK
	DATE: 3/10/17



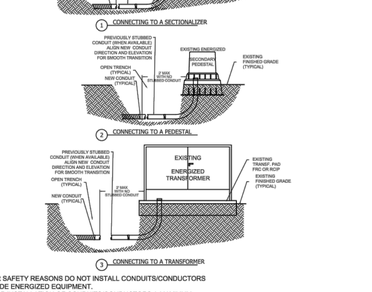
NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE 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	DWG: 4.2
TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES	REV. 16.00
RESIDENTIAL & COMMERCIAL POWER SERVICE	BY: GWK
	DATE: 6/6/16



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

LEHI CITY POWER DEPARTMENT

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

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028860-2202
THOMAS M. ROMNEY
3/17/21
STATE OF UTAH

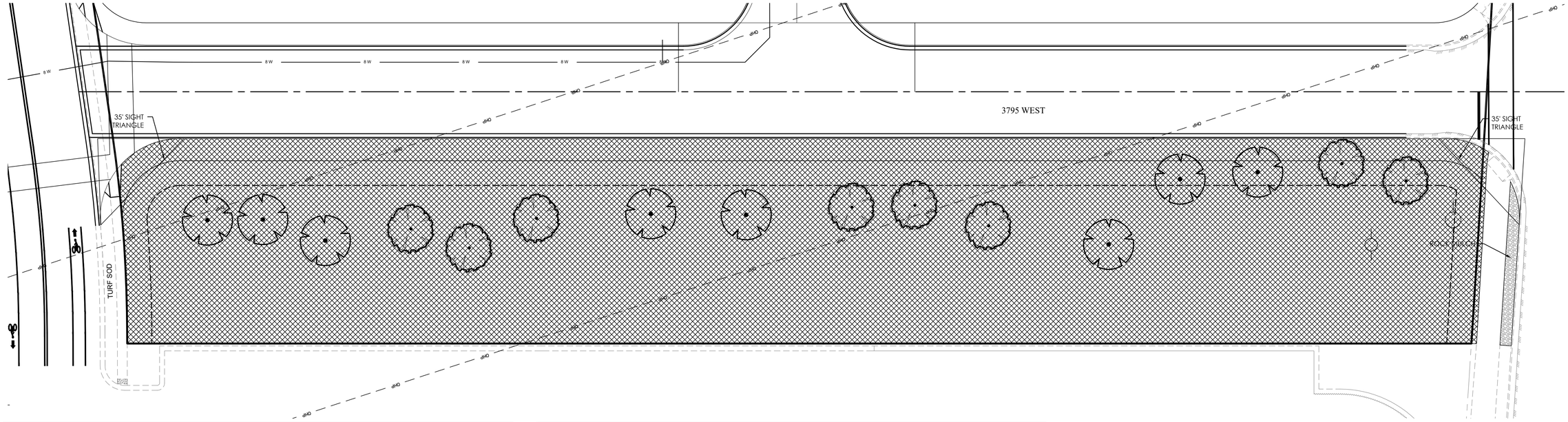
HOLBROOK FARMS PLAT "I"
LEHI, UT
POWER DETAILS

REVISION BLOCK		
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POWER DETAILS

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

Z:\...\2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\D3 POWER DETAILS.dwg



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N S

NATIVE GRASS SEED MIX

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

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

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

TREE LEGEND

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

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

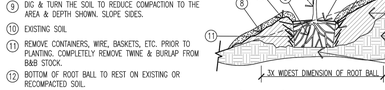
LANDSCAPE LEGEND

NATIVE BLEND GRASS MIX (SEE GRASS SEED MIX)

1"- 2" CRUSHED ROCK MULCH 3" DEEP

LANDSCAPE NOTES:

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



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

3X WIDEST DIMENSION OF ROOT BALL

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

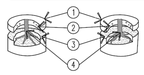
L2 TREE ON SLOPE 5% (20:1) - UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

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

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

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

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



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

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

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

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

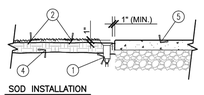
N2 ROOT CORRECTION-CONTAINER
SCALE: NTS — SECTION DETAIL

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

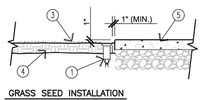
PARKS DEPARTMENT
ROOT CORRECTION - CONTAINER
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

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

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



SOD INSTALLATION



GRASS SEED INSTALLATION

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

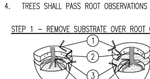
P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

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

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

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

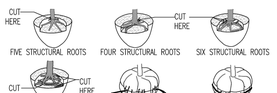
STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR.



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

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

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



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

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

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

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

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

HOLBROOK FARMS PLAT "I"
LEHI, UT
LANDSCAPE PLAN

REVISION BLOCK

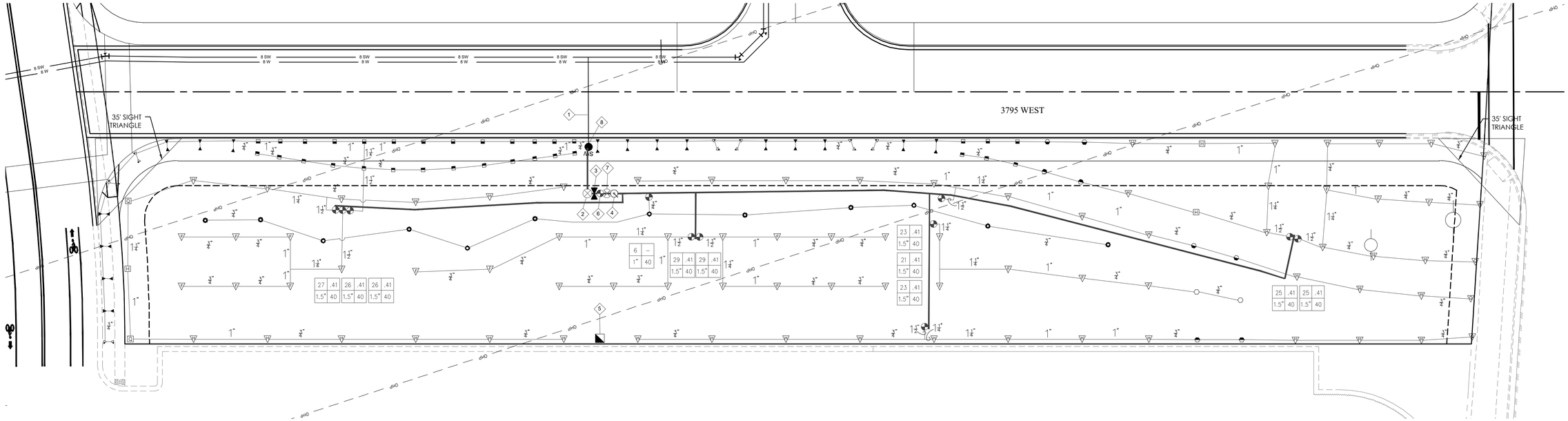
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LANDSCAPE PLAN

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

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

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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N S

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

IRRIGATION LEGEND

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

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

IRRIGATION NOTES

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

IRRIGATION KEYED NOTES

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

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1/12/21
STATE OF UTAH

HOLBROOK FARMS PLAT "I"

LEHI, UT

IRRIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
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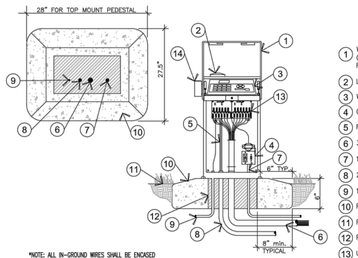
IRRIGATION PLAN

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

L2

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

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



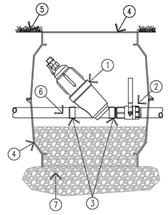
NOTE: ALL IN-GROUND WIRES SHALL BE ENCASED IN GRAY 5/40 PVC ELECTRICAL CONDUIT

1. WEATHERTRAK CONTROLLER, MODELS: WTPRO3-C-12/24/48-SPT CONVENTIONAL OR WTPRO3-C-2848-SPT, 2-WIRE OR CONVENTIONAL, WITHIN STAINLESS STEEL PEDESTAL MOUNTED ENCLOSURE ASSEMBLY W/KEY-LOCK. SEE LEGEND FOR SIZE & ANY OTHER REQUIRED ACCESSORIES.
2. LOW PROFILE ANTENNA (IF SPECIFIED)
3. WEATHERTRAK ET PRO3 SERIES CONTROLLER. SEE DRAWINGS & SPECS FOR OTHER INFORMATION
4. GFCI & POWER SWITCH
5. FLOW SENSOR CABLE & MASTER VALVE WIRES PER SPECIFICATIONS.
6. 3" PVC SCH. 40 SWEEP 90 & CONDUIT FOR CONTROL WIRES.
7. 1" PVC SCH. 40 SWEEP 90 & CONDUIT FOR 120 VAC FROM METERED SUPPLY.
8. 2" PVC SCH. 40 SWEEP 90 & CONDUIT FOR FLOW SENSOR & MASTER VALVE WIRING.
9. 1-1/2" PVC SCH. 40 SWEEP 90 & CONDUIT FOR GROUNDING, PER ASIC GUIDELINES.
10. POURED CONCRETE BASE, SLOPE TO DRAIN
11. FINISH GRADE, 2" BELOW TOP OF CONCRETE BASE
12. FILL VOIDS WITH CONCRETE SLURRY MIX
13. UNIVERSAL RADIO REMOTE INTERFACE (IF SPECIFIED)
14. RAIN SENSOR WITHIN VT RAIN SENSOR ENCLOSURE (IF SPECIFIED)

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

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

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



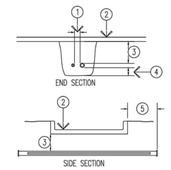
1. AMAD PLASTIC FILTER
2. BRASS FULL PORT BALL VALVE
3. ACTION MANIFOLD FITTINGS ON EACH SIDE OF FILTER
4. VALVE BOXES TO FIT
5. FINISH GRADE
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

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

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

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

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



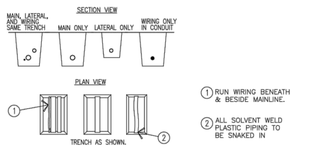
1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 2" MINIMUM, PIPE BEDDING
5. 6" MINIMUM, 18" MAXIMUM

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

E2 SLEEVING
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

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

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



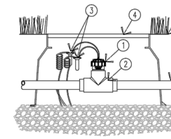
1. RUN WIRING BENEATH & BESIDE MAINLINE.
2. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN

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

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

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

PARKS DEPARTMENT
PIPE/WIRE TRENCH
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



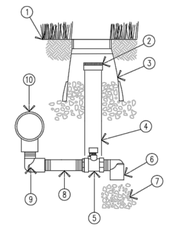
1. FLOW SENSOR MODULE
2. BRASS TEE ASSEMBLY
3. COMMUNICATION WIRE AS REQUIRED FROM FLOW SENSOR BACK TO CONTROLLER
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE

NOTES:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.
2. FLOW SENSOR REQUIRED & SHALL BE APPROVED BY LEHI CITY PARKS DEPARTMENT.

D7 BRASS FLOW SENSOR
SCALE: NTS — LANDSCAPE / IRRIGATION DETAIL

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

PARKS DEPARTMENT
BRASS FLOW SENSOR
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:

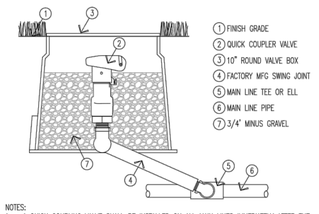


1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

F2 MANUAL DRAIN VALVE-SMALL
SCALE: NTS — SECTION DETAIL

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

PARKS DEPARTMENT
MANUAL DRAIN VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



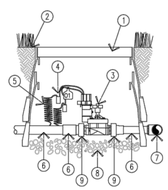
1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTES:
1. A QUICK COUPLING VALVE SHALL BE INSTALLED ON ALL MAIN LINES IMMEDIATELY AFTER THE BACKFLOW PREVENTION DEVICE. IN ADDITION, A QUICK COUPLING VALVE SHALL BE INSTALLED AT VALVE BOX CLUSTERS PER PLANS (SEE VALVE MANIFOLD DETAILS). ALL QUICK COUPLER VALVES SHALL BE INSTALLED IN A 10 INCH ROUND VALVE BOX.
2. ALL QUICK COUPLING VALVE KEYS SHALL HAVE A HOSE SWIVEL ATTACHED TO THE KEY. ONE KEY TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT AT COMPLETION OF THE PROJECT.

F6 QUICK COUPLER VALVE
SCALE: NTS — SECTION DETAIL

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

PARKS DEPARTMENT
QUICK COUPLER
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



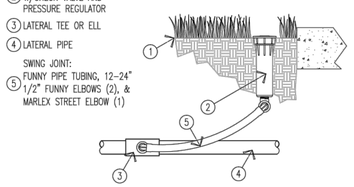
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X

NOTES:
1. VALVES SHALL BE AS SPECIFIED ON DRAWINGS & APPROVED BY THE PARKS DEPARTMENT.
2. VALVES SHALL BE INSTALLED IN A 17 INCH X 11.75 INCH VALVE BOX (NOTE: THIS IS THE MINIMUM SIZE).
3. NO MORE THAN TWO VALVES PER BOX & VALVES MUST BE POSITIONED SUCH THAT THE TOPS OF THE VALVE CAN BE REMOVED WITHOUT REMOVING THE VALVE BOX.

F7 REMOTE CONTROL VALVE
SCALE: NTS — SECTION DETAIL

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

PARKS DEPARTMENT
REMOTE CONTROL VALVE
SCALE : NO SCALE
DATE: 11/9/2016
REVISION:
REVISION DATE:



1. FINISH GRADE
2. POP-UP SPRAY HEAD W/CHECK VALVE AND PRESSURE REGULATOR
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

X SPRAY HEAD
SCALE: NTS — SECTION DETAIL

LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED FOR USE ON ALL CITY PROJECTS

PARKS DEPARTMENT
328452.0 SPRAY HEAD
SCALE : NONE
DATE: 04/04/2016
REVISION:
REVISION DATE:

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

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

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

HOLBROOK FARMS PLAT "I"
LEHI, UT
IRRIGATION DETAILS

REVISION BLOCK

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

IRRIGATION DETAILS

Scale: NTS	Drawn: AW
Date: 01/12/2021	Job #: 20-0198
Sheet: L3	

Z:_2020\20-0198 Holbrook Commercial Village 13\design 20-0198\dwg\sheets\L13 - IRRIGATION DETAILS.dwg

MEMORANDUM

To:	Lehi City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Holbrook Farms Plot "I"	Date:	January 6, 2021

Reference: Holbrook Farms Plot "I" Traffic Study

INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Traffic Study for the proposed Holbrook Farms Plot "I" Development that will be built on the northwest corner of 2100 North and 3600 West in Lehi, Utah. The purpose of this study is to project the number of vehicles that will be entering and exiting the proposed site onto the existing road network during a typical peak hour. The proposed development is planned to be built out by 2022 and will consist of two Medical Office buildings that will range between 15,000 sq. ft. to 25,000 sq. ft. as well as three buildings at roughly 10,000 sq. ft. each that will consist of retail type shops. There are three proposed accesses into the site that are shown in Figure 2. The site currently consists of vacant land.

Figure 1 – Project Vicinity Map



EXISTING CONDITIONS

Surrounding Land Uses

The purposed development is bordered to the south by 2100 North and 3600 West to the east. Waterbury Drive borders this property to the north and the Utah Military Academy to the west with a planned road that will connect to 2100 North. The proposed site for the development currently consists of vacant land.

Roadways

2100 North: 2100 North is owned and operated by the Utah Department of Transportation. It runs east and west from I-15 to SR-85. Currently 2100 North consists of two lanes in each direction divided by a large open space that has been reserved for future expansion of 2100 North. Ultimately 2100 North will be constructed as a major freeway and the existing lanes will serve as a Frontage Road. Timing of this construction is dependent on funding. The current speed limit along 2100 North is 50 MPH.

3600 West: 3600 West is a north/south Major Arterial roadway that runs along the east side of the proposed development. Currently 3600 West consists of two lanes in each direction. 3600 West runs from Main Street to the south and continues north past 2100 North. The current posted speed limit along 3600 West is 35 mph.

Waterbury Drive: Waterbury Dr. is an east/west Minor Collector roadway that runs along the north side of the proposed development. Access #2 of the development will exit/enter off of this road. Currently Waterbury Dr. consists of one lane in each direction. The current posted speed limit along 3600 West is 25 mph.

PROPOSED SITE CONDITIONS

The proposed development could consist of up to 50,000 sq. ft. of Medical Office space and roughly 30,000 sq. ft. of retail shopping space. The development has three planned accesses that are shown in Figure 2 of this report. All traffic exiting and entering the proposed site at the three proposed accesses. Access #1 is to the ease onto 3600 West, Access #2 is to the north onto Waterbury Drive and Access #3 is to the west onto the new planned roadway. Refer to Figure 2 for the proposed site plan, showing the proposed access locations.

Figure 2 – Site Plan



TRIP GENERATION

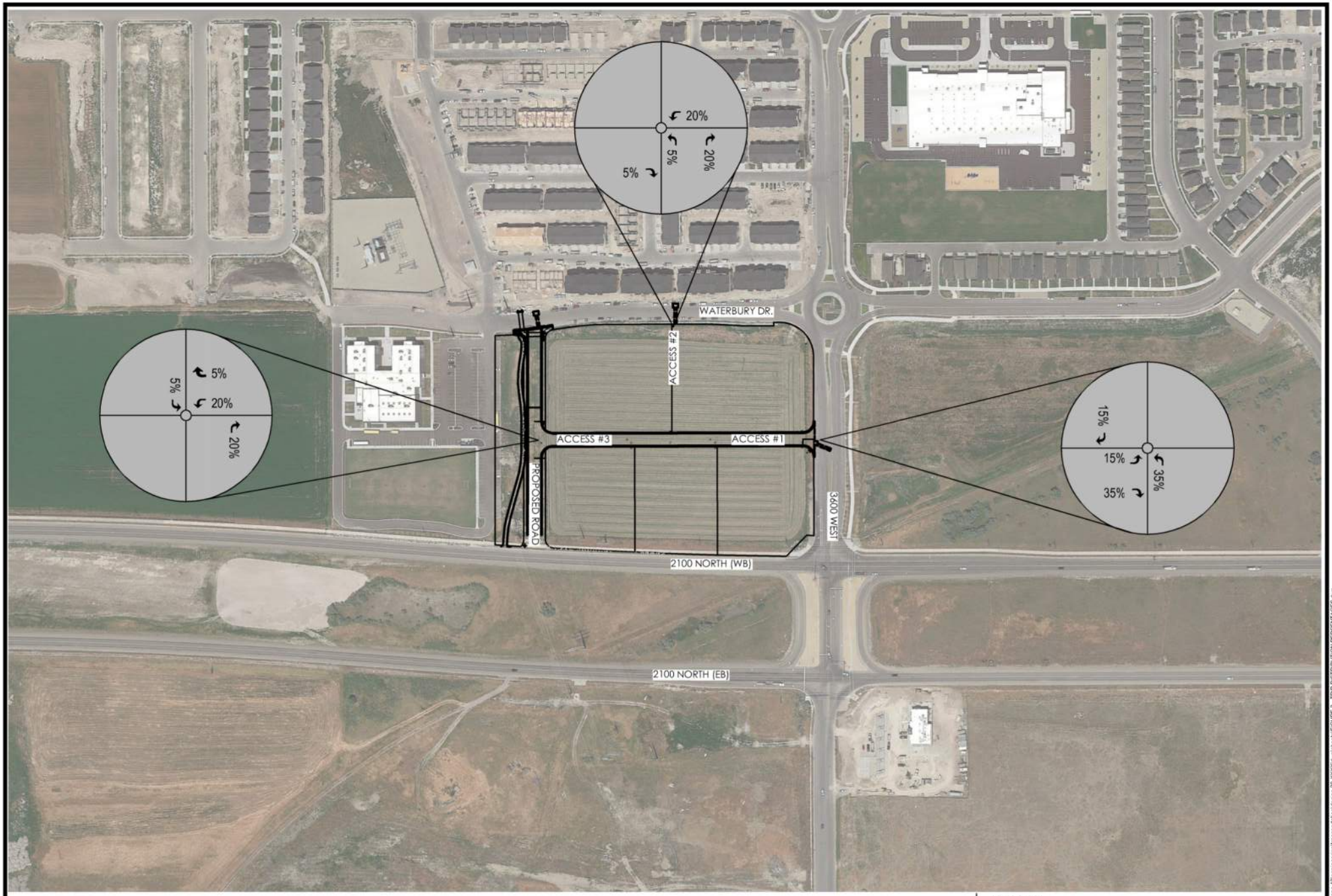
To generate the anticipated number of vehicles entering and exiting a proposed site, the *Institute of Transportation Engineer's (ITE) Trip Generation Manual* is used. For this development, the land use codes 720 for Medical Office Building and 820 for Shopping Center Space were used to generate the number of trips entering and exiting the development. It should be noted that the typical AM peak hour for a Medical Office Building is between 9:30 - 10:30 and the PM peak hour is between 2:15 – 3:15 according to the ITE Trip Generation Manual. The typical peak hour for a "shopping center" or retail shops is between 11:45am – 1:15pm. These typical peak hours are usually outside the typical peak hour of the adjacent roadways to this project, 3600 West, Waterbury Drive and 2100 North. Therefore, the peak hours illustrated in Table 1 are the peak hours of these two land uses during the AM and PM peak hours of the adjacent streets, typically between 7am – 9am and 4pm – 6pm.

Table 1 – Trip Generation

ITE Land Use Code	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
				Enter	Exit	Enter	Exit
720	Office Medical	50,000 Sq. Ft.	1740	108	31	48	125
820	Shopping Center	30,000 Sq. Ft.	1133	17	11	55	59

As illustrated in Table 1, the addition of this development will generate 2,873 Average Daily Trips (ADT); with 167 AM peak hour trips and 287 PM peak hour trips. In the AM peak hour, it is anticipated of the 167 trips, 125 vehicles will be entering the site and 42 will be exiting. In the PM peak hour, of the 287 trips, 103 vehicles will be entering the proposed site and 184 vehicles exiting.

Site ingress/egress traffic at the proposed site accesses were distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current land uses within the proximity of the proposed development, mainly residential development. It is assumed 50% of the traffic generated by this development will enter/exit the development at Access #1 onto 3600 West, with 15% entering/exiting from the north and 35% entering/exiting from the south. It is assumed 25% of the trips generated by this development will enter/exit from Access #2, with 5% entering/existing from the west and 20% entering/exiting from the east along Waterbury Drive. The remaining 25% will enter/exist the development from Access #3 onto the new roadway along the west boundary. It is assumed 5% will enter/exit this access from the north, and 20% will enter/exit from the south. Figure 3 illustrates the site traffic distribution percentages for the development. Using the distribution percentages along with projected traffic volumes from Table 1, Exhibit 4 illustrates the site traffic volumes anticipated for the development.



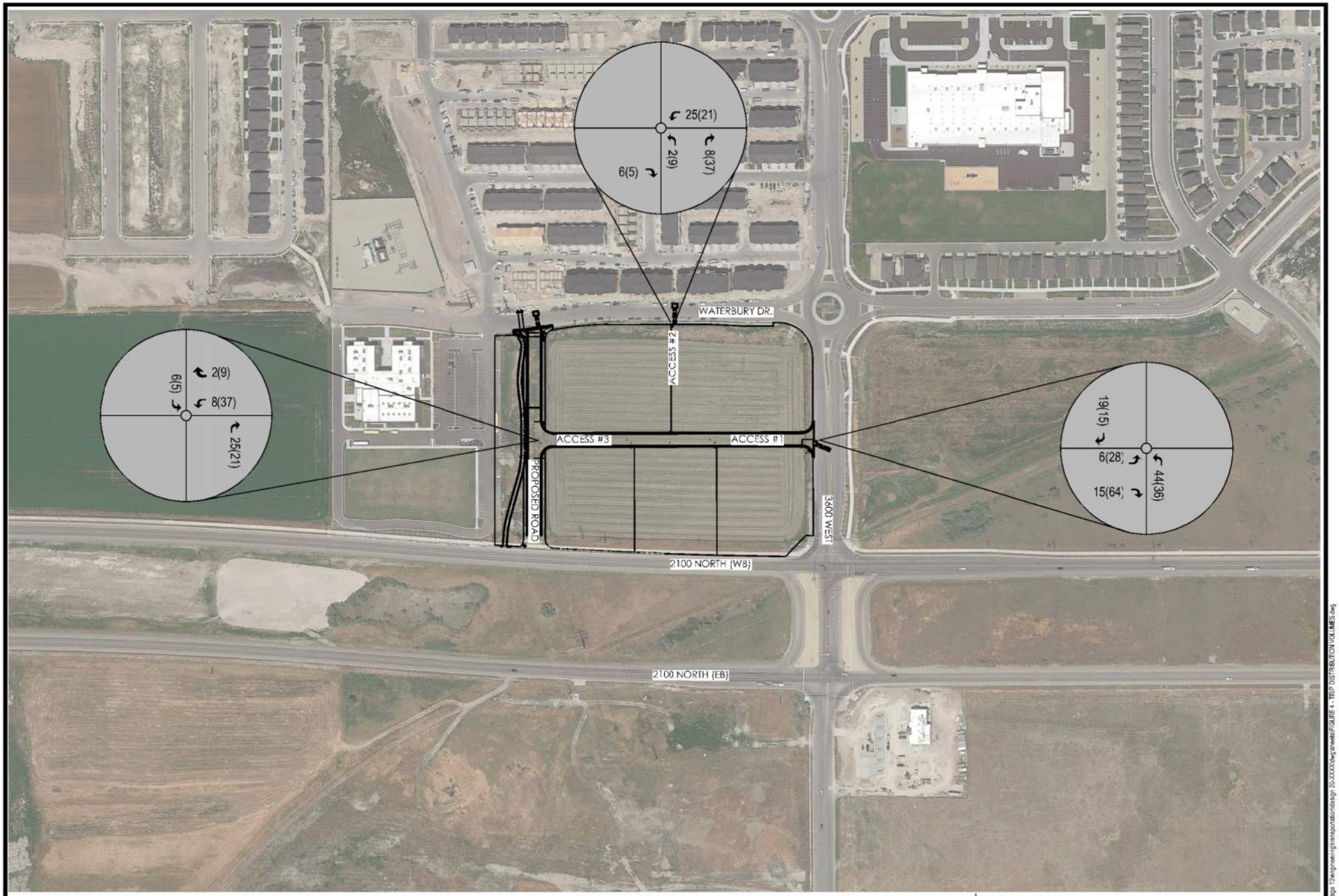
LEGEND
XX% = PEAK HOUR TRIP DISTRIBUTION PERCENTAGES

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

HOLBROOK FARMS PLOT "I"

FIGURE 3 - TRIP DISTRIBUTION PERCENTAGES

20-0196 Holbrook Commercial Village \3engineering\transportation\design\ 20-XXXX\engineering\FIGURE 3 - TRIP DISTRIBUTION PERCENTAGES.dwg



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HOLBROOK FARMS PLOT "I"

FIGURE 4 - TRIP DISTRIBUTION VOLUMES

LEGEND
XX(XX) = AM(PM) PEAKHOUR TRAFFIC VOLUMES

J:\Projects\2019\19180 Holbrook Commercial Village 1\Engineering\transportation\design\ 20-XXXX.dwg sheets\FIGURE 4 - TRIP DISTRIBUTION VOLUMES.dwg

CONCLUSION

Based on the provided site plan, the development will consist of up to 50,000 sq. ft. of medical office space and up to 30,000 sq. ft. of retail shops. It is anticipated 2,873 average daily trips will be generated by the proposed development, with a total of 167 AM peak hour trips and 287 PM peak hours trips. As vehicles enter and exit the proposed site, it is anticipated between the three accesses that approximately 50% will exit/enter the site to/from Access #1 onto 3600 West, 25% of the trips will exit/enter the site to/from Access #2 onto Waterbury Drive and 25% will enter/exit the site to/from Access #3 onto the new proposed roadway.

The peak hours for ingress and egress to the proposed development (Medical Office and Retail Shops) are outside of the typical peak hours for the adjacent roadways. Traffic along the adjacent roadways, 3600 West, Waterbury Drive and 2100 North, will be significantly less when the peak hours of ingress and egress of the proposed development occur. Peak hours for the adjacent roadways are between 7:00am and 9:00am and between 4:00pm and 6:00pm. Where the peak hours for the proposed development will be between 11:45am and 1:15pm.

It is concluded that each of the three proposed accesses should function with full movements into and out of the proposed site with the projected number of trips anticipated for this development during the typical peak hour of the adjacent roadways. With a separate left turn lane for the northbound left turn movement at Access #1 along 3600 West, vehicles should have roughly 100 feet of storage plus the taper, which should provide enough storage for the vehicles to make a safe turning movement into the proposed development. It is projected that the peak number of vehicles making this movement will only be 44 vehicles spread out over a peak hour. With minimal amounts of traffic along Waterbury Drive and the new proposed roadway along the west boundary of this development, Access #2 and Access #3 should have minimal delays to vehicles entering and exiting the proposed site with full left and right turning movements at each access.

It is recommended that the striping on 3600 West be altered to allow for a single left turn lane with 100 ft of storge to allow vehicles to turn into the proposed development.

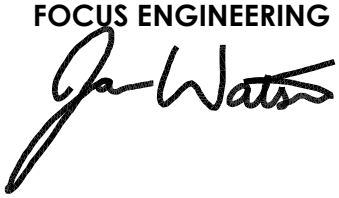
Since the AM and PM peak hours of the adjacent roadways and the peak hour for a medical office and retail shops are not the same, traffic should be significantly less along the adjacent streets when the peak time for the proposed development occurs. With the amount of traffic on the adjacent roadway network and the number of proposed vehicles entering and exiting the site at the proposed access locations, it is concluded

that with full turning movements at each of the 3 proposed accesses, vehicles will be able to enter and exit the development with minor delays.

Please feel free to contact me with any questions or comments.

Sincerely,

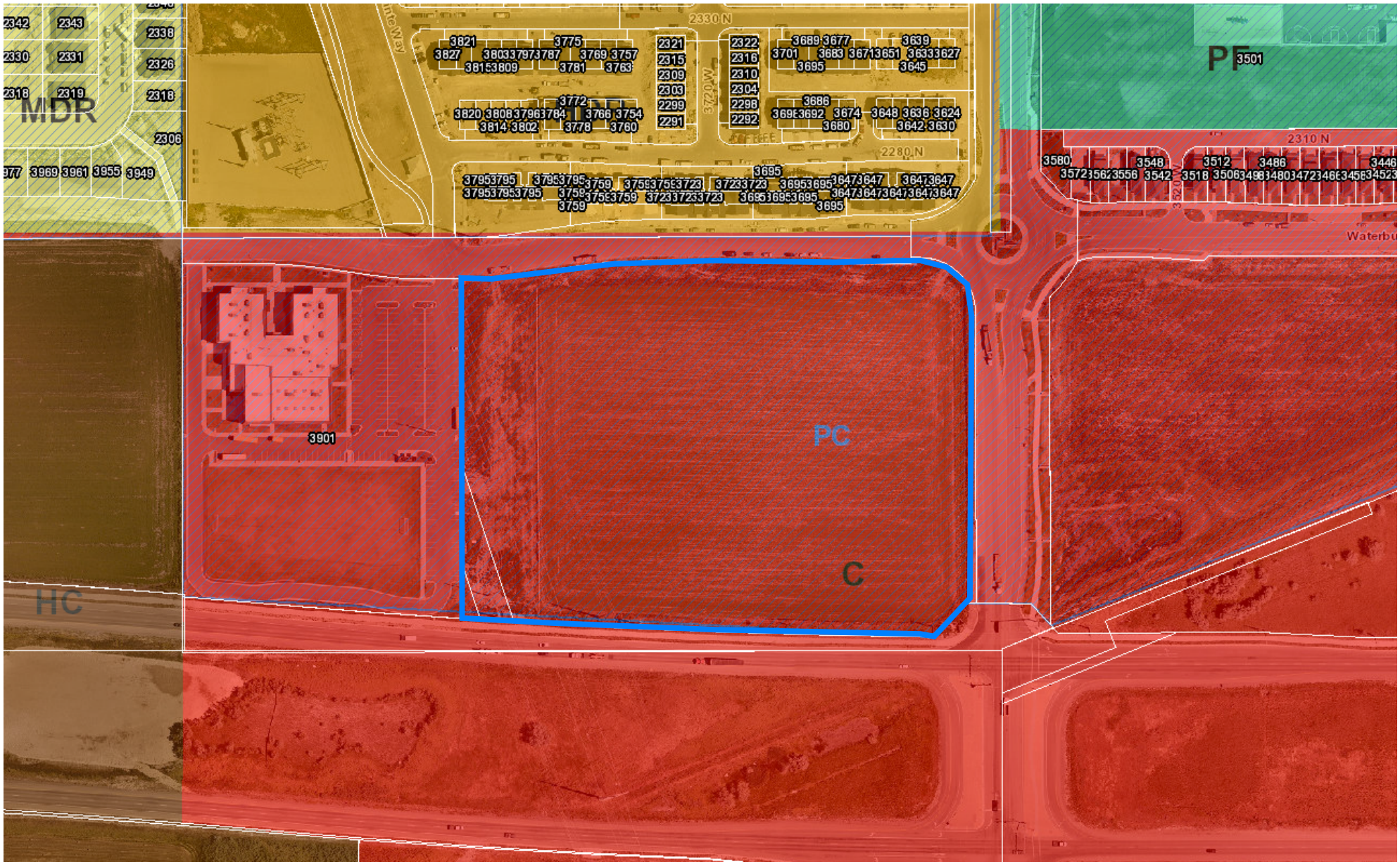
FOCUS ENGINEERING & SURVEYING, LLC



Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Holbrook Farms Plat I Preliminary Subdivision

General Plan



Holbrook Farms Plat I Preliminary Subdivision

Zoning

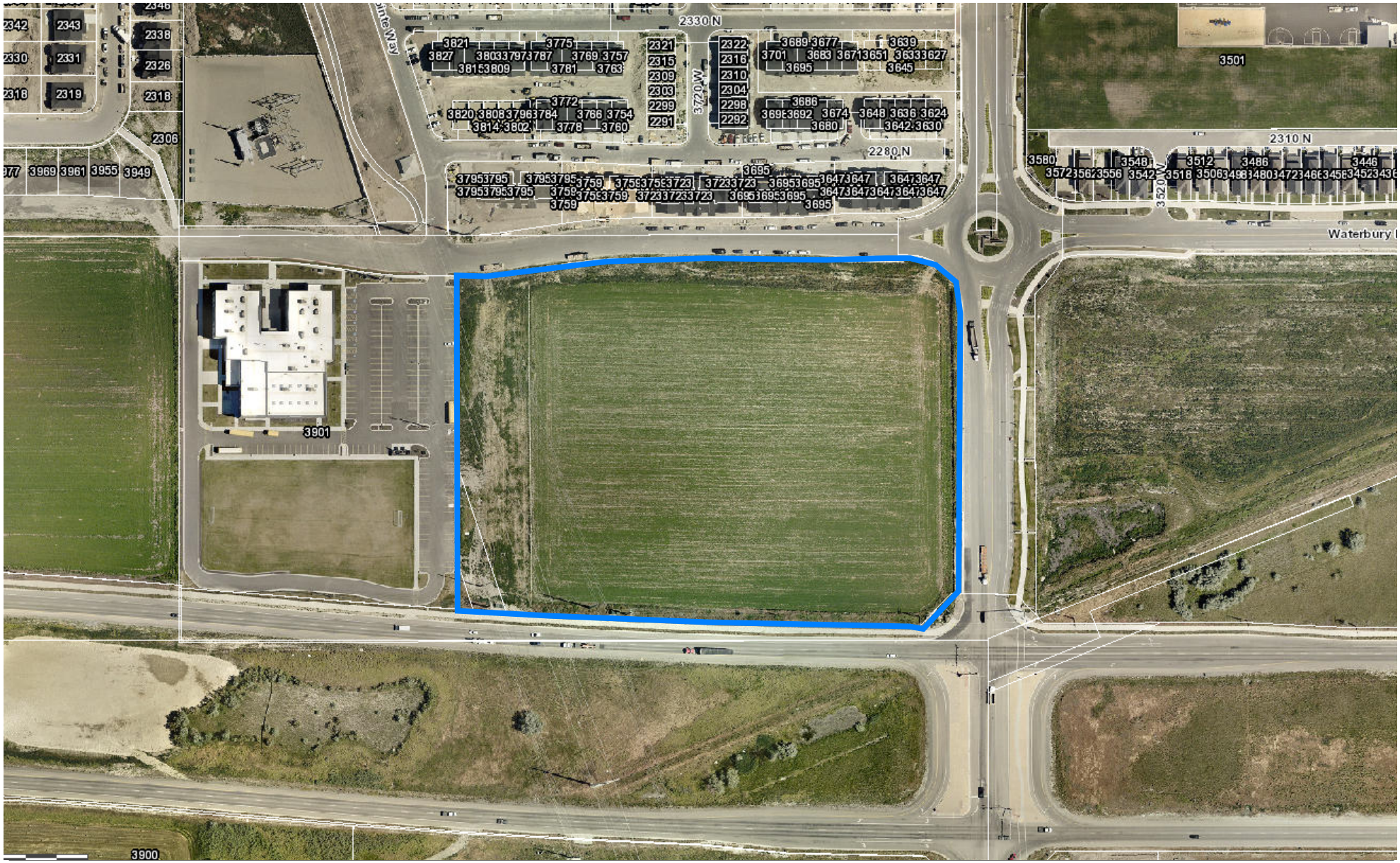


0 420 840 Feet

LEHI CITY

Holbrook Farms Plat I Preliminary Subdivision

Aerial



0 420 840 Feet


PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING
SUBDIVISION

HOLBROOK FARMS PLAT I PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Boyer Company		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	3600 West and Waterbury Drive		
Existing General Plan Designation	Commercial (C)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	R-3	North Pointe Village
	South	C	2100 North
	East	PC and C	Undeveloped
	West	PC	Utah Military Academy
Date of DRC Review	January 20, 2021		
Date of Planning Commission Review	January 28, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

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

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

February 9, 2021 The City Council tabled the Holbrook Farms Plat I Preliminary Subdivision.

REPORT ANALYSIS

The applicant requests review and approval of the Holbrook Farms Plat I preliminary subdivision. The proposed

subdivision is a commercial development located at 3600 West and Waterbury Way. The proposed development has 5-lots to create commercial pads. The subdivision is in Commercial Village 13 in the Holbrook Farms Area Plan. Commercial Village 13 is designated as commercial office, which is consistent with the proposed subdivision. The proposed plan shows an additional road connection from Waterbury drive to 2100 North. This connection increases the connectivity in the area. The plan shows an east/west road through the project to provide access to all the lots. The proposed plan will also provide a trail connection along 3600 West as required by the area plan. In addition, bicycle off-ramps will be provided for people to get from the trail to bike lanes so users can safely travel through the roundabout. The trail and bicycle off-ramps will mimic the design on the east side of 3600 West.

The DRC had nine comments including the following:

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

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

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Holbrook Farms Plat I preliminary subdivision including the DRC comments from January 20, 2021. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

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

> **3.5) Public hearing and recommendation of Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat I, a 5-lot commercial subdivision located at 3600 West and Waterbury Drive.**
> Brittney presented information on the agenda item.
>
> The applicant, Spenser Moffit, was present.
>
> Commissioner Nielsen opened the public hearing for comment.
>
> Commissioner Nielsen closed the public hearing for comment.
>
> Commissioner Ellis asked about traffic increase on 1100 North. Ross Dinsdale stated it is well within what the road can handle, but it will increase. There is potential for lower traffic flow based on the types of businesses that develop.
>
> **Motion**: Commissioner Everett moved to recommend a positive recommendation of **Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat I, a 5-lot commercial subdivision located at 3600 West and Waterbury Drive,** including all DRC comments from the January 20, 2021 meeting, and findings stated in the reports. Commissioner Ellis seconded.

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

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for a Plat Amendment for Diary View Estates Plat J, combining lots 501 and 502 of Dairy View Estates Plat F located at 969 North 1490 East.

Suggested Action:

Attachments:

CC Staff Report Dairy View Estates Plat J Subdivision Plat Amendment.docx

Dairy View Plat J DRC 02.03.21.docx

Dairy View Plat J.pdf

aerial map.pdf

general plan map.pdf

zoning map.pdf

DAIRY VIEW ESTATES PLAT J
PLAT AMENDMENT
CITY COUNCIL REPORT

Applicant	Milo LeBaron		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	969 North 1490 East		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	RA-1		
Existing Land Use	Undeveloped		
Number of Lots/Units	Two lots combined to one		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Homes
	South	R-1-15	Single Family Homes
	East	RA-1	Single Family Homes
	West	Unincorporated	Undeveloped Field
Date of DRC Review	February 3, 2021		
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

October 9, 2002 Property came into the City as part of the Russon-Hansen Annexation

December 8, 2015 City Council approved the Dairy View Estates Plat F final subdivision

REPORT ANALYSIS

The applicant requests approval of the Dairy View Estates Plat J Subdivision combining lots 501 and 502 of Dairy View Estates Plat F. These lots are currently addressed as 969 North 1490 East and 1461 East 900 North. Once combined they will keep the address 969 North 1490 East.

The applicant currently owns both lots. They expressed the desire to combine them in order to expand the building envelope on the cul-de-sac lot. Combining the lots will only affect the rear setback allowing it to extend to or beyond the existing lot line.

The applicant shared their intention of having a pool and sports court as well as a shop on the southern property. They would like to keep the access from 900 North. Staff's expressed to the applicant the importance of the appearance of the lot with frontage on 900 North. The applicant addressed that in their application stating their intention to build a stone wall and have landscaping in front of the lot including grass, trees, and shrubs. Staff determined this would fit in visually with the existing neighborhood. The buffer of landscaping between the sidewalk and the proposed wall will also provide a better experience for pedestrians walking in front of this lot.

The DRC had eight redline comments including:

1. Unencumbered hard surface access must be provided to existing Lehi City owned sewer manhole on lot 502. Manhole lid must be raised or lowered to match finish grade of lot.
2. Construct fence according to Lehi City 2016 Design Standards, Section 2.05-A (no vinyl). Trees shall be installed at 1 tree per 30 feet of frontage according to the same section, but the owner can vary the rest of the landscape since they will be maintaining. Preference is to have the trees between the fence and sidewalk (not in the small park strip).
3. Add a note to the plat stating that the owner will continue to maintain the double frontage landscaping on 900 N, should the current owners ever move.
4. Add a note on the plat stating that no fencing is allowed between the City ROW and the public utility easement.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Dairy View Estates Plat J amended subdivision including the DRC comments from February 3, 2021. This recommendation is based on the following findings:

1. The proposed subdivision meets the requirements of the RA-1 zone.
2. The proposed subdivision matches the visual feel of the existing neighborhood.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Dairy View Plat J
DRC Redline Comments

*Milo LeBaron- requests review of **Dairy View Estates Plat J** combining lots 501 and 502 of Dairy View Estate Plat F located at 969 North 1490 East.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Milo LeBaron
Date of Plans Reviewed: 01/21/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
General: Assure fence location at 900 N. is behind the PUE
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Unencumbered hard surface access must be provided to existing Lehi City owned sewer manhole on lot 502. Manhole lid must be raised or lowered to match finish grade of lot.
2. ALL water, PI, and sewer services to one of the lots must be eliminated at the connection to the main per Lehi City Standards.
3. No permanent structures may be built with in the 20' sewer easement.

Trent – Parks:
4. Construct fence according to Lehi City 2016 Design Standards, Section 2.05-A (no vinyl). Trees shall be installed at 1 tree per 30 feet of frontage according to the same section, but the owner can vary the rest of the landscape since they will be maintaining. Preference is to have the trees between the fence and sidewalk (not in the small park strip).
5. Add a note to the plat stating that the owner will continue to maintain the double frontage landscaping on 900 N, should the current owners ever move.

Gary – Building/Inspections: No comments
JD – Streets:
6. 2' T-Patch will be required where you go out and eliminate services.

Ross – Engineering: No comments
Kim – Planning:
7. Change title block to say "An amendment to Dairy View Estates Plat F combining lots 501 & 502"
8. Add a note on the plat stating that no fencing is allowed between the City ROW and the public utility easement.

Prior to Recording
1. 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).

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON FEBRUARY 23rd

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.

Application for Final Plat Amendment
01/20/2021

Milo LeBaron
(480) 861-3971
milolebaron4@gmail.com

Narrative

(Please refer to the drawing my wife did for a rough visualization of the following description.)

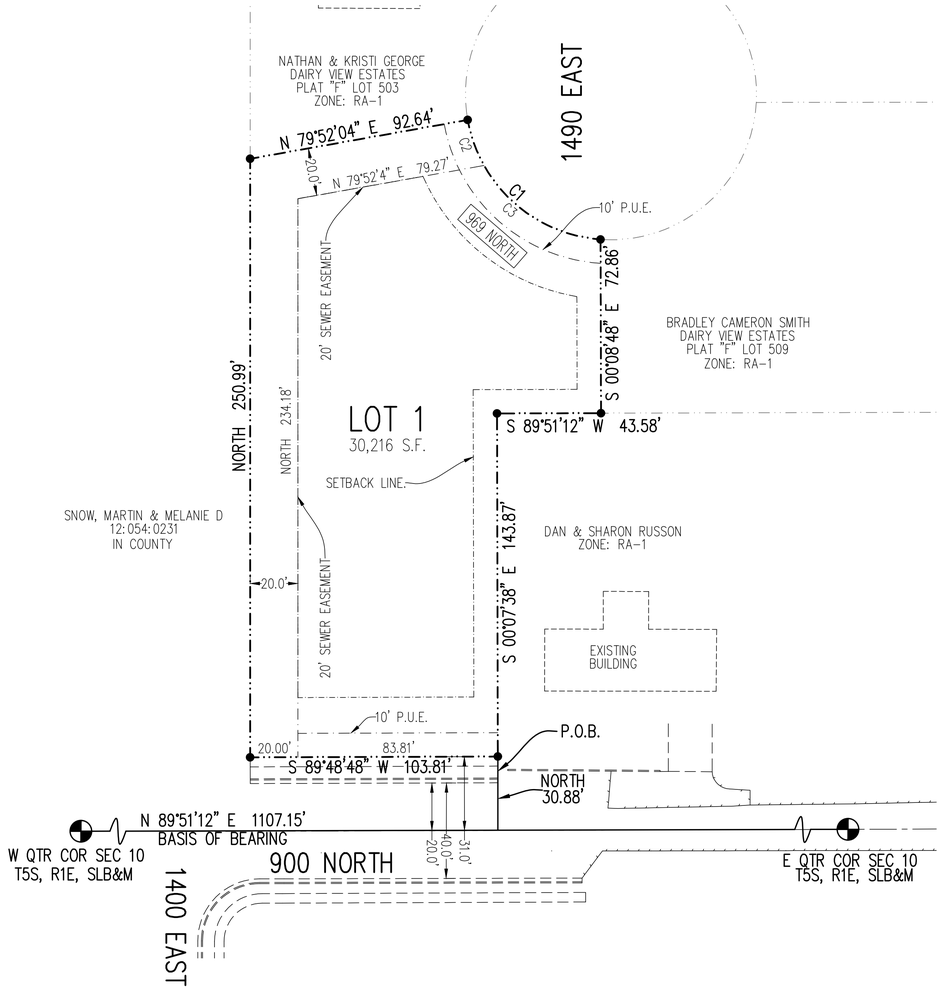
We originally purchased both lots with the intent to combine them and make use of both lots for our property. We plan to stay there for many years.

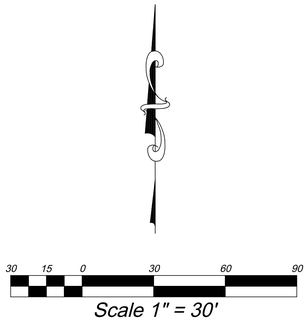
The original envelope was too awkward to build how we had intended. We also wanted to add a pool and sports court on the southern portion of the property. We aren't 100% certain how the house will end up looking, but it will face the cul-de-sac. And we will probably build back to what once was the original property line of the northern lot.

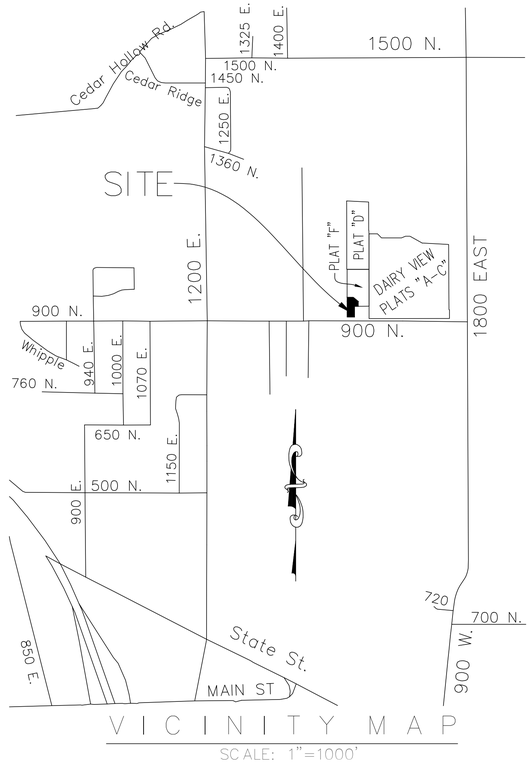
I believe what the city is most concerned about is how it will look on the street-facing side on the south end of the property. We have always intended for this side of our property to be treated as another entrance. Rather than installing a flimsy fence as most would do for their backyard, our plan is to build a wall similar to the existing Snow wall on the west side of the property. Either that or install something else of similar quality. It will be set back from the property line in order to make room for landscaping (trees, bushes, etc.). We will maintain all of the landscaping and grass between our property line and the street. We also plan to have a short driveway from the street to the wall, where we a nice gate will provide access to the southern end of the property.

We have very high standards when it comes to curb appeal. And I imagine that the south entrance of our property will receive as much attention as the front yard.

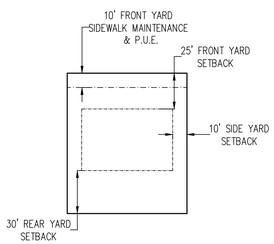
Cul-de-sac
20' easement
30' set back
Current envelope
extended envelope
Water retention
10'
20' EASEMENT
POOL
GYM
10' set back
EXSISTING BUILDING
SHOP
Gate
Set back
Fence/property Line
original property Line
Sidewalk
Sidewalk
Driveway
Key:
: Existing/current layout
: proposed/Future







VICINITY MAP
SCALE: 1"=1000'



SETBACK AND EASEMENT DETAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	61.00	80.66	75°45'52"	74.91	S 48°0'52" E
C2	61.00	20.38	19°8'22"	20.28	S 19°42'7" E
C3	61.00	60.29	56°37'30"	57.86	S 57°35'3" E

GENERAL NOTES

1. 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.
2. AGRICULTURE PROTECTION AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
3. ALL LOT CORNERS SHALL BE MARKED WITH AN APPROVED TYPE OF METAL PEG AT LEAST 5/8" IN DIAMETER AND TWENTY-FOUR INCHES IN LENGTH. ALL LOT CORNERS ADJACENT TO STREET FRONTAGE SHALL BE PROJECTED TO CURB AND GUTTER AND INDICATED BY A COPPER RIVET. CORNER MARKERS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. MONUMENTS TO BE CONSTRUCTED PER LEHI CITY DESIGN STANDARDS PAGE 2-12.
4. C.C.&R.s ARE RECORDED.
5. BASEMENT FINISHED FLOOR ELEVATIONS SHOULD BE 3 FEET ABOVE GROUND WATER.

LAND USE TABULATIONS

TOTAL AREA:	0.6937 ACRES
LOT AREA:	0.6937 ACRES
NUMBER OF LOTS:	1
ROAD AREA:	0 ACRES
LANE MILES OF ROAD:	0
ZONE:	RA-1

PLAT VACATION NOTICE

THE CITY OF LEHI IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF LOT 501 & 502, DAIRY VIEW ESTATES PLAT "F" AND THAT THERE IS GOOD CAUSE FOR THE VACATION. LOTS 501 & 502, DAIRY VIEW ESTATES PLAT "F" ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°51'12" EAST ALONG QUARTER SECTION LINE 1107.15 FEET AND NORTH 30.88 FEET FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°48'48" W, A DISTANCE OF 103.81 FEET; THENCE NORTH, A DISTANCE OF 250.99 FEET; THENCE N 79°52'04" E, A DISTANCE OF 92.64 FEET; THENCE ALONG THE ARC OF A 61.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°45'52" FOR 80.66 FEET (CHORD BEARS S 48°00'52" E 74.91 FEET); THENCE S 00°08'48" E, A DISTANCE OF 72.86 FEET; THENCE S 89°51'12" W, A DISTANCE OF 43.58 FEET; THENCE S 00°07'38" E, A DISTANCE OF 143.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,216 SQUARE FEET OR 0.6937 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, OPEN SPACE, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

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

_____ _____
_____ _____
_____ _____
PRINTED NAME OF OWNER(S) AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

_____
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, 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 _____, 20__.

_____

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

PLAT "J"

DAIRY VIEW ESTATES

RESIDENTIAL SUBDIVISION

AMENDING LOTS 501 & 502 OF DAIRY VIEW ESTATES PLAT "F"

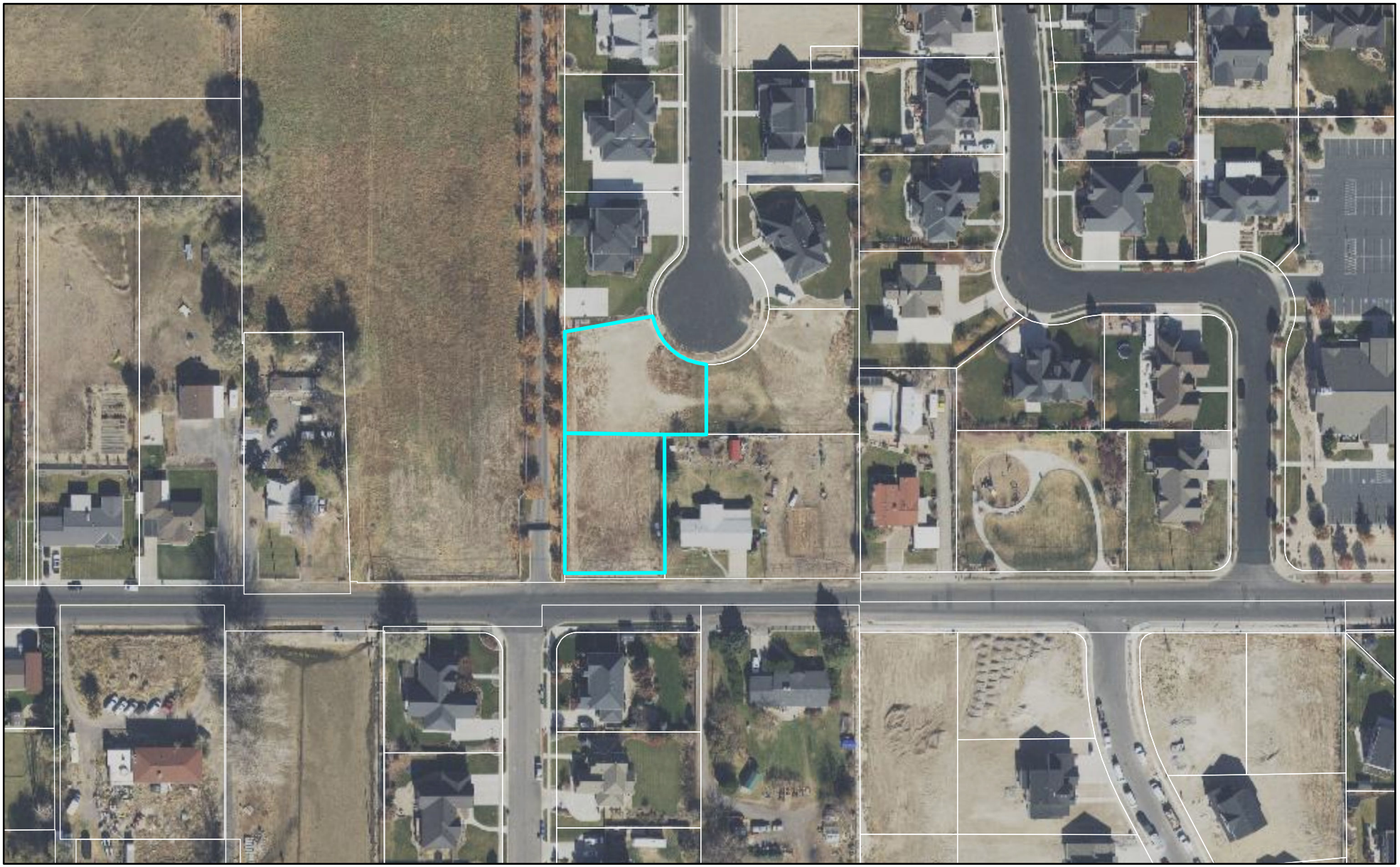
LEHI CITY UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal

Dairy View Estates Plat J

Aerial

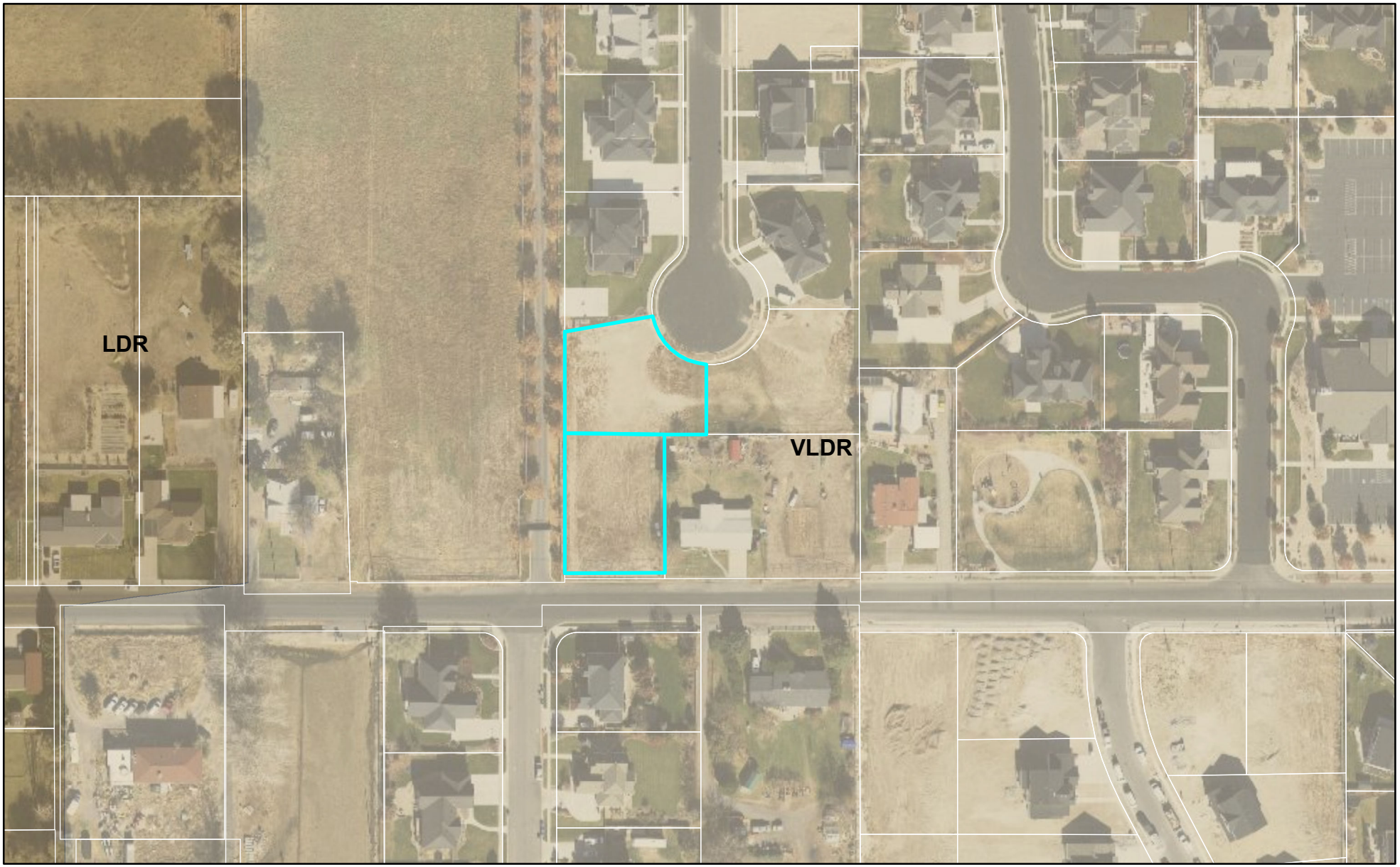


0 170 340 Feet

LEHI CITY

Dairy View Estates Plat J

General Plan

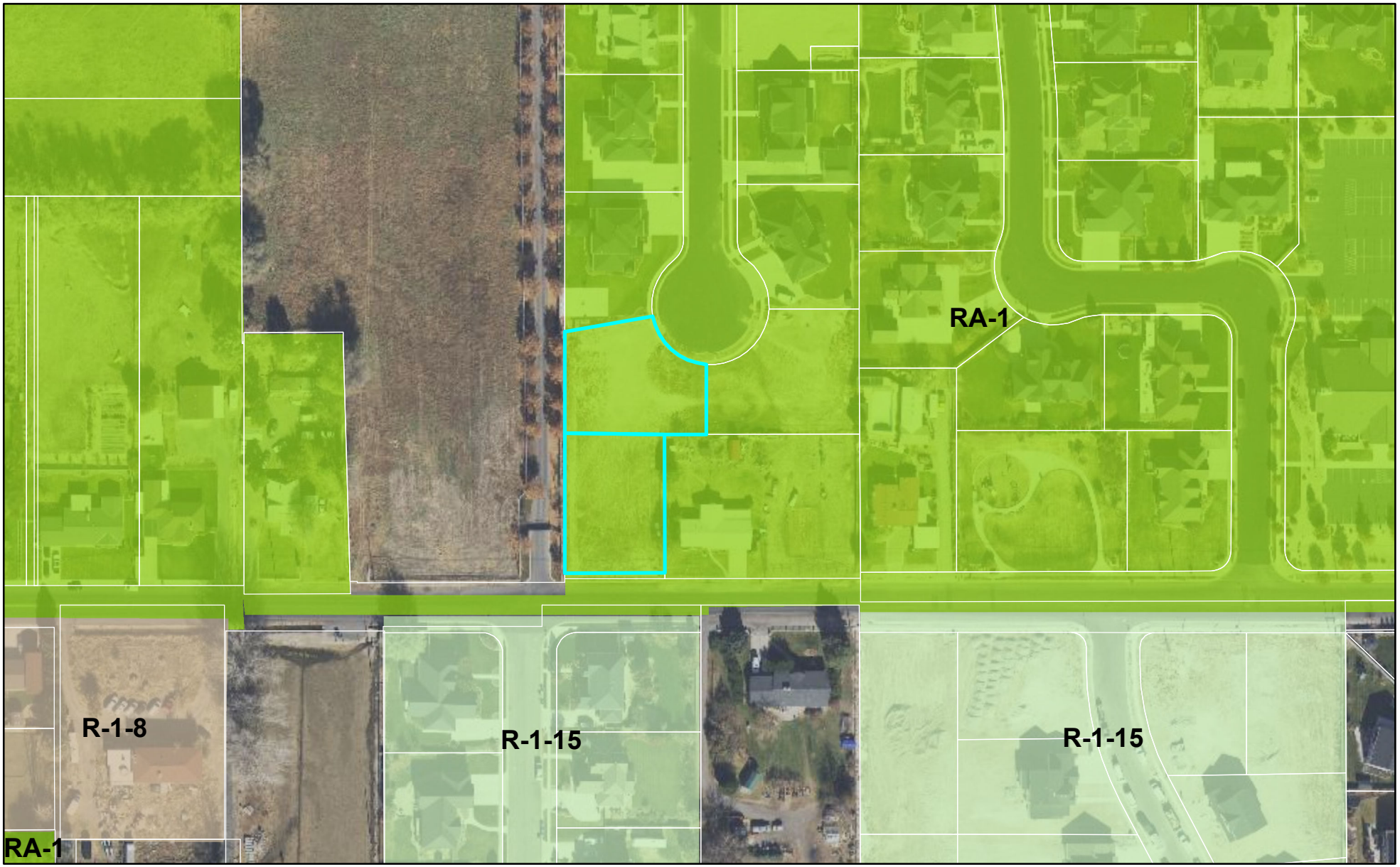


0 170 340 Feet

LEHI CITY

Dairy View Estates Plat J

Zoning



0 170 340 Feet

LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for a Plat Amendment to the Cold Spring Ranch Plat C-1, amending the plat to combine two lots located at 700 North Redwood Road.

Suggested Action:

Attachments:

CC Staff Report Cold Spring Ranch Plat C-1 Subdivision Plat Amendment 02.23.21.docx

Cold Spring Ranch C1 Plat Amendment DRC 1.20.21.docx

Cold Spring Ranch C1 Plat Amendment - narrative, plat.pdf

Cold Spring Ranch C1 Plat Amendment - aerial map.pdf

Cold Spring Ranch C1 Plat Amendment - general plan map.pdf

Cold Spring Ranch C1 Plat Amendment - zoning map.pdf

COLD SPRING RANCH PLAT C-1 PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Fulmer Lucas Engineering		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	700 North Redwood Road		
Existing General Plan Designation	Commercial (C)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	1-lot		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	PC	Undeveloped
	East	PC	Undeveloped/Harmony Townhomes Plat A
	West	PC/None	Redwood Road/Saratoga Springs
Date of DRC Review	January 20, 2021		
Assigned Planner	Sierra Pierson		

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

November 2, 1998	This property was included in the Lehi Jordan Heights annexation.
October 24, 2018	The Cold Spring Ranch C-1 plat was approved by the DRC. The Cold Spring Ranch Area Plan allows for the DRC to approve final subdivision plats.
February 11, 2019	The Cold Spring Ranch C-1 plat was recorded.

REPORT ANALYSIS

The applicant is requesting approval of the proposed amendment to the Cold Spring Ranch Plat C-1 recorded plat. The proposed amendment will consolidate the two parcels from the originally approved plat. The new combined parcel would be a total of 19.2 acres. This amendment is being proposed to accommodate a future site plan that covers both parcels.

The DRC had two comments including the following:

1. Update the subdivision name in the Surveyor's Certificate. It currently notes the Carvana subdivision.
2. Update the typo to note 2 of the plat to change the first word from "His" to "This"

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

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Cold Spring Ranch C-1 amended subdivision including the DRC comments from January 20, 2021. This recommendation is based on the following findings:

1. The proposed plat amendment is consistent with the Cold Spring Ranch Area Plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. The proposed amendment
5. Other findings based upon information presented at the public meeting.

Cold Spring Ranch C1 Plat Amendment
DRC Redline Comments

Ross Lucas – requests review of a plat amendment for Cold Spring Ranch C1, combining two lots into one at 700 North Redwood Road.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 1/12/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. Update the subdivision name in the Surveyor's Certificate. It currently notes the Carvana subdivision.
2. Update the typo to note 2 of the plat to change the first word from "His" to "This"

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

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

FULMER LUCAS

COLD SPRINGS RANCH PLAT C-1, AMENDED
PLAT AMENDMENT NARRATIVE
JANUARY 12, 2021

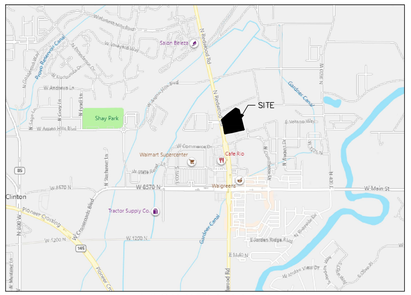
The owner of Lots 1 and 2 of the existing Cold Springs Ranch Subdivision Plat C-1, Timpanogos Regional Medical Services, Inc., wishes to consolidate the two parcels into a single parcel. This consolidation of lots is an initial step to support a development project intended to construct a 10,847 sf single story Free-Standing Emergency Department on the subject property. As currently platted, the building as proposed would cross the existing property line between lots 1 and 2, which has necessitated this proposed lot consolidation. As the sole owner of the two affected parcels, the owner has signed a petition which has been enclosed with this application.

A site plan application for the proposed development is in process and will be submitted for DRC review in the coming weeks.

The enclosed amended plat was prepared by Diamond Land Surveying, LLC, however, as the engineer of record for the overall project, Fulmer Lucas Engineering, LLC (H. Ross Lucas, PE) will serve as the applicant for this amended plat and subsequent site plan application. If any additional information or clarifications are needed, Mr. Lucas can be contacted at (615) 345-3772.

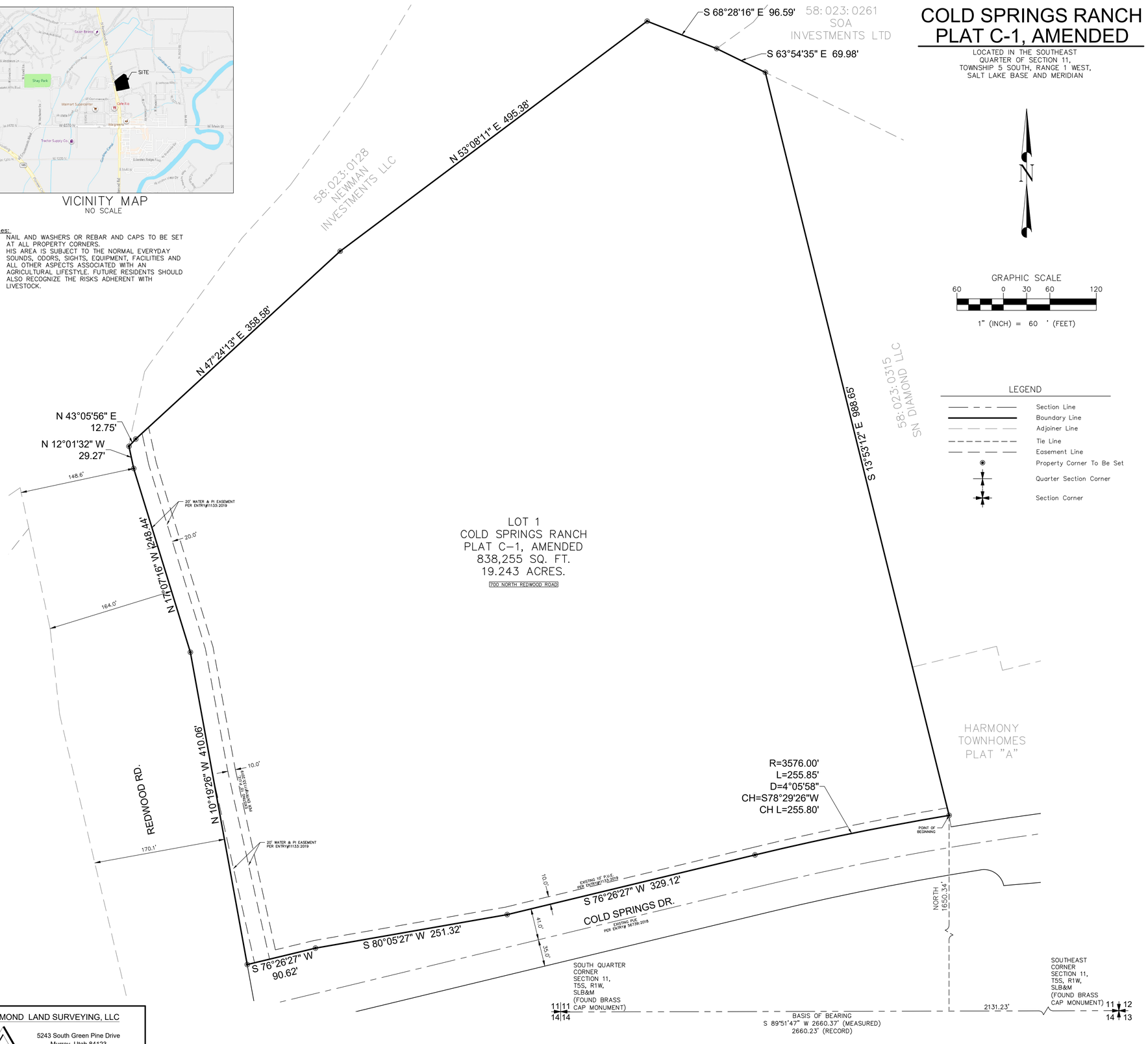
COLD SPRINGS RANCH PLAT C-1, AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP
NO SCALE

Notes:
1. NAIL AND WASHERS OR REBAR AND CAPS TO BE SET AT ALL PROPERTY CORNERS.
2. HIS 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 ADHERENT WITH LIVESTOCK.



N

GRAPHIC SCALE

60 0 30 60 120

1" (INCH) = 60 ' (FEET)

LEGEND

- Section Line
- Boundary Line
- Adjoiner Line
- Tie Line
- Easement Line
- Property Corner To Be Set
- Quarter Section Corner
- Section Corner

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 51527462 AS PRESCRIBED UNDER 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, HEREAFTER TO BE KNOWN AS CARVANA LEHI SUBDIVISION AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

Lots 1 and 2, COLD SPRING RANCH PLAT C-1, according to the official plat thereof on file and of record in the Utah County Recorder's office on February 11, 2019 as Entry No. 11133:2019.

DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS, FOLLOWS:

BEGINNING AT A POINT LOCATED S89°51'47"W ALONG THE SECTION LINE 2131.23 FEET AND NORTH 1650.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY ALONG THE ARC OF A 3576.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S9°27'35"E) 255.85 FEET THROUGH A CENTRAL ANGLE OF 4°05'58" (CHORD: S78°29'26"W 255.80 FEET); THENCE S76°26'27"W 329.12 FEET; THENCE S80°05'27"W 251.32 FEET; THENCE S76°26'27"W 90.62 FEET TO THE EAST LINE OF REDWOOD ROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: N10°19'26"W 410.06 FEET; THENCE N17°07'16"W 248.44 FEET; THENCE N12°01'32"W 29.27 FEET; THENCE N43°05'56"E 12.75 FEET; THENCE N47°24'13"E 358.58 FEET; THENCE N53°08'11"E 495.38 FEET; THENCE S68°28'16"E 96.59 FEET; THENCE S63°54'35"E 69.98 FEET; THENCE S13°53'12"E 988.65 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____, DAY OF _____, A.D. 2021.

_____
Owner

ACKNOWLEDGMENT

STATE OF)
: ss
COUNTY OF)

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.

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

NUMBERS

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF_____, 20__, BY THE PLANNING COMMISSION.

_____ _____
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

APPROVAL 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 OF THE PERPETUAL USE OF THE PUBLIC. THIS _____, DAY OF _____, A.D. 2021.

MAYOR:_____

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

COLD SPRINGS RANCH PLAT C-1, AMENDED

A COMMERCIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SCALE 1"=60' SHEET 1 OF 1

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR · 1/11/21 · No. 5152762 · NATHAN B. WEBER · STATE OF UTAH		

DIAMOND LAND SURVEYING, LLC
5243 South Green Pine Drive
Murray, Utah 84123
office@diamondlandsurveying.com
Phone (801) 266-5099 Fax 266-5032

PETITION
FOR
AMENDMENT TO RECORDED PLAT

(Petition required only for amendments to a RECORDED plat)

COLD SPRINGS RANCH PLAT C-1, AMENDED

(Subdivision Name and Plat)

Each owner and signer for himself says: I have personally signed this petition; I am an owner of a portion of the subdivision above mentioned and located at Lehi, Utah County, State of Utah, and my post office address is correctly written after my name. We hereby certify that the undersigned together constitute all of the owners within the said subdivision plat to be amended and that all of the undersigned understand and are in agreement with the proposed amendment.

Name	Phone	Address	LOT # (s)
RYAN LEMASTERS, TIMPANOGOS REGIONAL MEDICAL SERVICES INC	(801) 714-6514	750 WEST 800 NORTH, OREM, UT 84057	LOTS 1 AND 2

(Attach additional sheets as necessary)

NOTE: Petitions to amend a recorded plat that lack the consent of all owners within the plat will require additional public notice as required by State law.

Cold Spring Ranch Plat C-1 Plat Amendment

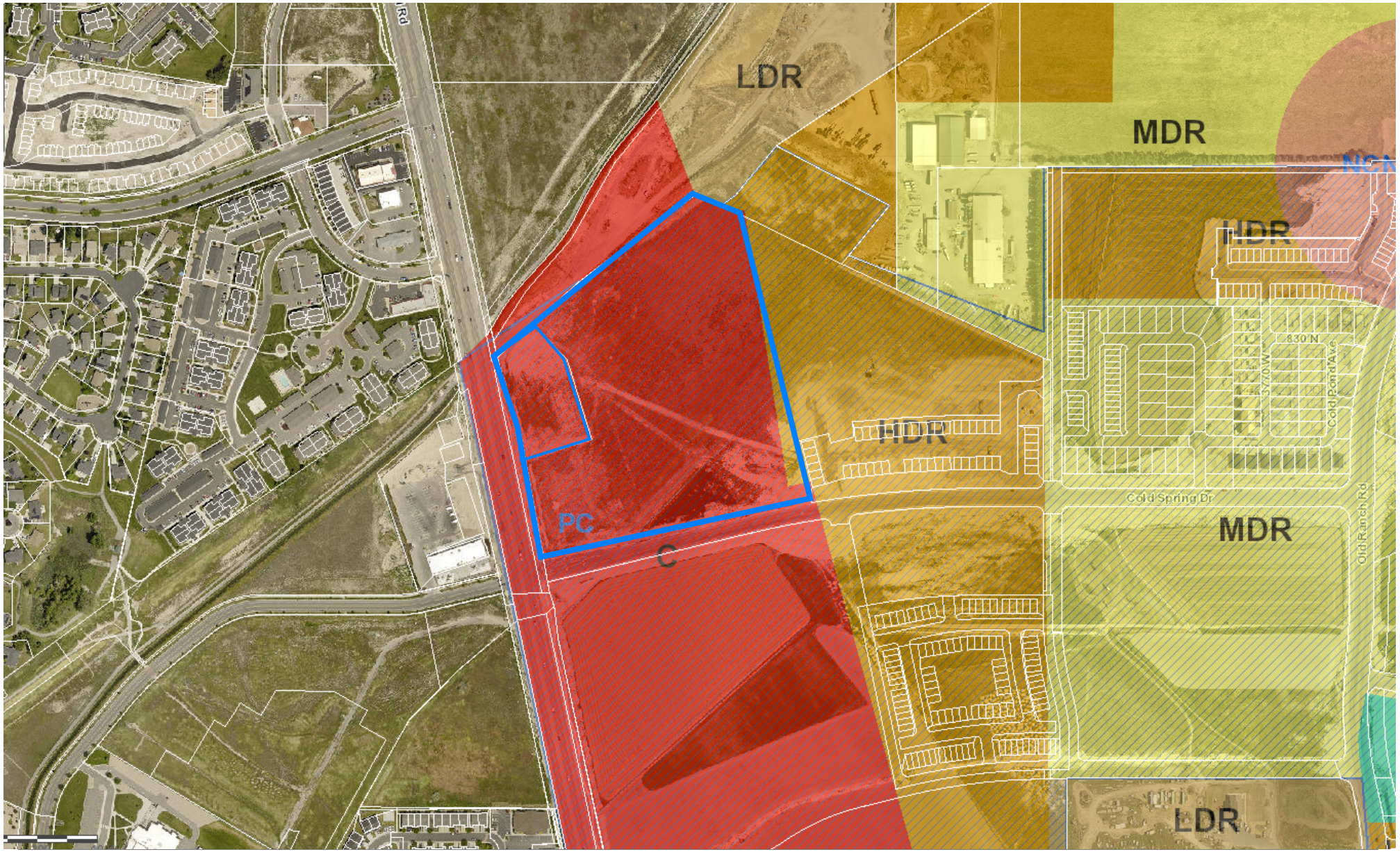
Aerial



0 420 840 Feet

Cold Spring Ranch Plat C-1 Plat Amendment

General Plan

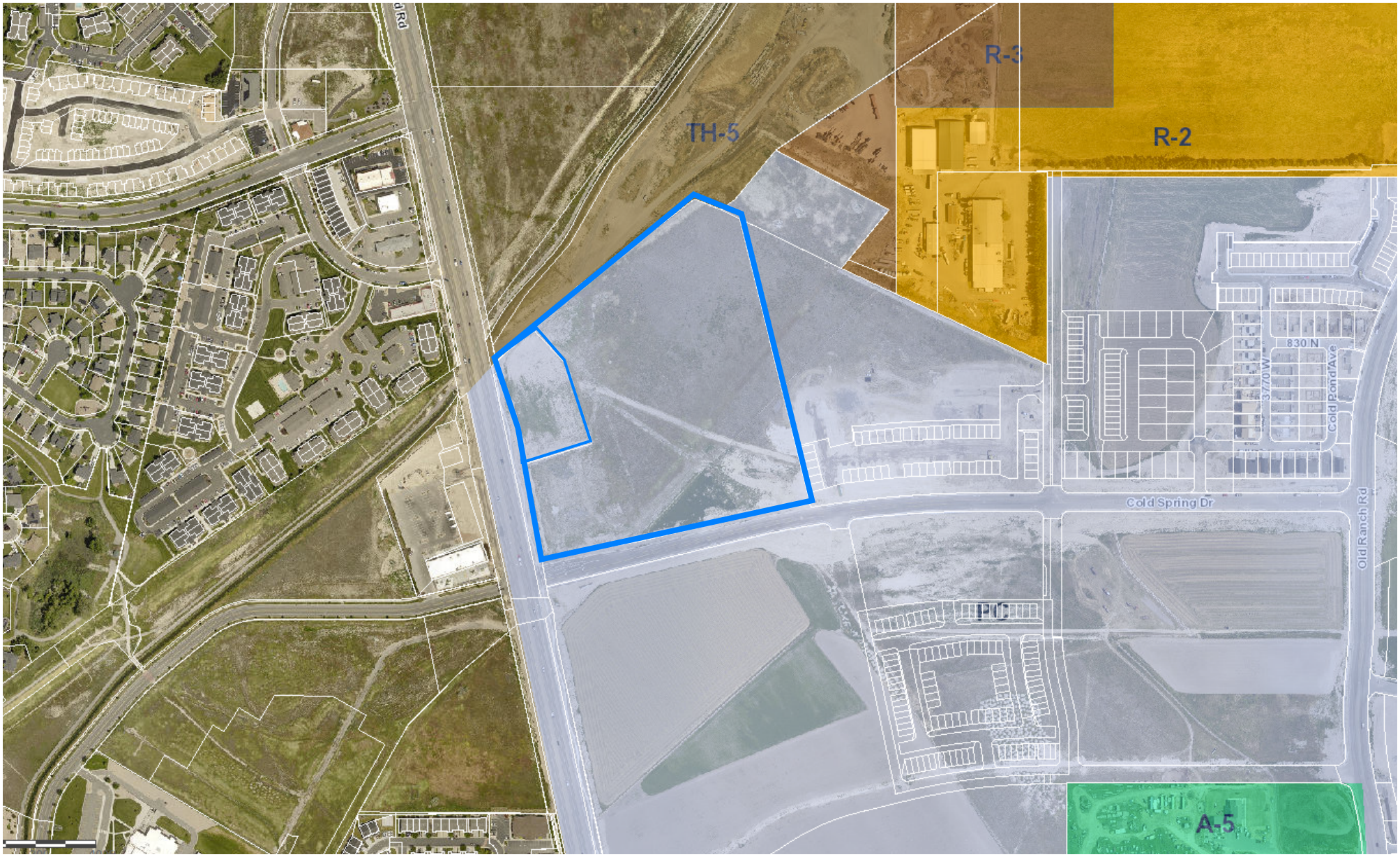


0 420 840 Feet

LEHI CITY

Cold Spring Ranch Plat C-1 Plat Amendment

Zoning



0 420 840 Feet

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #10-2021, approval of the Yeomans & Morgan General Plan Amendment, changing the land use designation from LDR & MDR to IHDR on approximately 5 acres of property located at 143 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Yeomans & Morgan General Plan Amendment 02.09.21.docx

Yeomans & Morgan General Plan Amendment DRC 10.28.2020.docx

Ord 10-2021.docx

Yeomans & Morgan General Plan Amendment 10.28.20.pdf

Yeomans GP aerial.pdf

Yeomans GPA Current General Plan.pdf

Yeomans GPA zoning.pdf

YEOMANS & MORGAN GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Adam Albrecht		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	143 South 1100 West		
Acreage	Approximately 5 acres		
Existing Zoning	RA-1 (R-1-Flex was approved, but needs water dedication)		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Proposed Land Use Designation	IHDR (Intermediate High Density Residential)		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential/agriculture
	South	R-1-8	Single family residential
	East	A-1	Single family residential/agriculture
	West	TH-5	Single family residential
Date of DRC Review	October 28, 2020		
Date of Planning Commission Review	January 14, 2021		
Assigned Planner	Jacob Curtis		

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.

Section 05.020. Zoning Districts Purpose.

I. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for low rise townhouses and condominiums in a Planned Unit Development setting. The R-2.5 zone is intended to be a transition zone between medium density and high density or commercial areas. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.

2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.

3. A Concept Plan shall be effective for a period of one (1) year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one (1) year period the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

5. To accommodate requests for changes to the Concept Plan, the City may allow the Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Concept Plan including review by Staff, Planning Commission and City Council.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



Intermediate High Density Residential (IHDR)

The Intermediate High Density Residential (IHDR) classification provides an attractive setting for low rise townhouses and condominiums in planned unit development settings. This classification is intended to be a transition zone between medium density and high density or commercial areas, with an overall density not to exceed 9 dwelling units per acre. The applicable Zoning District classification for IHDR is R-2.5.



Best Practice 9.1: ***Develop local neighborhood programs to bring residents together under common causes and character.***

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

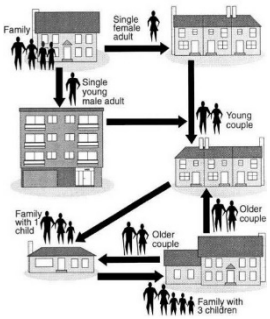


Diagram of life-cycle housing needs
Source: Envision Utah.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

April 20, 1981 – This property was annexed as part of the Hunting Addition.

September 24, 2019 – The City Council approved a zone change of this property to R-1-Flex.

December 10, 2019 – The City Council approved the Hunting Farms concept plan for this property.

March 31, 2020– The City Council approved the Hunting Farms preliminary subdivision for this property.

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this approximately 5-acre property from LDR (Low Density Residential) and MDR (Medium Density Residential) to IHDR (Intermediate High Density Residential).

The current General Plan land use designation of LDR and MDR would allow an overall neighborhood density up to four units and six units per acre respectively. The applicant requests the amendment to IHDR, which would potentially allow an overall neighborhood density of up to nine units per acre, so that they can provide a mix of housing opportunities within this area of the City.

The proposed General Plan amendment can provide opportunities to achieve **Best Practice 9.1** of the General Plan by providing additional housing diversity in the area. The proposed General Plan amendment to IHDR would be a

lower density than what was previously proposed in July 2020 and require the applicant to develop the property as a PUD (Planned Unit Development). This would allow the applicant to build a narrow single-family home product rather than townhomes as previously proposed in their concept layout. It would also require them to provide open space as part of a planned development which the applicant proposes to locate to the south as a buffer from the neighboring residential development.

The IHDR designation allows for the R-2.5 zone, which may allow up to 9 units per acre. However, Section 05.010.G of the Development Code requires that a concept plan be submitted and approved concurrently with the General Plan amendment. An approval of a General Plan amendment to IHDR is tied to the approval of a concept plan including the number of proposed units. Density cannot be increased after a concept plan is approved unless an amended concept plan is proposed and ultimately approved by the City Council.

It is staff's opinion that this location could support some increased density because of its access to major crossroads and being located close to Main Street which has been identified as a Phase 1 transit corridor in the Mountainland Association of Governments TransPlan50 and in the approximate area on UTA's 2040 Strategic Plan. Some additional housing in this corridor would better support transit and current and future businesses along Main Street. The applicant's narrative states that properties along Main Street are shown as commercial (mixed use) and this proposed General Plan amendment would serve as a transition from the existing residential homes to the south to the future commercial properties to the north.

DRC Comments

The DRC had three comments on the proposed General Plan amendment.

1. Recommend removing this reference to the DRAFT land use plan and saying lower density than what was previously proposed (HDR)
2. Recommend clarifying that this open space will occur because of a proposed PRD
3. Not recommended due to existing utilities capacities.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Yeomans & Morgan general plan amendment, including DRC comments from October 28, 2020. This recommendation is based on the following findings:

1. The proposed General Plan amendment is consistent with Best Practice 9.1 of the General Plan by providing more opportunity for life-cycle housing and utilizing a more inclusionary approach.
2. The proposed amendment to the Lehi City General Plan is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed General Plan amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. The proposed General Plan amendment will not have a substantial adverse effect on surrounding property.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on January 14, 2021. The minutes and motion from this meeting are as follows:

3.2 Public hearing and recommendation of Adam Albrecht's request for review of the Yeomans & Morgan General Plan Amendment, changing the land use designation from LDR (low density residential) & MDR (medium density residential) to IHDR (intermediate high density residential) on approximately 5 acres of property located at 143 South 1100 West.

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Everett asked if Staff had given general direction with the draft general plan map in consideration of the 5 to 7 acres that is being proposed tonight.

The applicant, Adam Albrecht, was present. He stated he has reviewed the infill PRD and feels he has met the requirements. Kim Struthers stated the PUD is required and the only way it can be developed is by staying within the existing designation. Mr. Albrecht stated he has a concept plan that is available.

Commissioner Nielsen opened public hearing for comment.

Commissioner Nielsen acknowledged comments.

Commissioner Nielsen closed public hearing for comment.

Commissioner Nielsen asked if infrastructure was in place to support the development. Ross Dinsdale stated the City would have a better idea with an updated general plan and it was being looked at right now. Commissioner Nielsen stated the development is near commercial and a major roadway with walkability, as well as being a transitional community. Commissioner Everett stated there is property to the East that is agricultural and would be an abrupt change, especially with a transportation corridor and he didn't feel that the development would sway UTA's decision. Commissioner Peterson expressed concern for the kids that can't walk on Main Street or get on the bus to ride to school, as well as trying to get to Vet's Park and the he doesn't feel that it is an infill project. He feels that public comment should be taken into consideration and that he is opposed to the change. Commissioner Hereth stated he would not be in support of this item with the revised general plan update. Commissioner Bunker asked about a time frame with the general plan and when it would be done. He likes the idea of mixed development neighborhoods. Kim Struthers stated it would be within the next few months. Ross Dinsdale stated a traffic analysis was in process and would give a better perspective on what to expect.

Motion: Commissioner Peterson moved to forward a negative recommendation of **Adam Albrecht's request for review of the Yeomans & Morgan General Plan Amendment, changing the land use designation from LDR (low density residential) & MDR (medium density residential) to IHDR (intermediate high density residential) on approximately 5 acres of property located at 143 South 1100 West,** finding that it is not consistent with the neighborhood, or meets the infill requirement needed for the PUD as well as the negative comments from the neighborhood. Commissioner Everett seconded.

Vote: Commissioner Nielsen, no; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, no; Commissioner Bunker, no; Commissioner Hereth, yes. The vote passed 4-3 with a negative recommendation.

Yeomans & Morgan General Plan Amendment
DRC Redline Comments

*Adam Albrecht - requests review of the **Yeomans & Morgan General Plan Amendment**, changing the land use designation from LDR & MDR to IHDR for approximately 5 acres of property located at 143 South 1100 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/20/2020

DRC REDLINE COMMENTS:
Glade – Power:
1. Not recommended due to existing utilities capacities.

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
2. Recommend removing this reference to the DRAFT land use plan and saying lower density than what was previously proposed (HDR)
3. Recommend clarifying that this open space will occur because of a proposed PRD

THIS ITEM CAN BE SCHEDULED FOR PLANNING COMMISSION, BUT THE DRC RECOMMENDATION IS TO UPDATE THE CONCEPT AND RETURN TO DRC.

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: 10-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR HUNTING FARMS (YEOMANS AND MORGAN)

WHEREAS, on February 23, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 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 January 14, 2021, to review and make a recommendation on the General Plan Amendment located at 143 South 1100 West changing the land use designation from Low Density Residential to Intermediate High Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on February 23, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Low Density Residential to Intermediate High Density Residential;

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 Low Density Residential to Intermediate High Density Residential. The total amendment will include approximately 5-acres of property located at 143 South 1100 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 10 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 23rd day of February, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

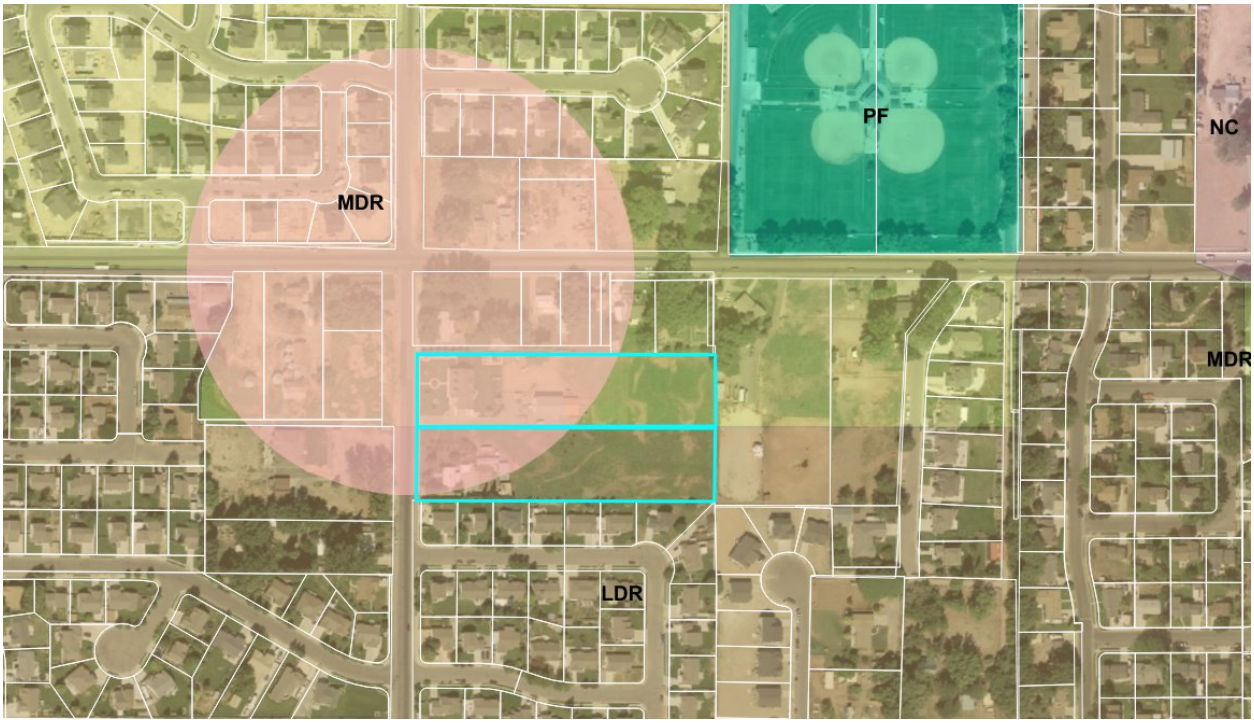


EXHIBIT “A”

YEOMANS AND MORGAN LEGAL DESCRIPTION

The following legal descriptions are for parcels that are in the proposed General Plan Amendment.

COM N 0 DEG 27' 0" W 710.15 FT & E 411.53 FT FR W 1/4 COR. SEC. 17, T5S, R1E, SLB&M.; N 89 DEG 58' 0" E 667 FT; N 0 DEG 27' 0" W 164.4 FT; S 89 DEG 58' 0" W 667 FT; S 0 DEG 27' 0" E 164.4 FT TO BEG. AREA 2.517 AC.

The following legal descriptions are for parcels that are partially in the proposed General Plan Amendment.

COM N 545.04 FT & E 407.22 FT FR W 1/4 COR. SEC. 17, T5S, R1E, SLB&M.; N 0 DEG 27' 0" E 165.1 FT; N 89 DEG 58' 0" E 667 FT; S 0 DEG 27' 0" W 168.06 FT; N 89 DEG 46' 45" W 666.98 FT TO BEG. AREA 2.551 AC.

We are asking for an amendment to the existing General Plan which would change our 5 acres to IHDR. This location will provide a perfect transition from the existing homes in Saddlebrook to the commercial properties on the south side of Main Street.

We anticipate the homes we are building will sell in the low 400's which should increase property values in Saddlebrook as their current median sales price is significantly lower than that. We will also have an HOA to ensure that the development is professionally maintained at all times.

An R-2.5 zone would be a lower-density zoning than what the 2020 draft plan suggested. This will allow us to build single family homes (rather than townhomes as previously proposed) and still provide 20% open space. Our plan is to push as much of this open space to the south to create a buffer between our new homes and the existing properties (see attached concept).

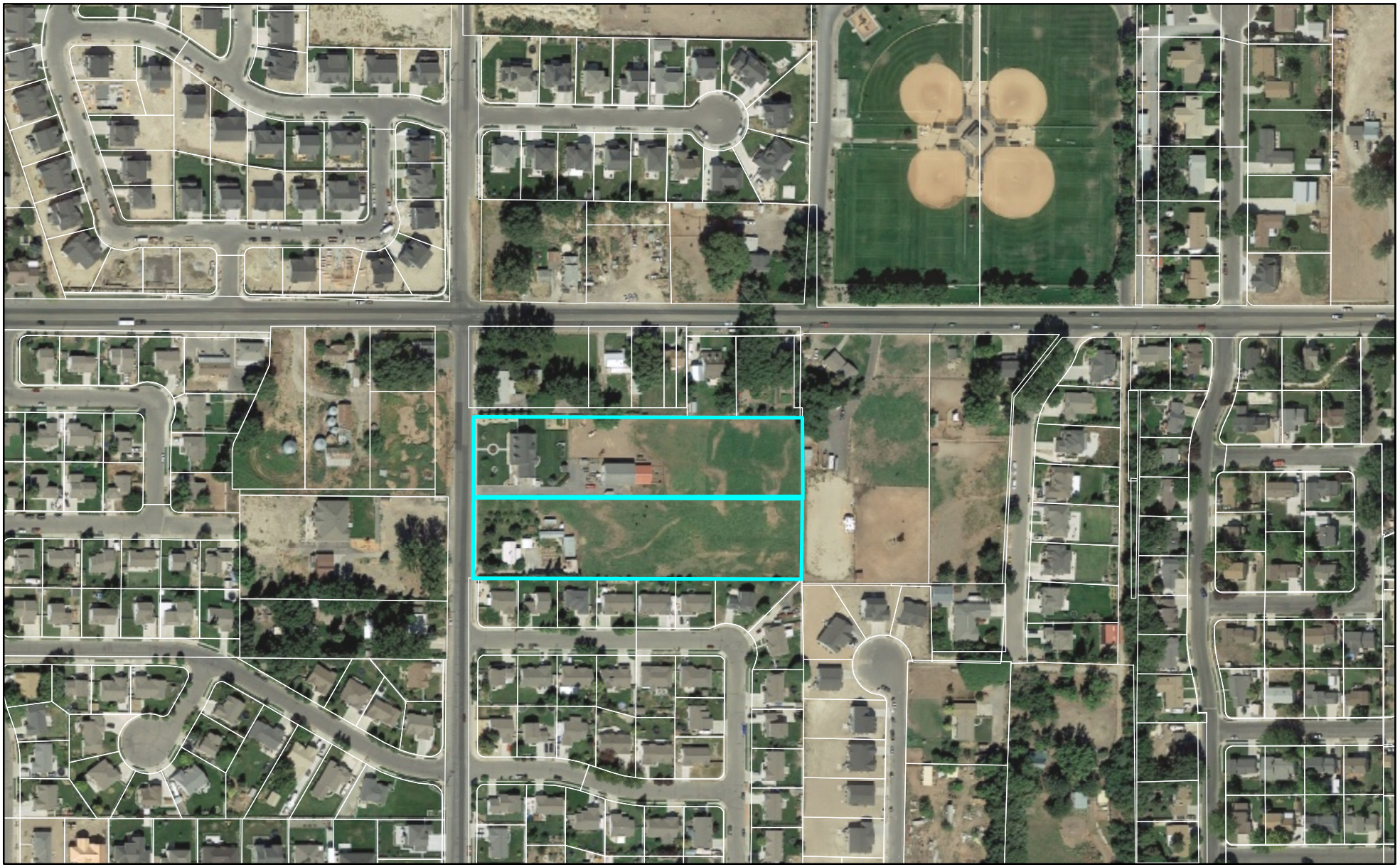
Our goal is to provide single family homes that Lehi residents can afford to own. As we all know, it has become increasingly more difficult to purchase a home in our city. We hope that the staff, Planning Commission and City Council will support our proposal. We have taken previously-received feedback into consideration as we have prepared this. We feel that it is a fair compromise that serves all parties involved and adds value to our community.



-line parcel map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an a

Yeomans General Plan Amendment

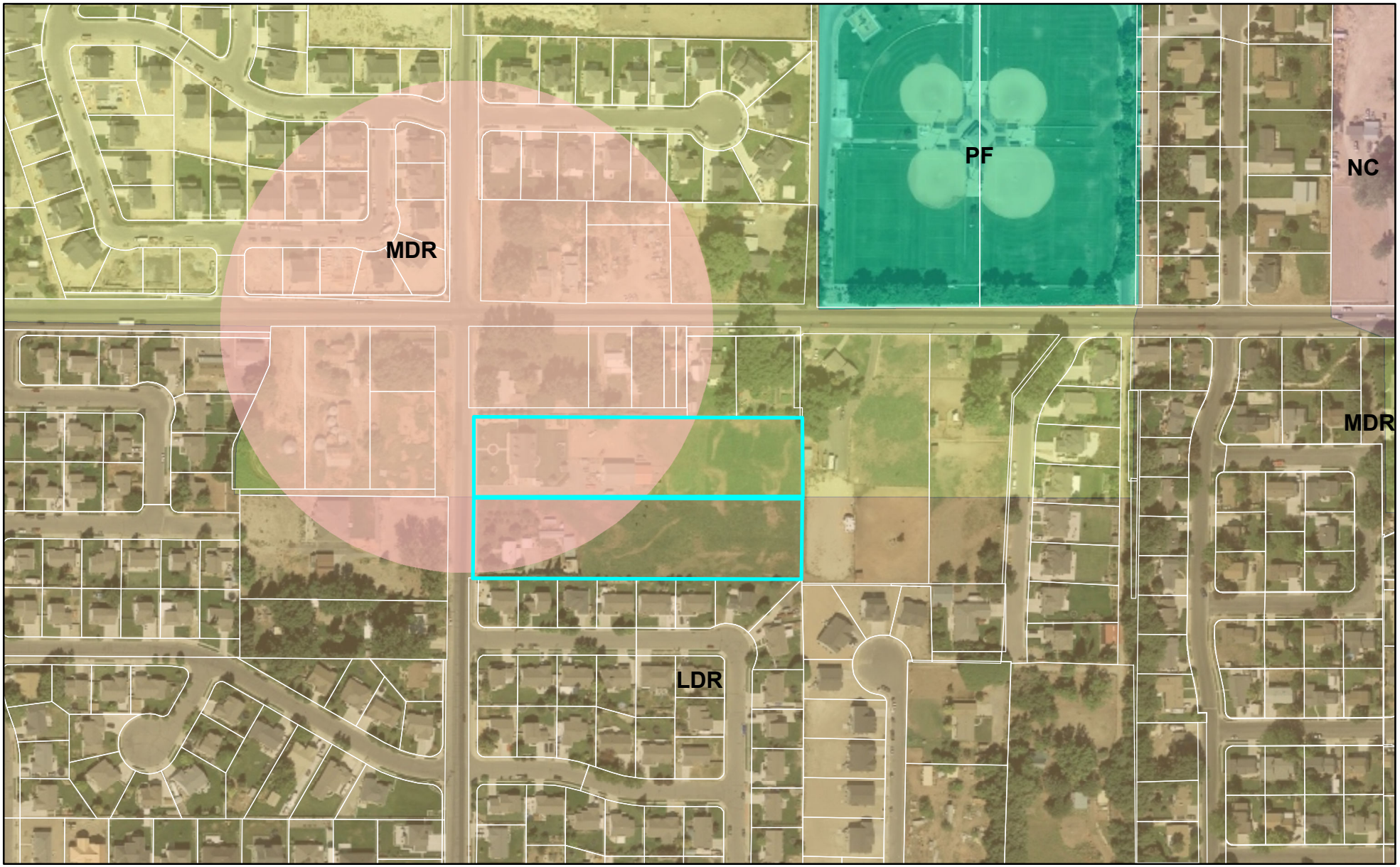
Aerial



LEHI CITY

Yeomans General Plan Amendment

General Plan

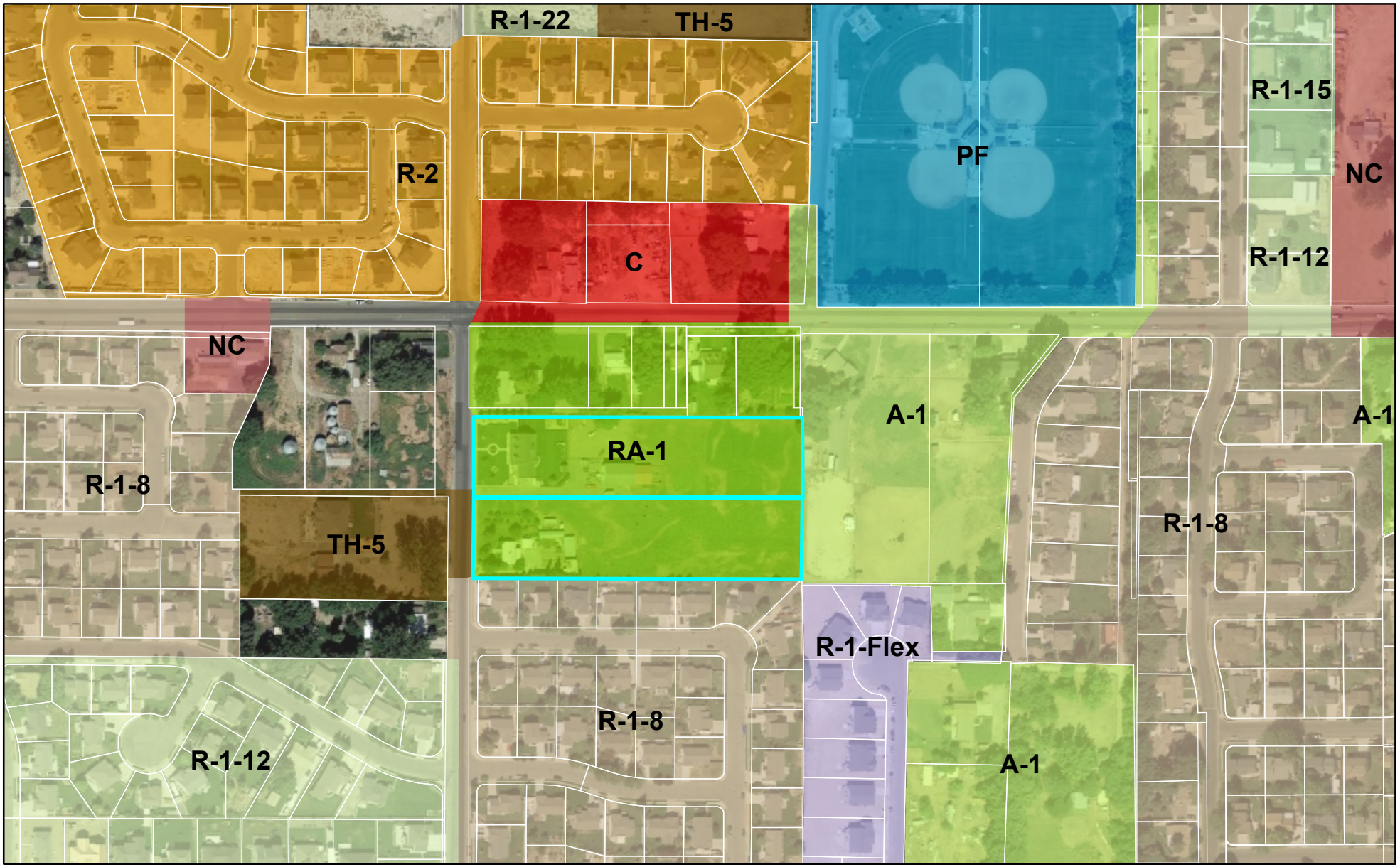


0 330 660 Feet

LEHI CITY

Yeomans General Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Hunting Farms Concept, a 40-lot single family residential project at 143 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Hunting Farms Single Family Concept 02.09.21.docx

Hunting Farms Single Family Concept DRC 12.09.2020.docx

Hunting Farms Single Family Concept 12.09.20 DRC response, narrative, plans, elevation examples.pdf

Hunting Farms SF Concept Aerial.pdf

Hunting Farms SF Concept General Plan.pdf

Hunting Farms SF Concept Zoning.pdf

HUNTING FARMS SINGLE FAMILY CONCEPT
CITY COUNCIL REPORT

Applicant	Adam Albrecht		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	143 South 1100 West		
Project Area	Approximately 5 acres		
Existing Zoning	RA-1 (R-1-Flex was approved, but needs water dedication)		
General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential/agriculture
	South	R-1-8	Single family residential
	East	A-1	Single family residential/agriculture
	West	TH-5	Single family residential
Date of DRC Review	December 9, 2020		
Date of Planning Commission Review	January 14, 2021		
Assigned Planner	Jacob Curtis		

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.

Section 05.020. Zoning Districts Purpose.

I. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for low rise townhouses and condominiums in a Planned Unit Development setting. The R-2.5 zone is intended to be a transition zone between medium density and high density or commercial areas. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.

2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.

3. A Concept Plan shall be effective for a period of one (1) year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one (1) year period the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

5. To accommodate requests for changes to the Concept Plan, the City may allow the Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Concept Plan including review by Staff, Planning Commission and City Council.

PROPERTY HISTORY

April 20, 1981 – This property was annexed as part of the Hunting Addition.
September 24, 2019 – The City Council approved a zone change of this property to R-1-Flex.
December 10, 2019 – The City Council approved the Hunting Farms concept plan for this property.
March 31, 2020– The City Council approved the Hunting Farms preliminary subdivision for this property.

REPORT ANALYSIS

The applicant is requesting approval of the Hunting Farms concept, a 40-lot residential subdivision located at 143 S 1100 W. This report will discuss the density, concept layout, and DRC comments.

Density

The applicant's intention is to build 40 single-family detached units on the 5.02-acre property and demolish the existing homes. This would result in a density of 7.97 units per acre. The current zoning classification and General Plan designation would not allow for the proposed concept, but the applicant has concurrently submitted a General Plan amendment to allow for the increased density. The IHDR (Intermediate High Density Residential) designation would potentially allow for a density of up to nine units per acre. It is staff's opinion that this location could support some increased density because of its proximity to the Main Street corridor which is shown to have future transit service in Mountainland Association of Governments TransPlan50 and in UTA's 2040 Strategic Plan. The properties along Main Street have been or still have the potential to be re-zoned to Neighborhood Commercial and this proposed General Plan amendment would serve as a transition from the existing low density residential homes to the south to the future commercial properties and Main Street to the north. Additionally, the current General Plan designations of LDR (Low Density Residential) and MDR (Medium Density Residential) would allow for 23 lots to be developed. The change in the General Plan to IHDR and the corresponding 40 lot concept plan would be an increase of 17 lots over what is currently allotted.

The proposed concept can provide opportunities to achieve **Best Practice 9.1** of the General Plan by providing additional housing diversity in the area. The applicant would be required to develop the property as a PUD (Planned Unit Development) with the concurrently submitted General Plan amendment. This would allow the applicant to build a single-family home product rather than townhomes to better align with the current development in the area. It would also require them to provide open space as part of a planned development which the applicant proposes to locate to the south as a buffer from the neighboring residential subdivision.

Concept Layout

The layout for the proposed concept plan consists of 40 total units with access from 1100 West and future access to the east with a road stub. An open space area is shown located centrally within the project and access is provided through the open space with sidewalks. An additional sidewalk connection is shown to the north that connects to future commercial development which has already been rezoned. An internal network of private roads would service the community. The applicant proposes to include amenities such as multiple picnic areas, two playgrounds, a sports court, and 16 guest parking stalls.

The single-family homes will be required to meet the architectural standards of the PUD chapter of the Development Code. The applicant has provided examples of other projects in Utah County that resemble the style that they would build.

DRC Comments

The DRC had 16 comments on the proposed concept plan, including the following:

1. If this moves to site plan show no parking signs on both sides of all streets
2. Consider moving sidewalk through open space to edge of parking spaces.
3. Consider combining playgrounds into single better playground, allowing more open grass.
4. This project would need to be developed as a PUD to allow the proposed layout, however a PUD requires a minimum of 10 acres. The reason for the 10 acre requirement is to ensure that PUD projects are large enough to support an HOA for maintenance of the common areas. Exceptions might be allowed for infill projects, so this would need to be considered infill which is questionable based on the location of the property. The Code defines an infill project as development, or re-development within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped area.
5. Consider a southern connecting sidewalk to create a loop around the open space. Consider a sidewalk connection from the open space to 1100 West to increase pedestrian access to the interior lots.
6. Show sidewalk and parkstrip on the east side of 950 West since it is proposed to have front doors facing the street.
7. This development would be contingent on the General Plan being changed to IHDR.

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** to the City Council for the Hunting Farms Single Family concept including DRC comments from December 9, 2020. This recommendation is based on the following findings:

1. The proposed concept is consistent with the purpose of the R-2.5 zone by providing a transition from an existing low-density single-family subdivision to the Neighborhood Commercial uses shown on the General Plan for the Main Street corridor.
2. The proposed concept plan provides some increased support for future transit in the Main Street corridor.
3. The proposed concept is consistent with the Lehi City Development Code.
4. The proposed concept conforms to the goals and policies of the General Plan.
5. The proposed concept does not affect the health, safety, welfare, and morals of the City.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on January 14, 2021. The minutes and motion from this meeting are as follows:

3.3 Public hearing and recommendation of Adam Albrecht's request for review of the Hunting Farms Concept, a 40-lot single family residential project at 143 South 1100 West.

Sierra Pierson, City Planner, presented information on the agenda item.

The applicant, Adam Albrecht, was present.

Commissioner Everett stated he likes the design. Commissioner Ellis agreed with Commissioner Everett.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Motion: Commissioner Peterson moved to forward a negative recommendation **of Adam Albrecht's request for review of the Hunting Farms Concept, a 40-lot single family residential project at 143 South 1100 West,** finding that it is not consistent with the neighborhood, or meets the infill requirement needed for the PUD as well as the negative comments from the neighborhood**.** Commissioner Everett seconded.

Vote: Commissioner Nielsen, no; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, no; Commissioner Bunker, no; Commissioner Hereth, yes. The vote passed 4-3 with a negative recommendation.

Hunting Farms Single Family Concept
DRC Redline Comments

*Adam Albrecht - requests review of the **Hunting Farms Concept**, a 42-lot single family residential project at 143 South 1100 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 12/1/2020

DRC REDLINE COMMENTS:

Glade – Power:

1. RMP purchase/ asset transfer required.
2. Off-site power improvements and easements are required.
3. Provide 10' (min) PUE at all road frontages.
4. No estimate for power improvements until a unit count and road/lot/buildings layout is accepted or settled.

Kerry – Fire:

5. If this moves to site plan show no parking signs on both sides of all streets

Greg – Water/Sewer:

6. All services to existing house must be eliminated if the house is going to be removed.
7. Sewer capacity in 1100 West must be verified.

Trent – Parks:

8. Consider moving sidewalk through open space to edge of parking spaces.
9. Consider combining playgrounds into single better playground, allowing more open grass.

Gary – Building/Inspections: No comments

JD – Streets: No comments

Ross – Engineering:

10. This plan does not meet the general plan. The increase in density on the south parcel would increase demand to utilities and traffic. Recommend keeping the existing general plan in place and make any changes along with the general plan update.

Kim – Planning:

11. This project would need to be developed as a PUD to allow the proposed layout, however a PUD requires a minimum of 10 acres. The reason for the 10 acre requirement is to ensure that PUD projects are large enough to support an HOA for maintenance of the common areas. Exceptions might be allowed for infill projects, so this would need to be considered infill which is questionable based on the location of the property. The Code defines an infill project as development, or re-development within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped area.
12. Consider a southern connecting sidewalk to create a loop around the open space. Consider a sidewalk connection from the open space to 1100 West to increase pedestrian access to the interior lots.
13. Show sidewalk and parkstrip on the east side of 950 West since it is proposed to have front doors facing the street.
14. Recommend holding a neighborhood meeting with the residents in the area to help communicate the details of what's being proposed prior to a Planning Commission meeting.
15. This development would be contingent on the General Plan being changed to IHDR.
16. Would we also want a sidewalk connection from the park to the east road/alley?

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION WITH THE GENERAL PLAN AMENDMENT PREVIOUSLY SUBMITTED ON JANUARY 14, 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.

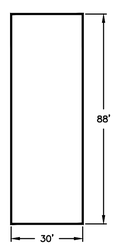
HUNTING FARMS SUBDIVISION
CONCEPT PLAN

N

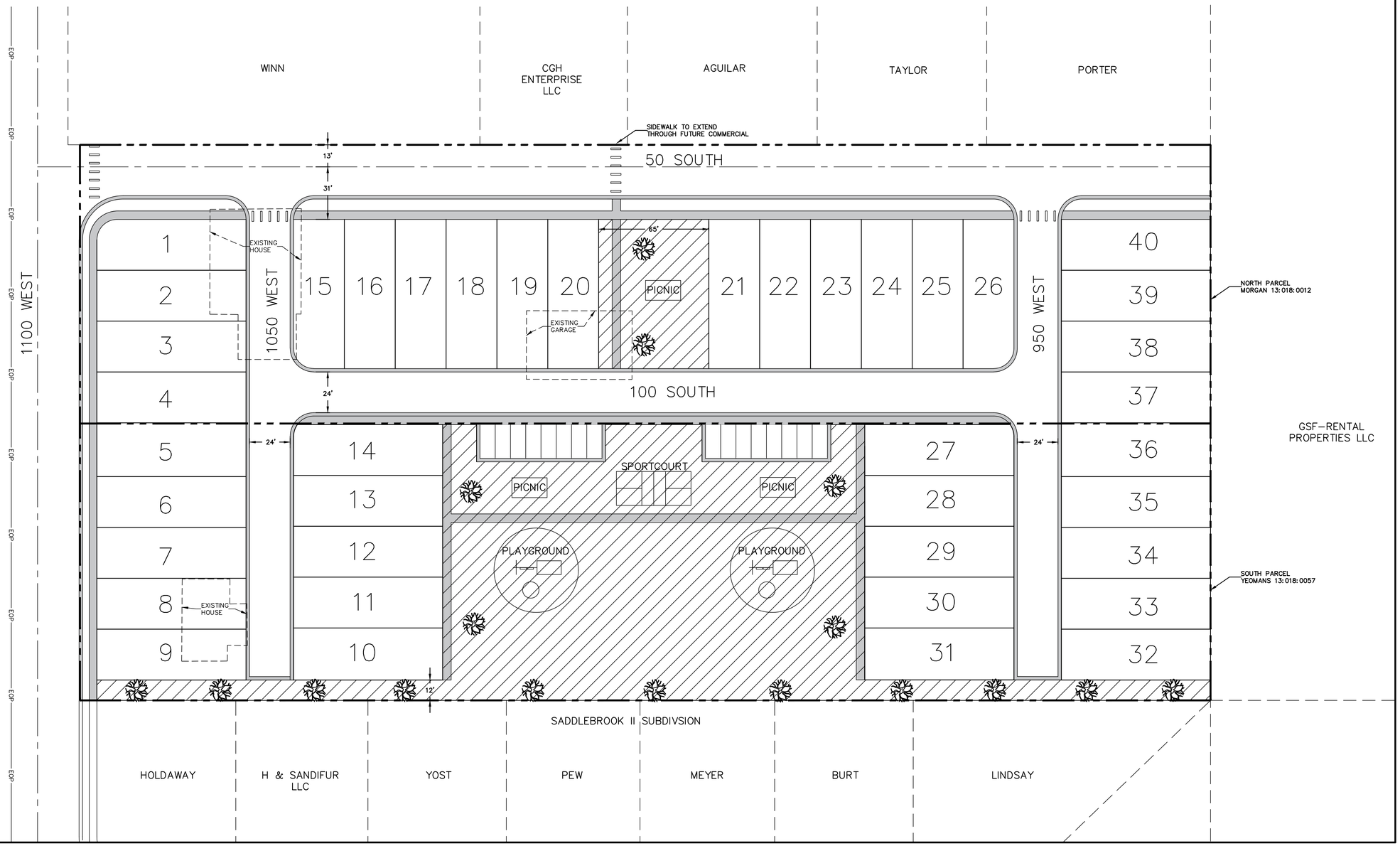
0 5 15 30 60 90

24"x36" SCALE 1"=30'
11"x17" SCALE 1"=60'

TABULATIONS	
TOTAL AREA	5.02 ACRES
TOTAL LOTS	40
DENSITY	7.97 LOTS/AC
OPEN SPACE	1.10 ACRES
ROW DEDICATION	0.74 ACRES



TYP. LOT SIZE



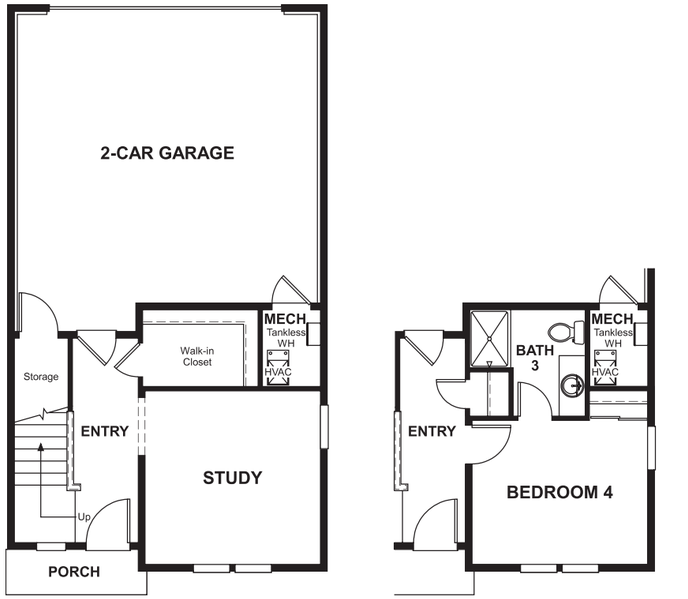


CITYSCAPE AT MAHOGANY ROW

THE DEVOE

Approx. 1,800 sq. ft. | 3 stories | 2-4 bedrooms | 2-car garage | Plan #U578

LOWER FLOOR



OPT. BEDROOM 4/BATH 3



ELEVATION G

ABOUT THE DEVOE

The three-story Devoe floor plan boasts a range of exciting features. The lower-level offers storage area and a study, which can be optioned as a bedroom and bath instead. On the main floor, an open-concept layout boasts a spacious living room, a dining area, and a large kitchen that can be personalized with gourmet features. You'll also find a deck off of the living room. Upstairs, there are two roomy bedrooms and the master suite, which showcases a walk-in closet and a private bath that can be optioned with a walk-in shower. The best part? A rooftop terrace! Additional options include an extended kitchen island.



ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F

COMMUNITY LOCATION:

Cityscape at Mahogany Row | 411 South 610 East | American Fork, UT 84003 | **801.947.6271**

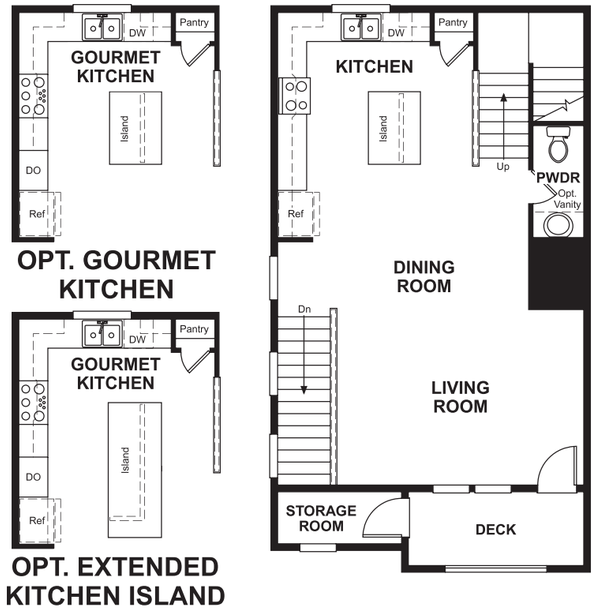
HOME GALLERY LOCATION:

Utah Home Gallery™ | 849 West LeVoy Drive, Suite 108 | Salt Lake City, UT 84123 | **801.545.5167**

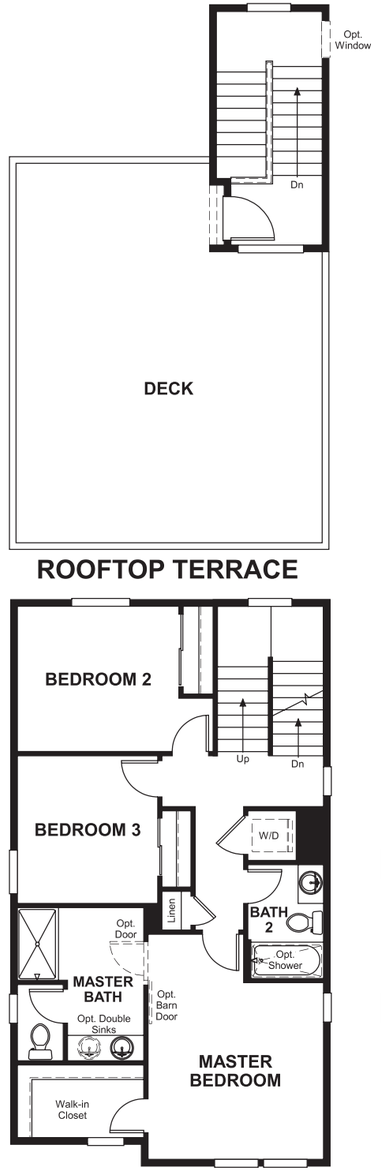
EQUAL HOUSING OPPORTUNITY

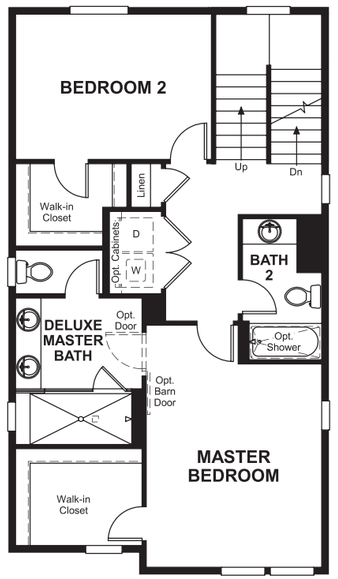
Floor plans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice. ©2020 Richmond American Homes, Richmond American Homes of Utah, Inc. (866-400-4131). 5/27/2020

MAIN FLOOR



UPPER FLOOR





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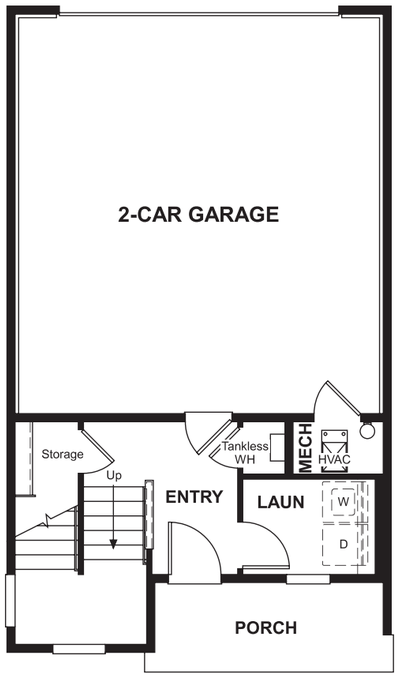
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CITYSCAPE AT MAHOGANY ROW

THE GREENWICH

Approx. 1,720 sq. ft. | 3 stories | 2-4 bedrooms | 2-car garage | Plan #U567

LOWER FLOOR





ELEVATION E

ABOUT THE GREENWICH

The attractive Greenwich floor plan greets guests with a charming porch. On the main floor, you'll find an open layout with a living room, a dining area, and a kitchen with a center island that can be personalized with gourmet features. Three bedrooms are upstairs, including the master suite, which boasts a walk-in closet and a private bath with an optional walk-in shower. Enjoy al fresco meals on the rooftop terrace! Also includes a deck off the living room, and a lower level with a laundry.



ELEVATION C



ELEVATION D

COMMUNITY LOCATION:

Cityscape at Mahogany Row | 411 South 610 East | American Fork, UT 84003 | **801.947.6271**

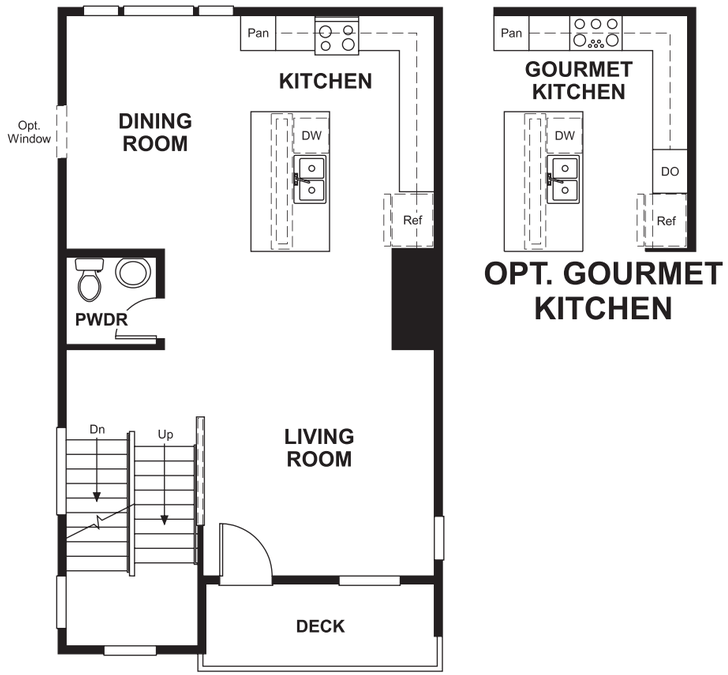
HOME GALLERY LOCATION:

Utah Home Gallery™ | 849 West LeVoy Drive, Suite 108 | Salt Lake City, UT 84123 | **801.545.5167**

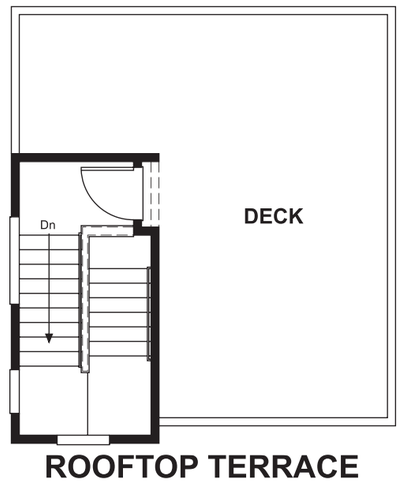
EQUAL HOUSING OPPORTUNITY

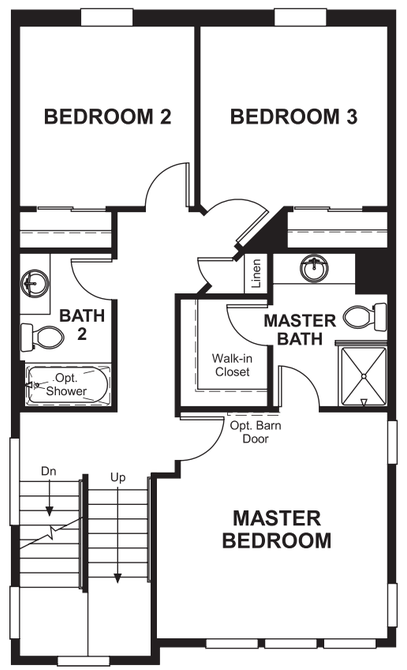
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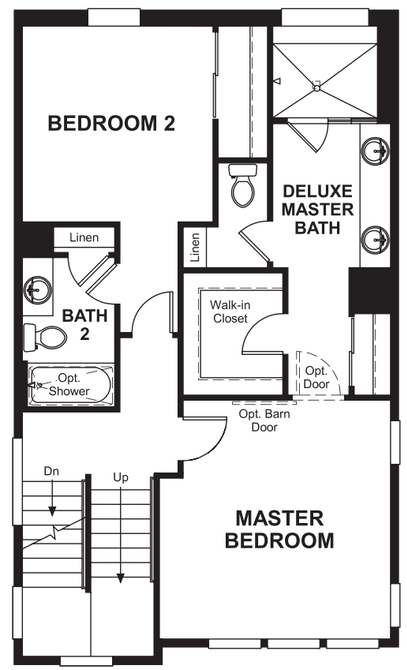
MAIN FLOOR



UPPER FLOOR







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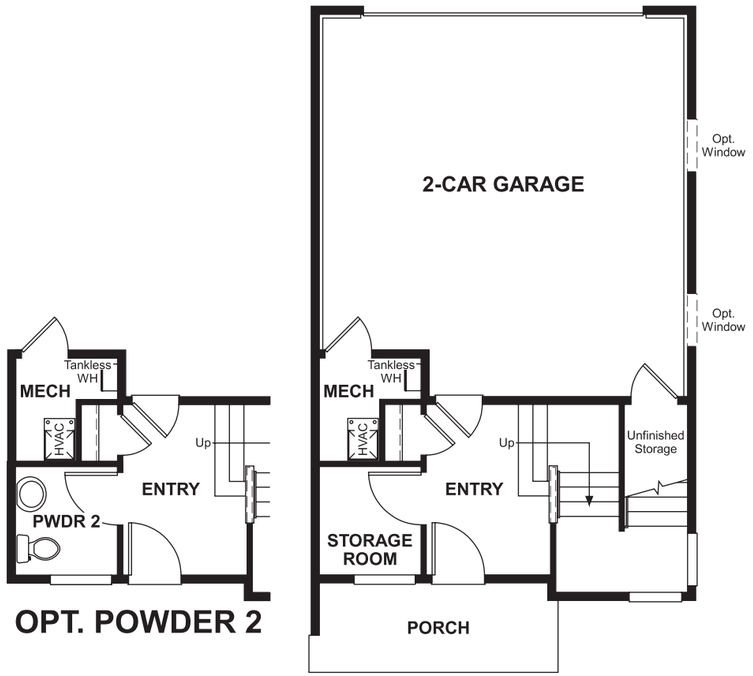
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CITYSCAPE AT MAHOGANY ROW

THE SOHO

Approx. 1,710 sq. ft. | 3 stories | 2-3 bedrooms | 2-car garage | Plan #U568

LOWER FLOOR





ELEVATION E

ABOUT THE SOHO

Enjoy three stories of thoughtfully designed space with the sophisticated Soho floor plan—including a rooftop terrace! On the lower level, you'll find two storage areas, one of which can be optioned as a powder room. The main floor boasts an airy living room with access to the back deck, as well as a dining area and a kitchen, complete with a walk-in pantry and a center island. Personalize the kitchen with gourmet features or an extended island! A private study is also on this floor, and can be optioned as a third bedroom. Upstairs, the master suite showcases a generous walk-in closet and a private bathroom that can be personalized with deluxe features.



ELEVATION C



ELEVATION D

COMMUNITY LOCATION:

Cityscape at Mahogany Row | 411 South 610 East | American Fork, UT 84003 | **801.947.6271**

HOME GALLERY LOCATION:

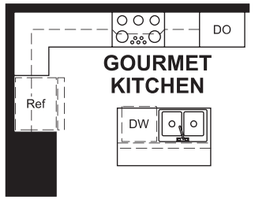
Utah Home Gallery™ | 849 West LeVoy Drive, Suite 108 | Salt Lake City, UT 84123 | **801.545.5167**

EQUAL HOUSING OPPORTUNITY

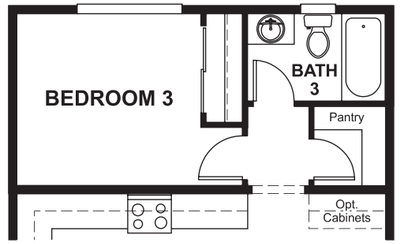
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THE SOHO | Approx. 1,710 sq. ft. | 3 stories | 2-3 bedrooms | 2-car garage | Plan #U568

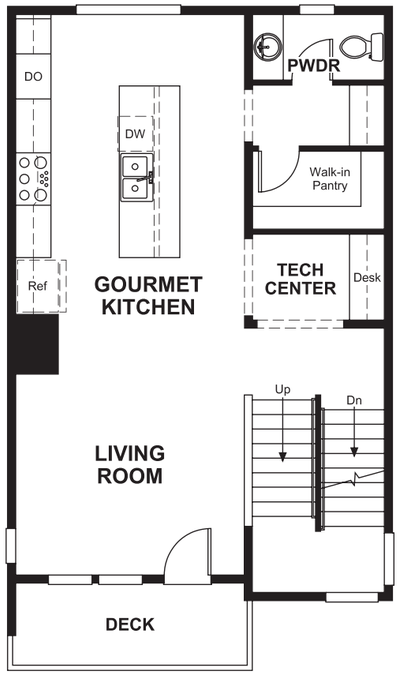
MAIN FLOOR



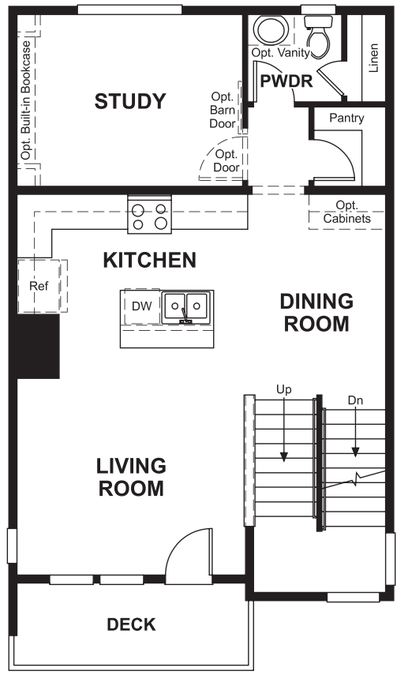
OPT. GOURMET KITCHEN



OPT. BEDROOM 3/BATH 3

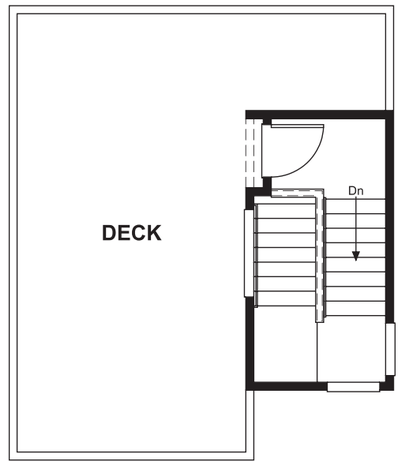


OPT. EXTENDED KITCHEN ISLAND

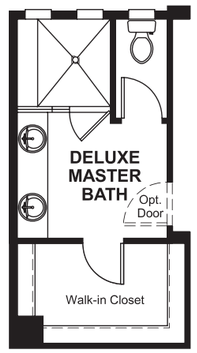


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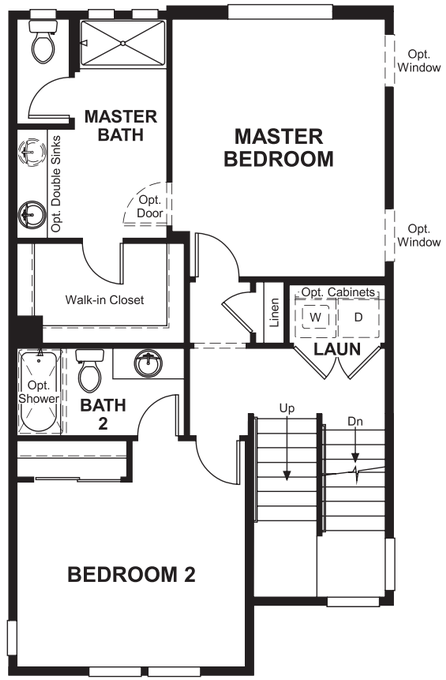
UPPER FLOOR



ROOFTOP TERRACE



OPT. DELUXE MASTER BATH



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THE COPPELL



Exterior C

1,629 - 2,308 sq. ft.

3 - 4 Bedrooms

2 - 3 Full Baths

1 Half Bath

2 Car Garage



Exterior D

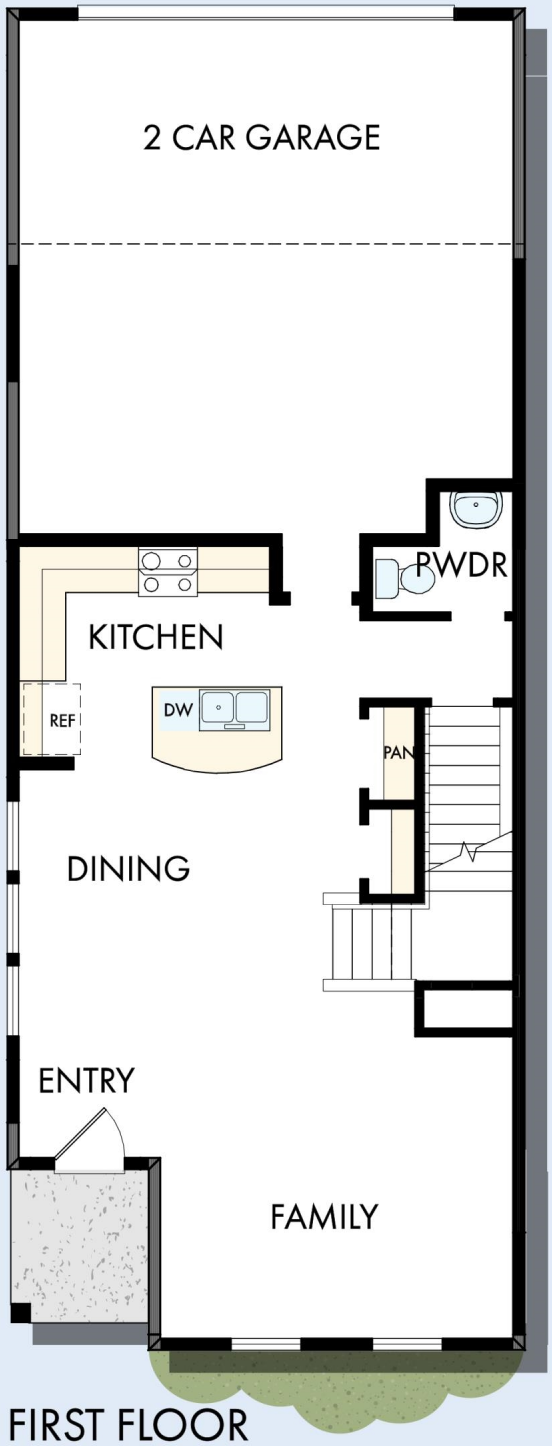


Exterior E

David Weekley Homes

THE COPPELL

1,629 - 2,308 sq. ft. • 3 - 4 Bedrooms • 2 - 3 Full Baths • 1 Half Bath • 2 Car Garage



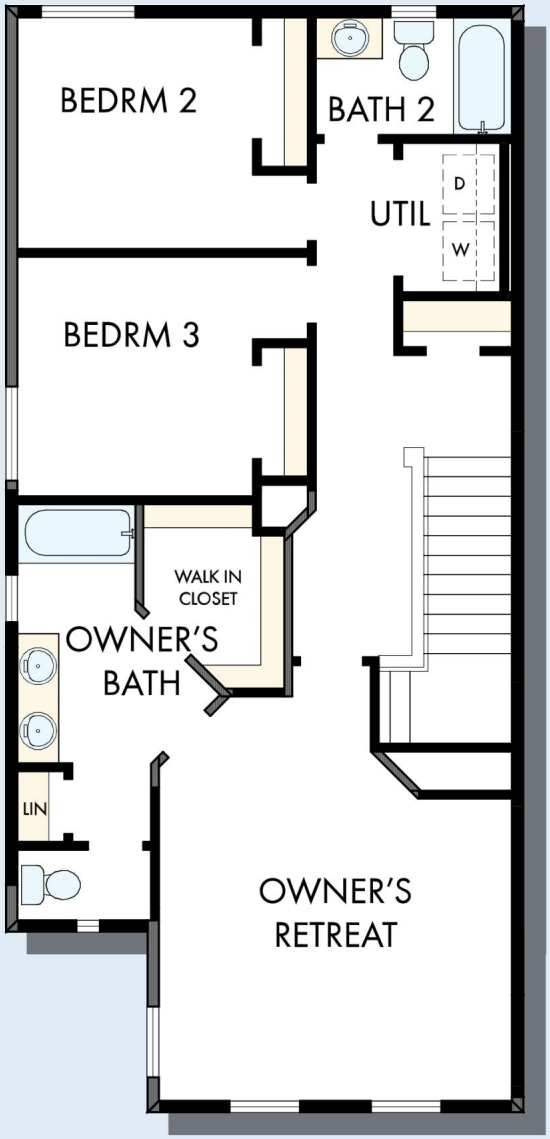
6451 in 5327 SLC

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9/15/2020

DavidWeekleyHomes.com

THE COPPELL



SECOND FLOOR



OPTIONAL SUPER SHOWER AT OWNER'S BATH



OPTIONAL SHOWER AT OWNER'S BATH

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THE EAGLEVIEW



Exterior D

1,796 - 2,440 sq. ft.

3 - 4 Bedrooms

2 - 3 Full Baths

1 Half Bath

2 Car Garage



Exterior E

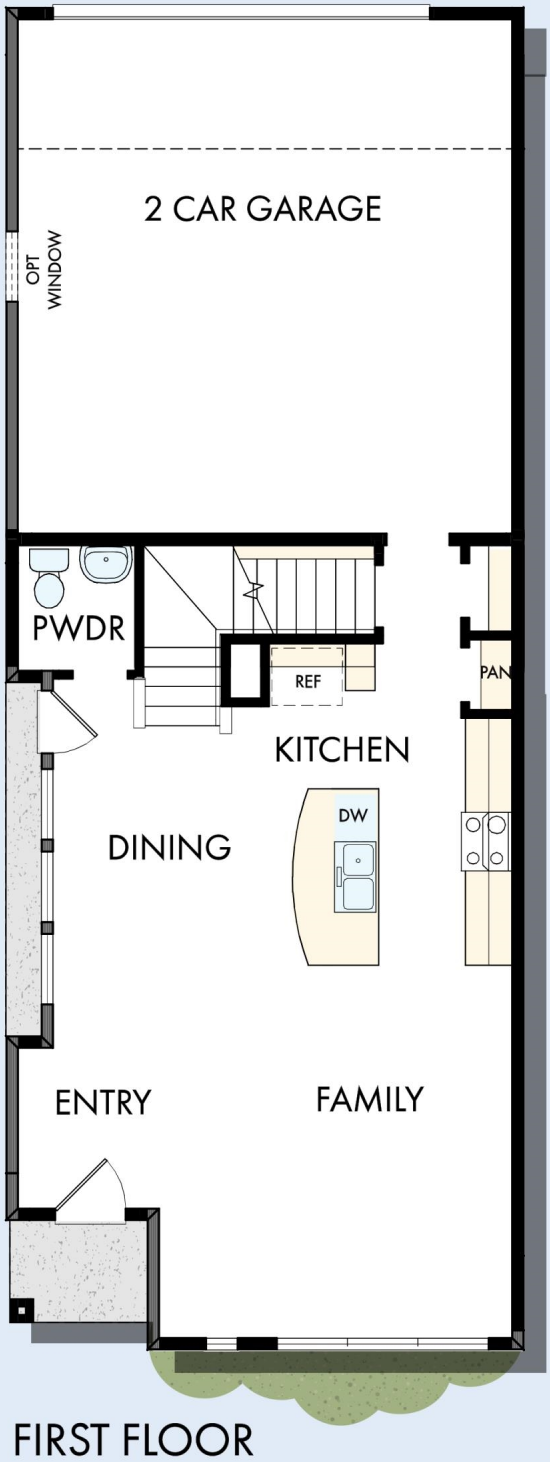


Exterior F

David Weekley Homes

THE EAGLEVIEW

1,796 - 2,440 sq. ft. • 3 - 4 Bedrooms • 2 - 3 Full Baths • 1 Half Bath • 2 Car Garage



FIRST FLOOR

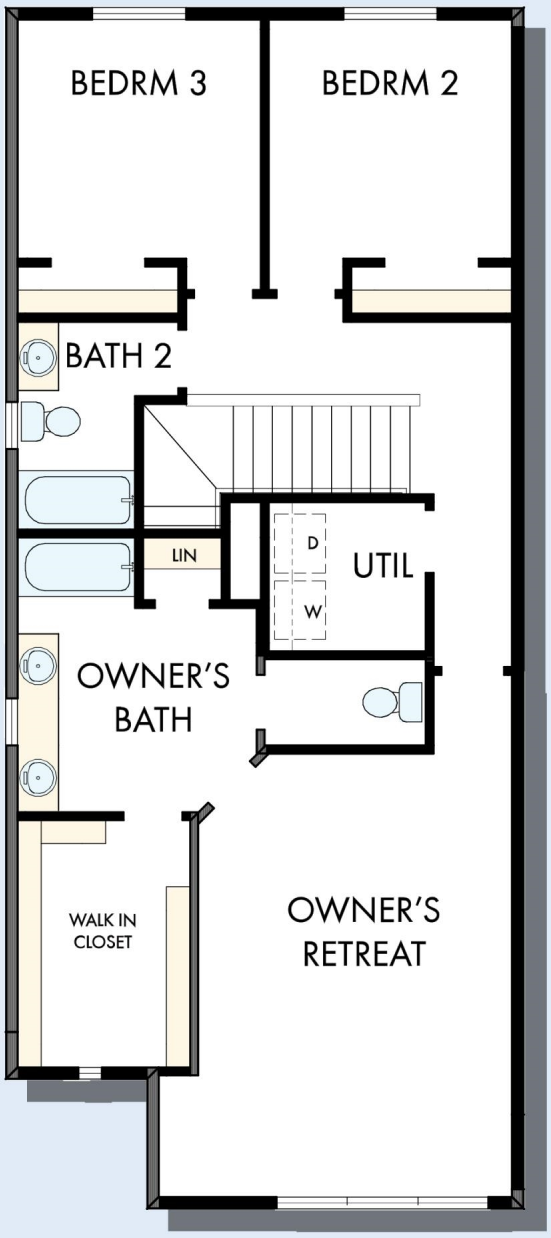
6452 in 5327 SLC

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10/8/2020

DavidWeekleyHomes.com

THE EAGLEVIEW



SECOND FLOOR



OPTIONAL SUPER SHOWER AT OWNER'S BATH

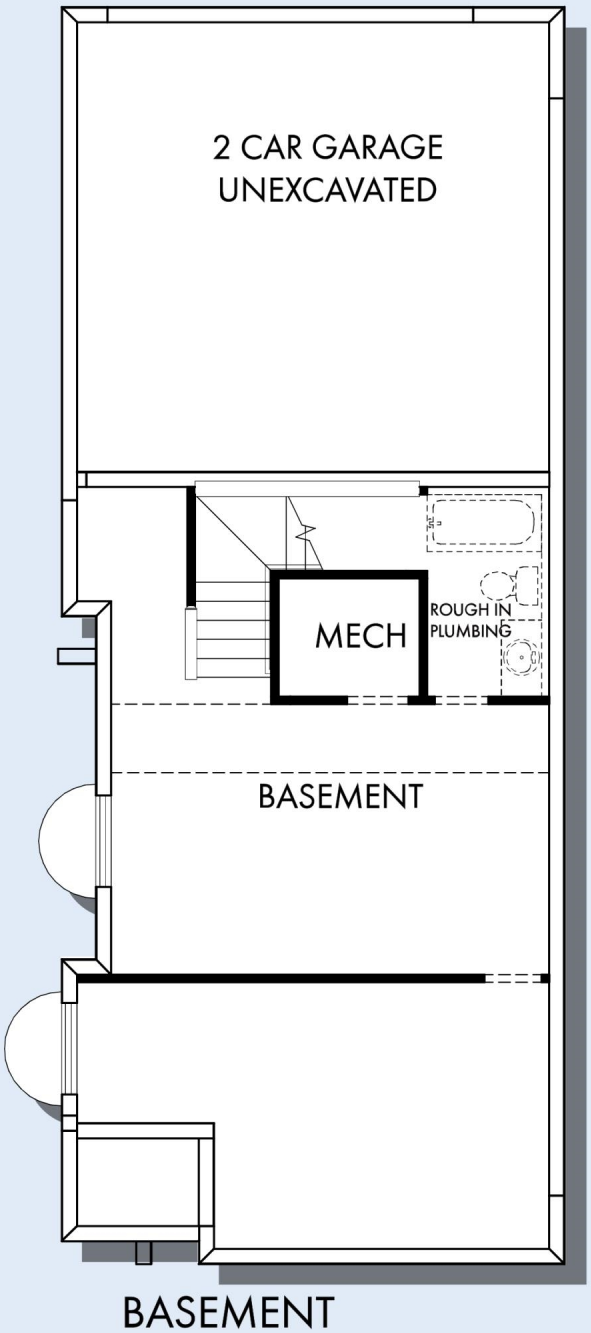


OPTIONAL SHOWER AT OWNER'S BATH

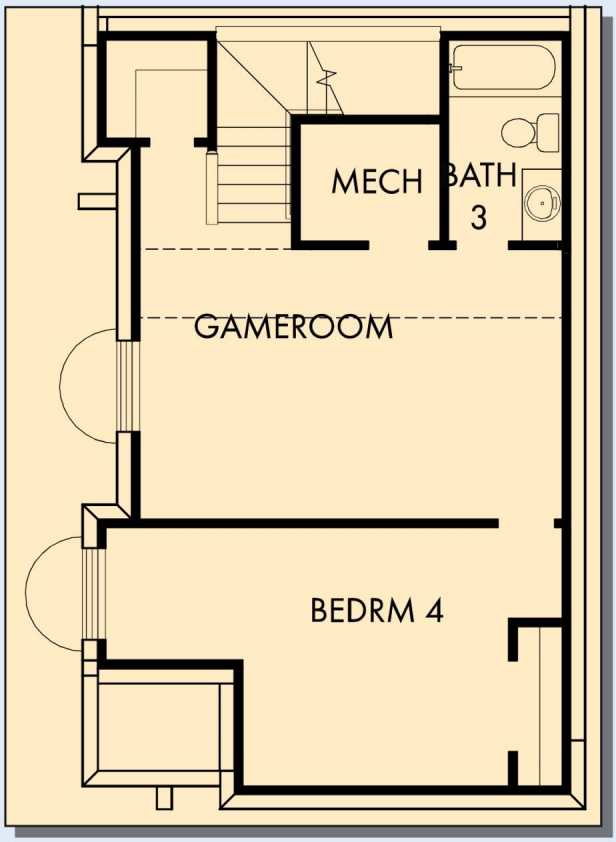
For additional options, please visit DavidWeekleyHomes.com

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THE EAGLEVIEW



BASEMENT



OPTIONAL GAMEROOM
WITH BEDROOM 4
AND BATH 3 AT BASEMENT

For additional options, please visit DavidWeekleyHomes.com

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THE NESTER



Exterior C

1,841 - 2,560 sq. ft.

3 - 4 Bedrooms

2 - 3 Full Baths

1 Half Bath

2 Car Garage



Exterior D

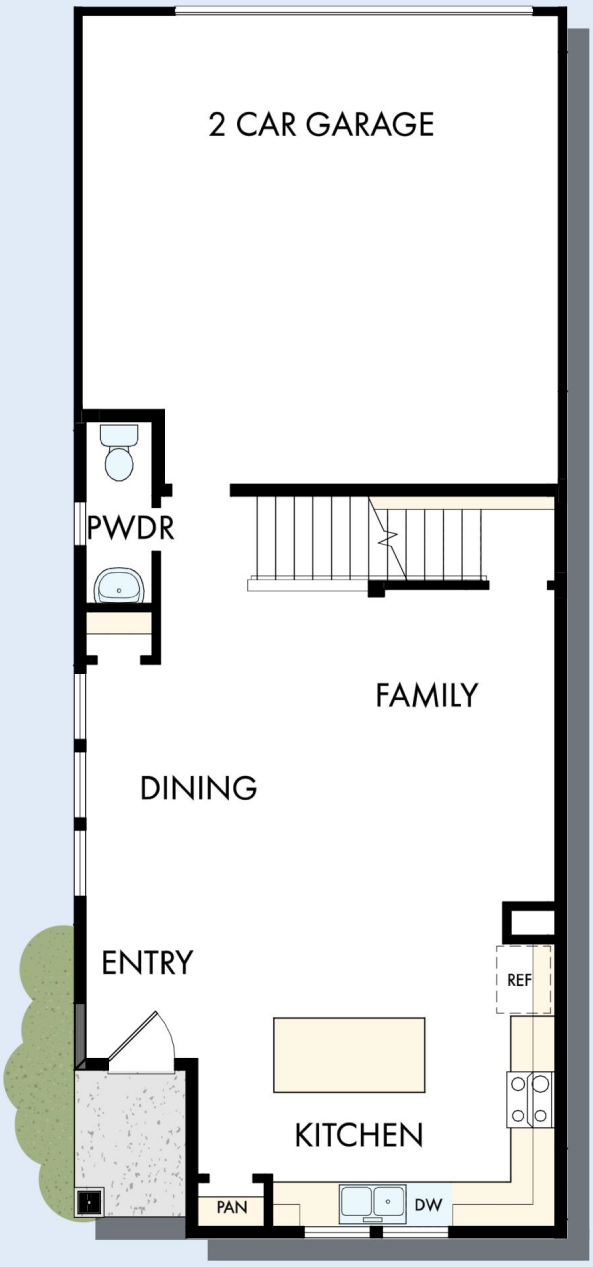


Exterior E

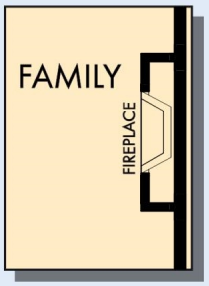
David Weekley Homes

THE NESTER

1,841 - 2,560 sq. ft. • 3 - 4 Bedrooms • 2 - 3 Full Baths • 1 Half Bath • 2 Car Garage



FIRST FLOOR



OPTIOANL WALL
FIREPLACE
AT FAMILY

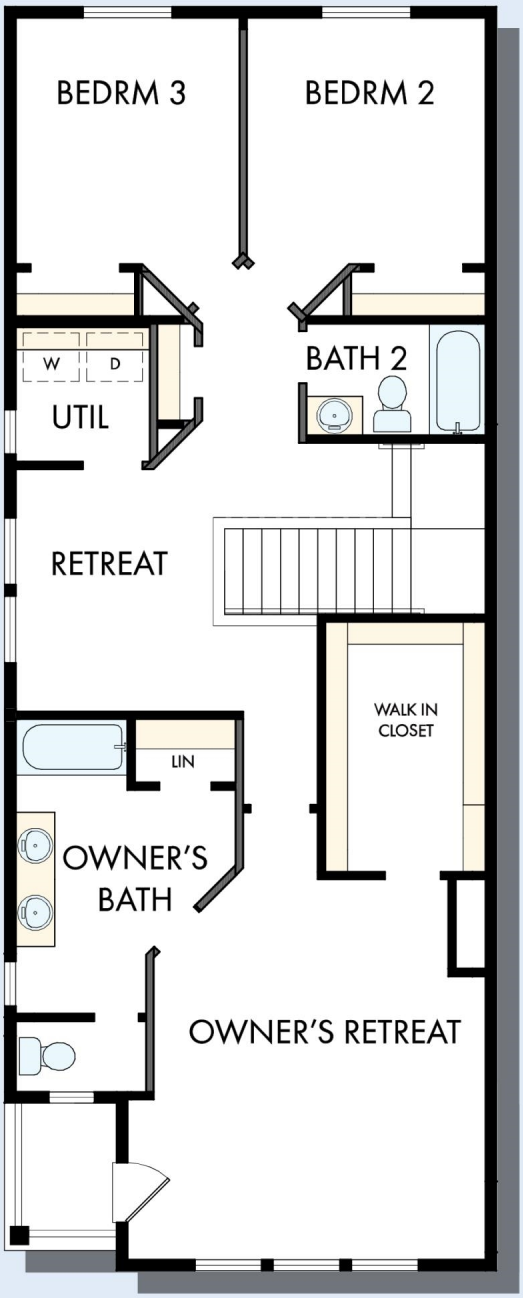
6463 in 5327 SLC

For additional options, please visit DavidWeekleyHomes.com

11/9/2020

DavidWeekleyHomes.com

THE NESTER



SECOND FLOOR



OPTIONAL DROP IN TUB WITH SEPARATE SHOWER AT OWNER'S BATH

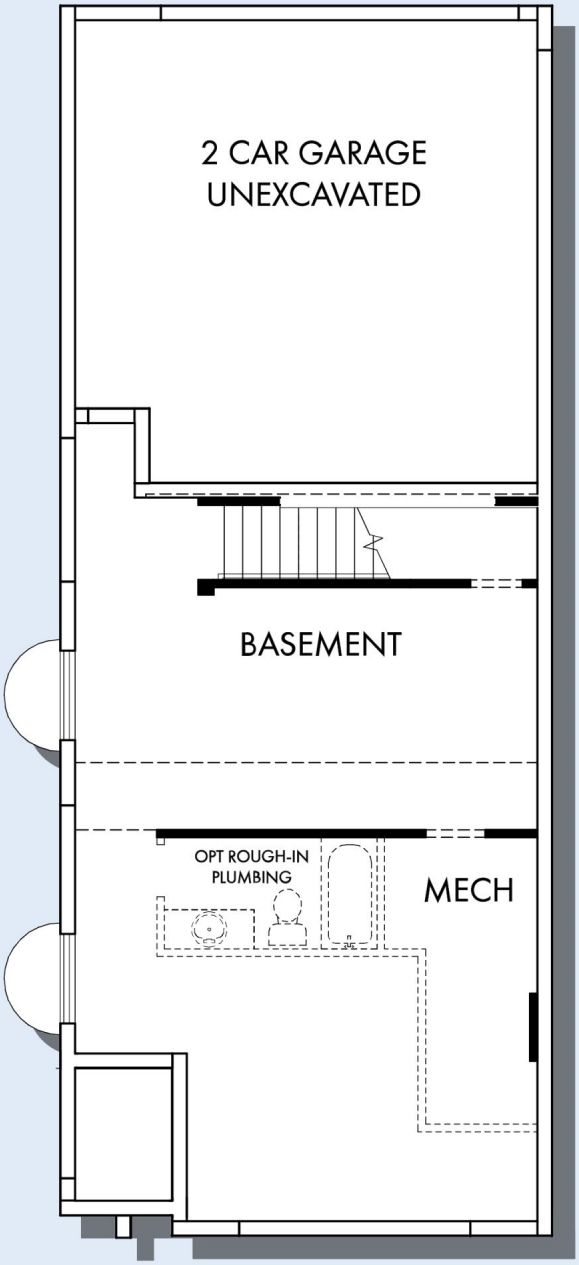


OPTIONAL SUPER SHOWER AT OWNER'S BATH

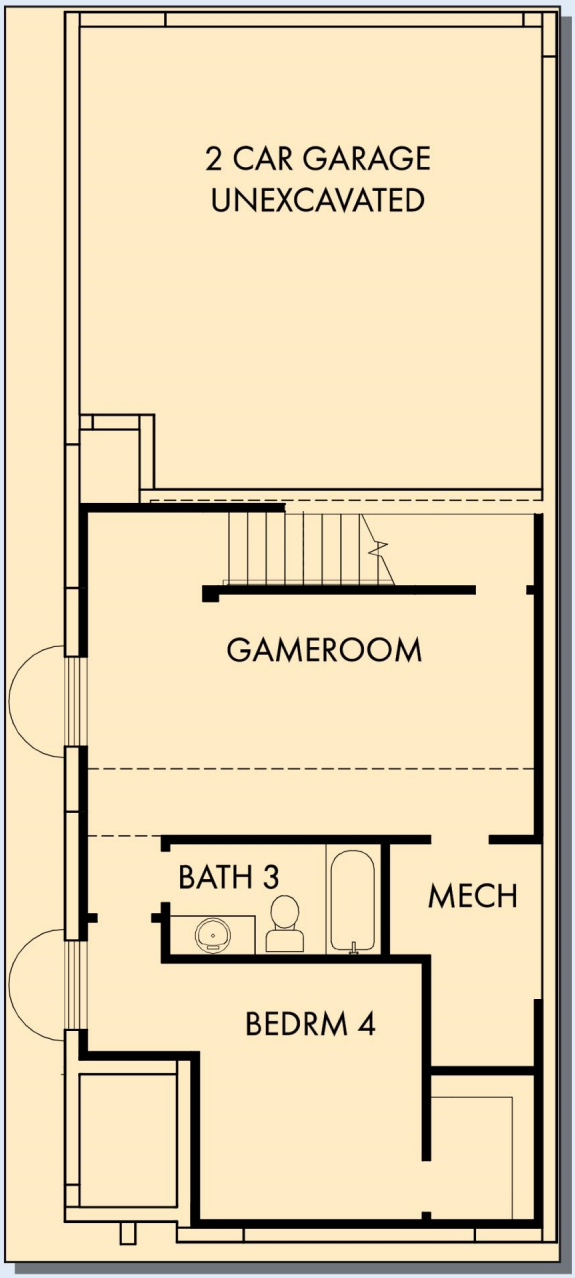
For additional options, please visit DavidWeekleyHomes.com

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THE NESTER



BASEMENT



OPTIONAL GAMEROOM WITH
BEDROOM 4 AND BATH 3
AT BASEMENT

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THE WOODWIND



Exterior C

1,805 - 2,512 sq. ft.

3 - 4 Bedrooms

2 - 3 Full Baths

1 Half Bath

2 Car Garage



Exterior D

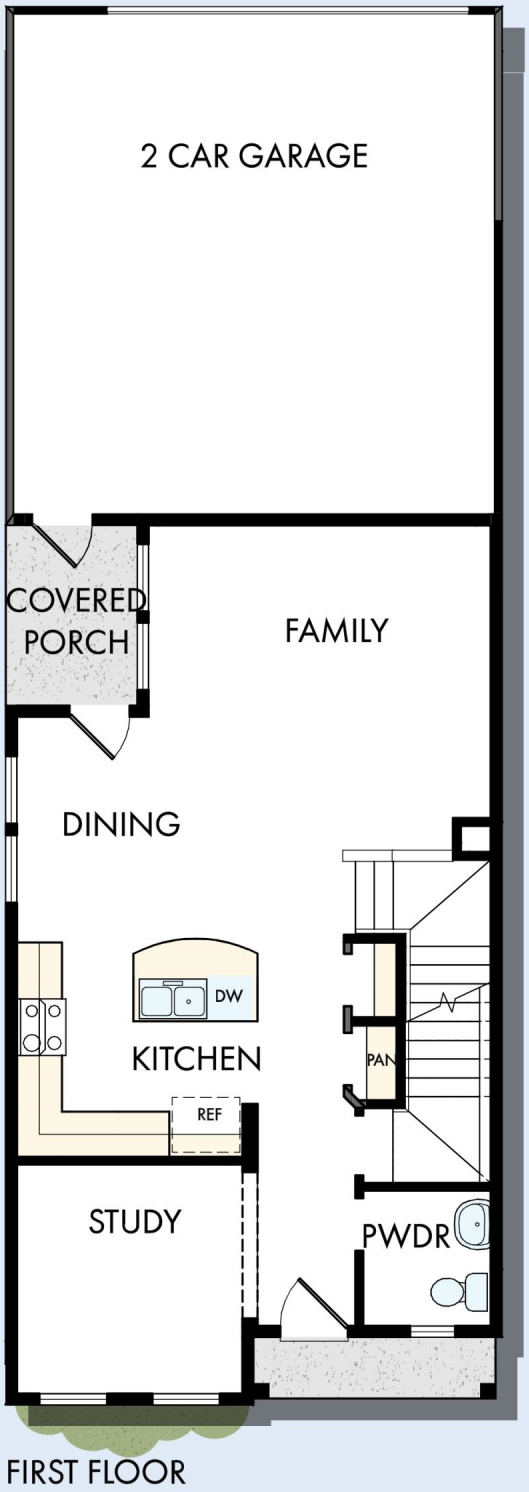


Exterior E

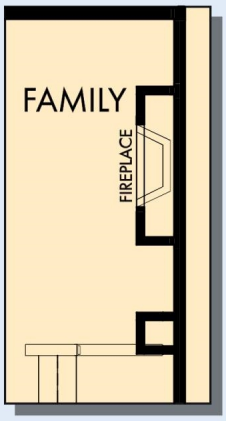
David Weekley Homes

THE WOODWIND

1,805 - 2,512 sq. ft. • 3 - 4 Bedrooms • 2 - 3 Full Baths • 1 Half Bath • 2 Car Garage



FIRST FLOOR



OPTIONAL WALL FIREPLACE AT FAMILY

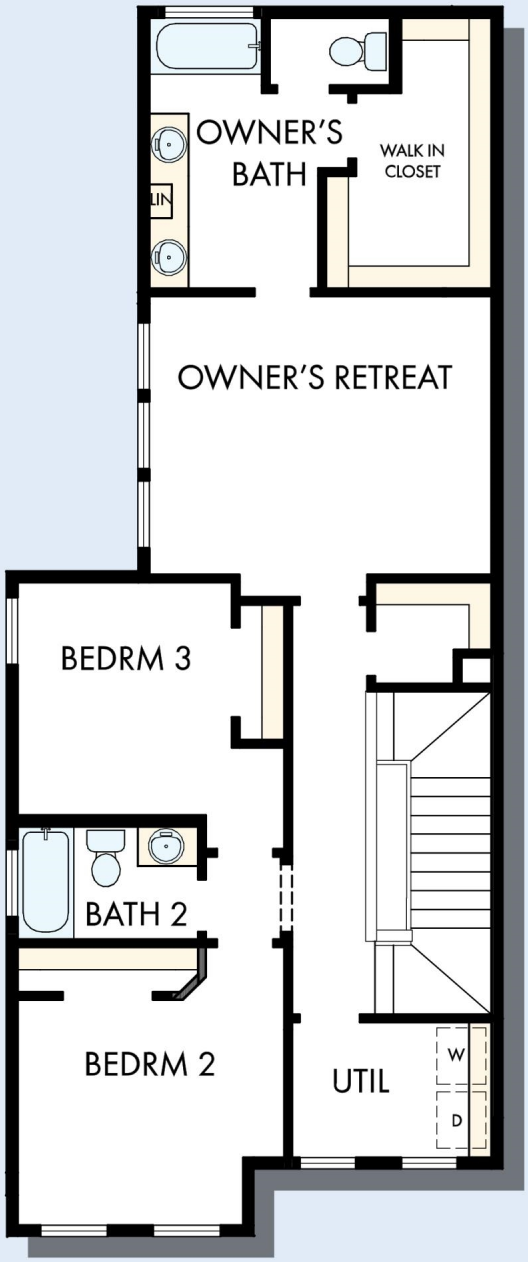
6453 in 5327 SLC

For additional options, please visit DavidWeekleyHomes.com

8/10/2020

DavidWeekleyHomes.com

THE WOODWIND



SECOND FLOOR



OPTIONAL SEPARATE TUB & SHOWER AT OWNER'S BATH

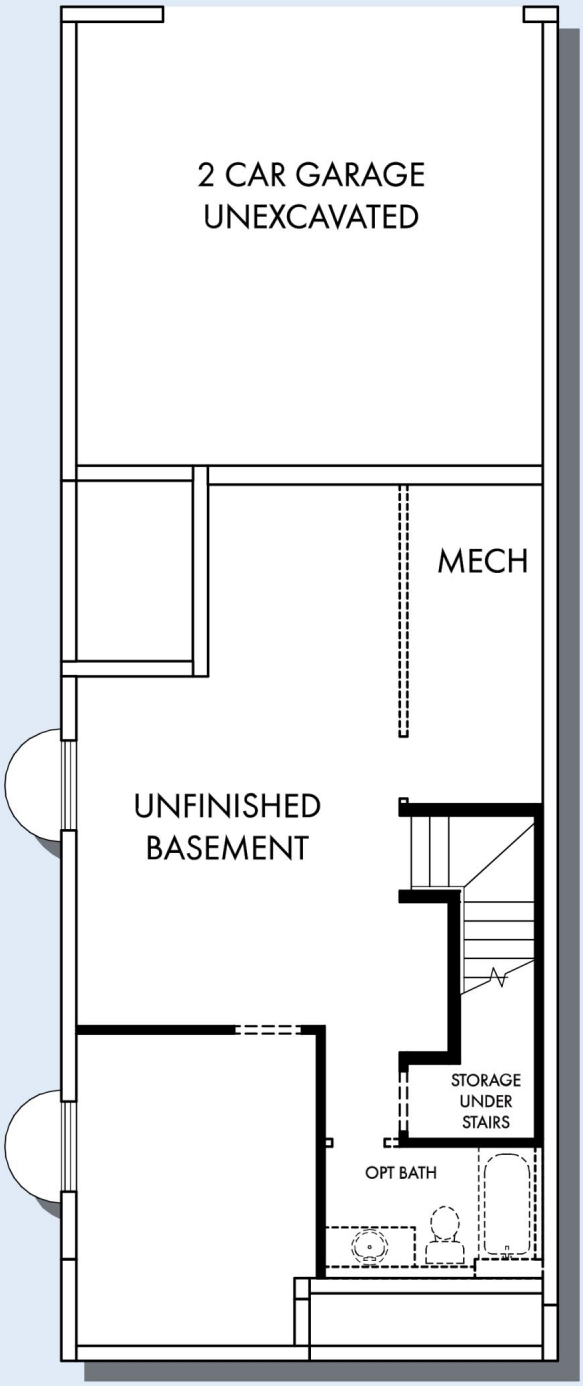


OPTIONAL SUPER SHOWER AT OWNER'S BATH

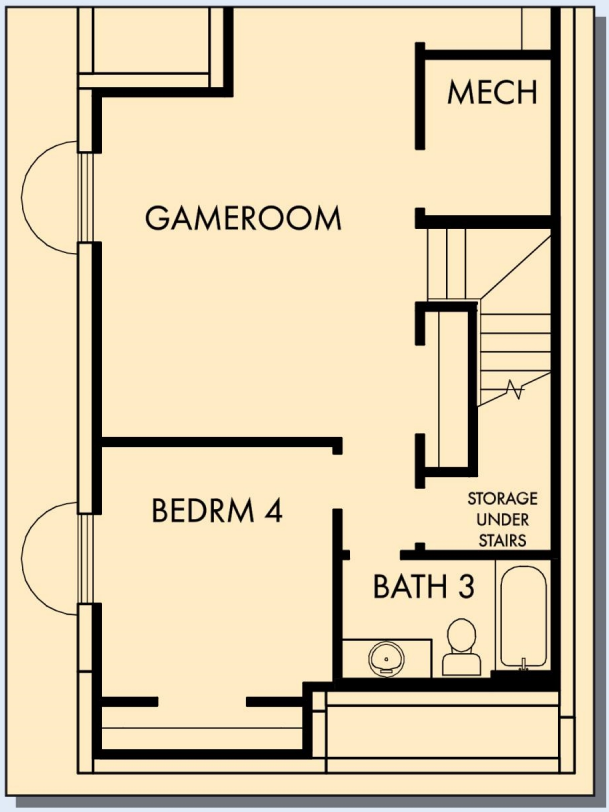
For additional options, please visit DavidWeekleyHomes.com

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THE WOODWIND



BASEMENT



OPTIONAL GAMEROOM WITH
BEDROOM 4 & BATH 3 AT BASEMENT

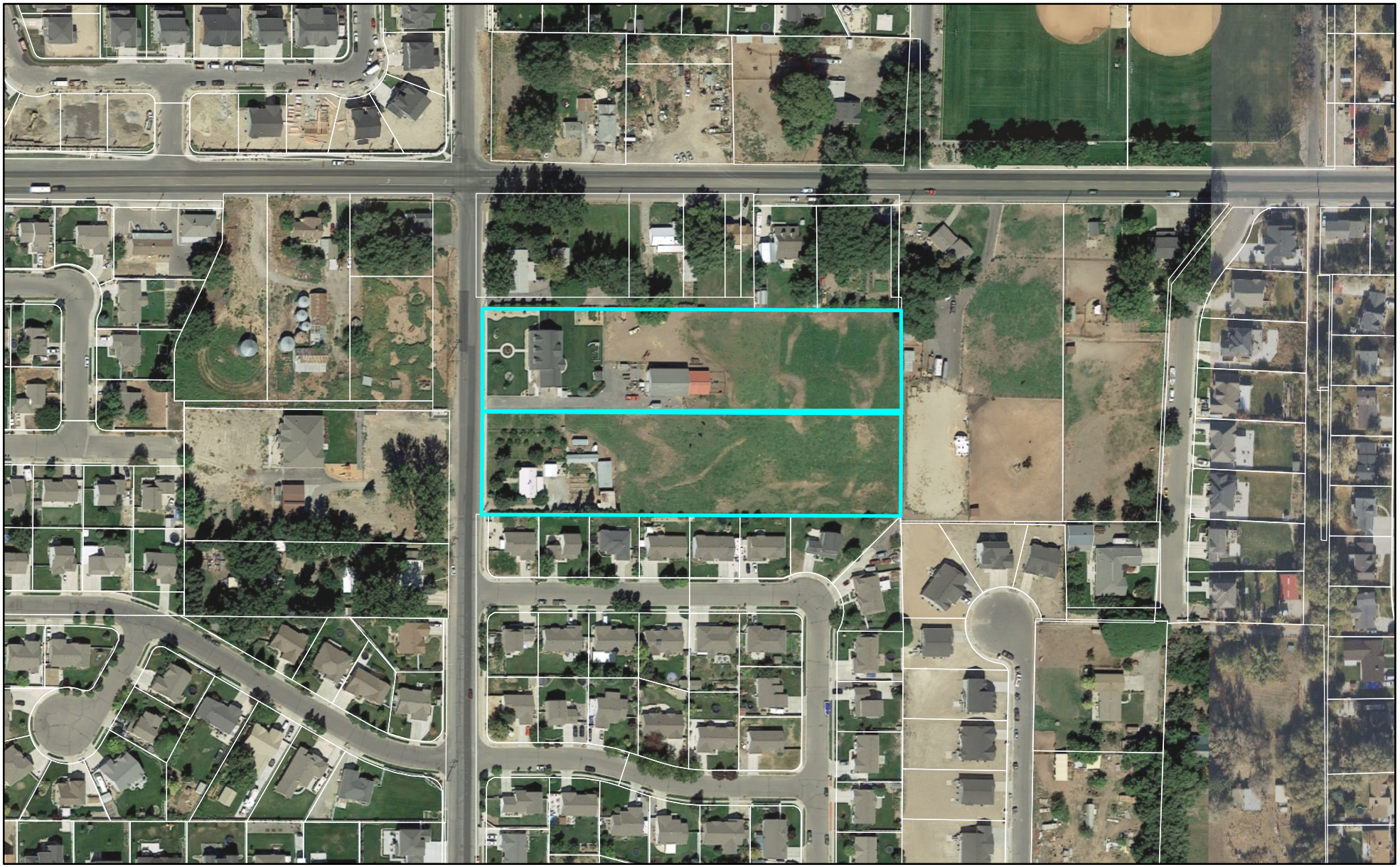
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Hunting Farms Single Family Concept

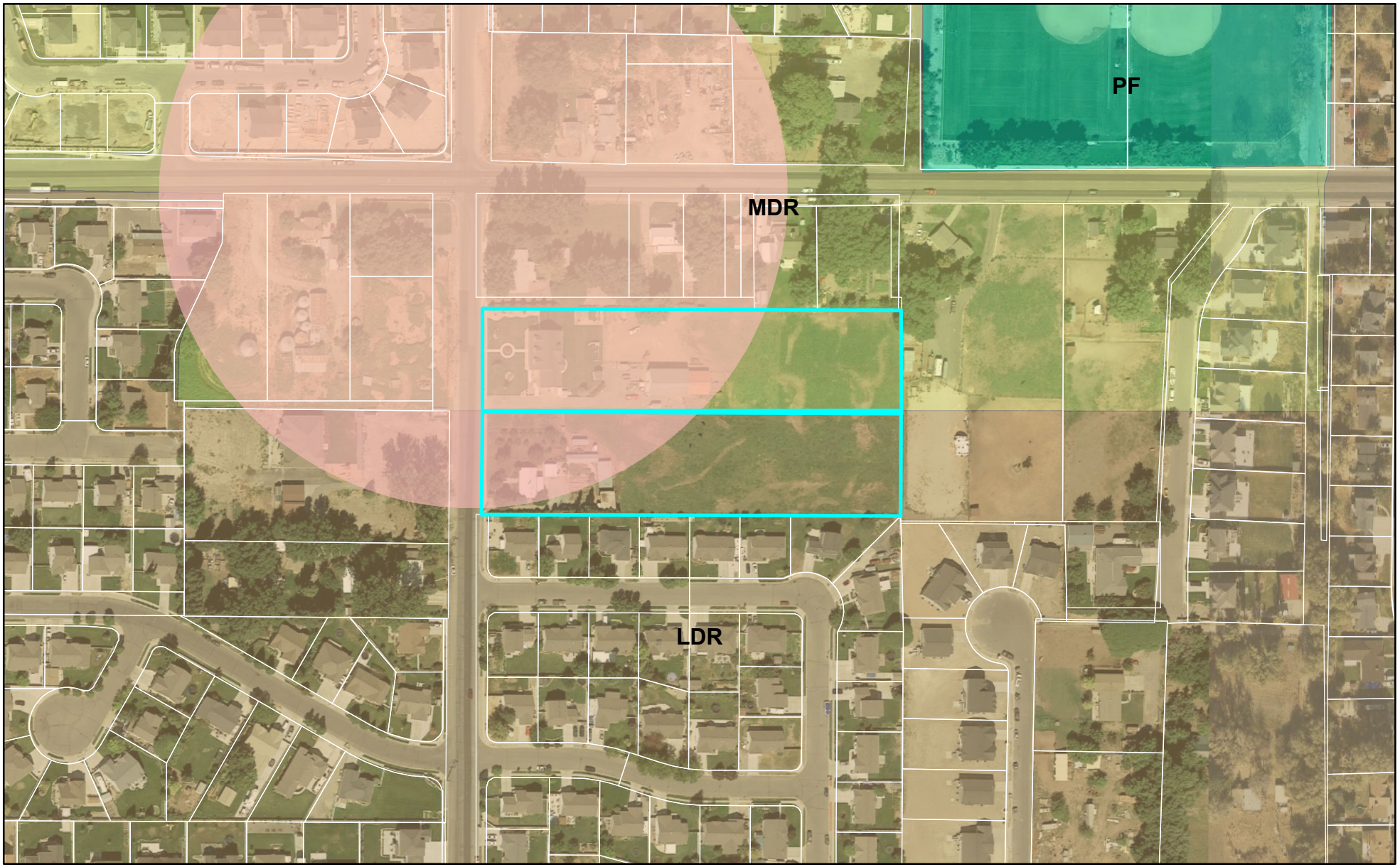
Aerial



LEHI CITY

Hunting Farms Single Family Concept

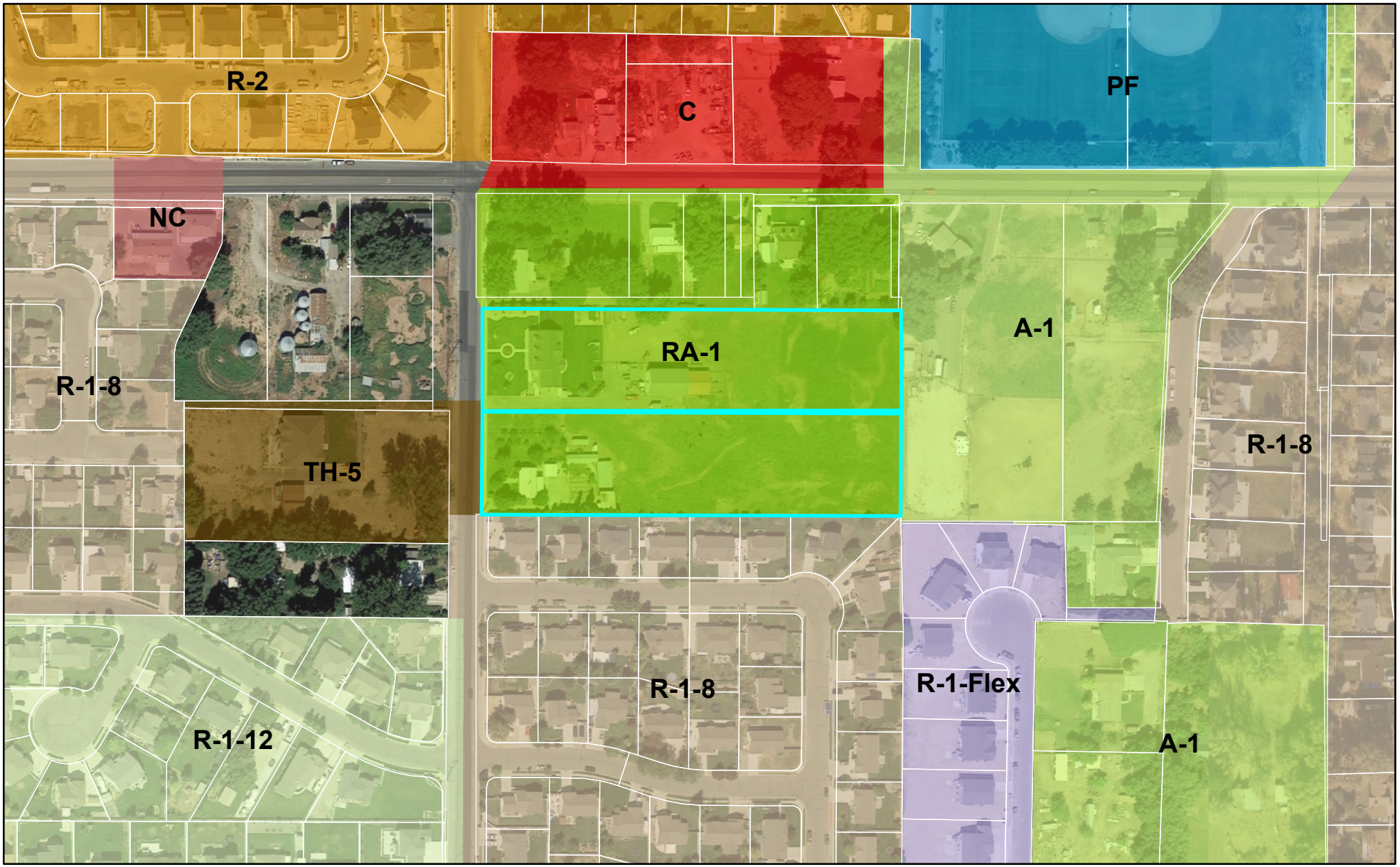
General Plan



LEHI CITY

Hunting Farms Single Family Concept

Zoning



LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for South Creek, a 21-lot residential subdivision located at 1400 South 1940 West.

Suggested Action:

Attachments:

CC Staff Report South Creek Final Subdivision 02.23.21.docx

South Creek Final Subdivision DRC 02.10.21.docx

South Creek Final Subdivision 02.10.21 plans.pdf

South Creek Landscape Plan Sheet.pdf

South Creek Subdivision aerial.pdf

South Creek Subdivision General Plan.pdf

South Creek Subdivision zoning.pdf

SOUTH CREEK FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	PHI Properties		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	1940 West 1300 South		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Number of Lots/Units	21 lots		
Adjacent Zoning and Land Use	*North*	RA-1 & TH-5	Single family residential
	South	R-1-8	Meadows at Lakeside Subdivision
	East	Utah County	Clark Property
	West	R-1-22	Snow Springs Plat A
Date of DRC Review	February 10, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

March 31, 2020 – This property was annexed into Lehi as part of the Jacketta M Clark Annexation with R-1-22 zoning.
October 13, 2020 – The City Council approved the South Creek preliminary subdivision on this property.

REPORT ANALYSIS

The applicant requests approval of the South Creek final subdivision, a proposed 21-lot residential development project located at 1940 West 1300 South.

The 21 proposed lots range in size from 14,536 to 19,969 square feet which does not meet the typical minimum lot size requirement for the R-1-22 zone. However, the proposed subdivision plan includes a proposed density bonus in lieu of reimbursement to the City for trail construction, Dry Creek channel improvements, park improvements, and property dedication of the trail corridor and park. Four additional lots were granted in consideration for these improvements. The proposed final subdivision will have an overall density of approximately 1.71 units per acre which is consistent with the R-1-22 zone which allows a maximum density of 1.75 units per acre.

The proposed preliminary subdivision shows a 67,790 square foot park that will be dedicated to Lehi City and

improved by the developer. A sports court and pavilion are shown as part of the improvements. Additionally, the developer will improve the Lehi City parcel to the south with the installation of sod and irrigation.

The proposed subdivision shows a roadway connection to the west at 1450 South and to the north at 1300 South. Additionally, a road stub is shown to the east at 1400 South to connect to future development.

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

1. Label percent slope on bottom of detention pond and ensure proper drainage towards outlet.
2. Patterson development should coordinate with neighboring property owners to the North for placement of this blow off and fire hydrant, prior to plan approval.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed South Creek final subdivision including the DRC comments from February 10, 2021. This recommendation is based on the following findings:

1. The proposed subdivision does not exceed the maximum density of 1.75 units per acre allowed for the R-1-22 zone.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code in regards to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public meeting.

South Creek Final Subdivision
DRC Redline Comments

*PHI Properties - requests final subdivision review of **South Creek**, a 21-lot residential subdivision located at 1400 South 1940 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 01/19/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Eliminate stub to the North out of SDMH #14
2. PI main will conflict with the storm drain in 1300 South as they cross into the subdivision. These conflicts must be addressed on the plans. I see your notes on the PP sheets calling out standard bury depth for these mains, that will not be the case for these larger mains.
3. 16" PI main must be class 350 ductile iron pipe wrapped in a purple poly sock per Lehi City standards.
4. ALL 16" valves must be butterfly valves. 12" and smaller must be gate valves.
5. Patterson development should coordinate with neighboring property owners to the North for placement of this blow off and fire hydrant, prior to plan approval.
6. A mechanical bend will be required in this 4" line from the cross to the blow off.
7. 4" blow off will require a 4" line from cross to blow off, with a 4" gate valve.
8. A mechanical bend will be required in 4" line

Trent – Parks:
9. Add landscape plans back into plan set

Gary – Building/Inspections:
10. Add note to the plat by the setback details, property line is 12’ from TBC.

JD – Streets: No comments
Ross – Engineering:
11. Label percent slope on bottom of detention pond and ensure proper drainage towards outlet.

Luke- Traffic: No comments
Kim – Planning: No comments

General Comments
1. Need to provide evidence of final resolution of boundary gap on the west.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer’s cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for the pressure irrigation and culinary water lines needs to be complete.
5. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Will need a stream alteration permit
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Address any comments or conditions from City Council approval.

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

11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

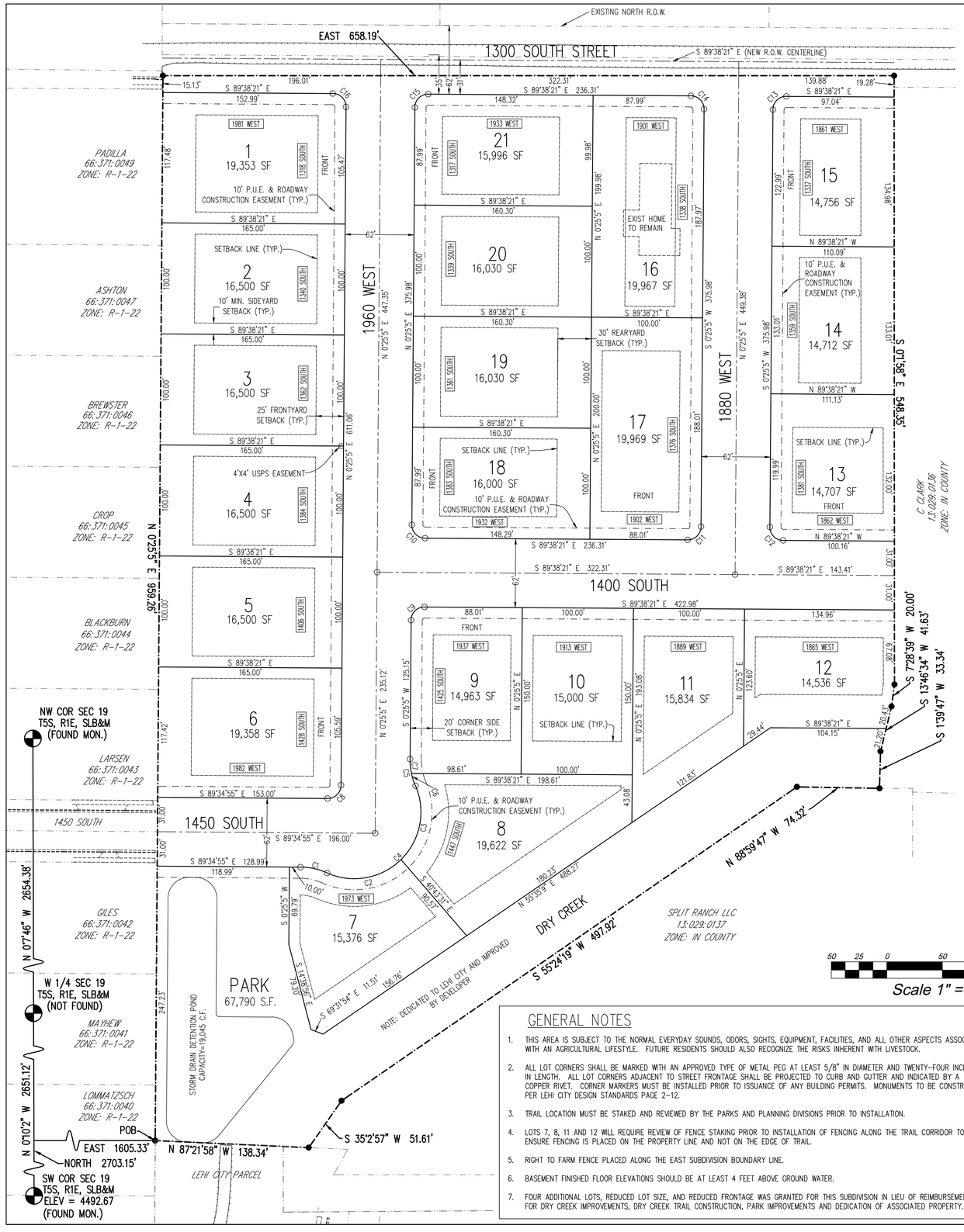
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered 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 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.

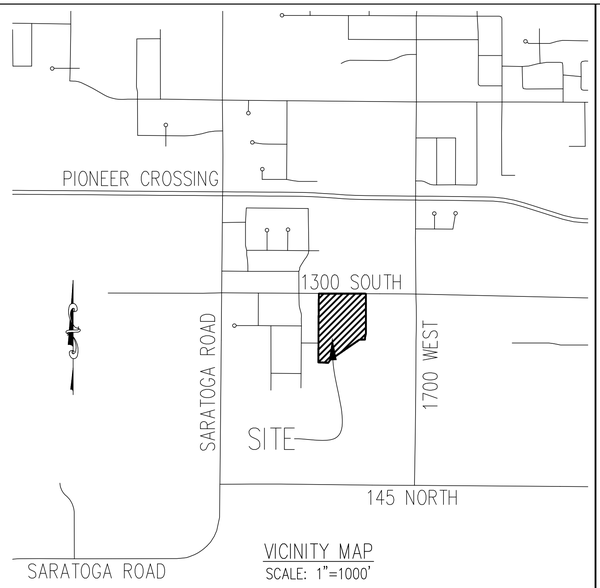
DRC GENERAL COMMENTS:

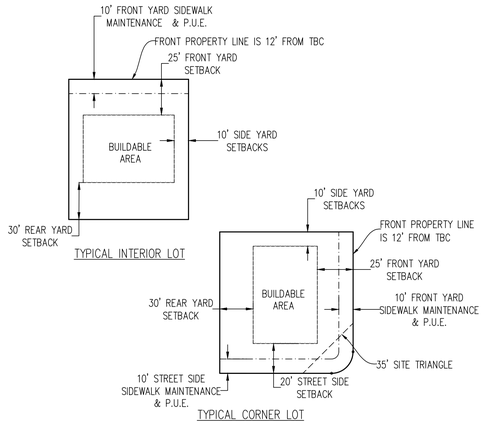
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of 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 FEBRUARY 23, 2021.

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







SETBACK AND EASEMENT DETAILS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	24.72	23°36'25"	24.55	S 77°46'43" E
C2	60.00	71.84	68°36'25"	67.63	N 79°43'17" E
C3	60.00	71.84	68°36'25"	67.63	N 11°6'53" E
C4	60.00	143.69	137°12'49"	111.73	N 45°25'5" E
C5	60.00	24.72	23°36'25"	24.55	N 11°23'7" W
C6	60.00	11.76	11°13'46"	11.74	N 17°34'27" W
C7	60.00	12.96	12°22'39"	12.94	N 5°46'14" W
C8	12.00	18.85	90°0'0"	16.97	N 45°25'5" E
C9	12.00	18.84	89°56'34"	16.96	N 45°23'22" E
C10	12.00	18.86	90°3'26"	16.98	N 44°36'38" W
C11	12.00	18.84	89°56'34"	16.96	N 45°23'22" E
C12	12.00	18.86	90°3'26"	16.98	S 44°36'38" E
C13	12.00	18.84	89°56'34"	16.96	S 45°23'22" W
C14	12.00	18.86	90°3'26"	16.98	N 44°36'38" W
C15	12.00	18.84	89°56'34"	16.96	S 45°23'22" W
C16	12.00	18.86	90°3'26"	16.98	N 44°36'38" W

GENERAL NOTES

1. 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.
2. ALL LOT CORNERS SHALL BE MARKED WITH AN APPROVED TYPE OF METAL PEG AT LEAST 5/8" IN DIAMETER AND TWENTY-FOUR INCHES IN LENGTH. ALL LOT CORNERS ADJACENT TO STREET FRONTAGE SHALL BE PROJECTED TO CURB AND GUTTER AND INDICATED BY A COPPER RIVET. CORNER MARKERS MUST BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. MONUMENTS TO BE CONSTRUCTED PER LEHI CITY DESIGN STANDARDS PAGE 2-12.
3. TRAIL LOCATION MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISIONS PRIOR TO INSTALLATION.
4. LOTS 7, 8, 11 AND 12 WILL REQUIRE REVIEW OF FENCE STAKING PRIOR TO INSTALLATION OF FENCING ALONG THE TRAIL CORRIDOR TO ENSURE FENCING IS PLACED ON THE PROPERTY LINE AND NOT ON THE EDGE OF TRAIL.
5. RIGHT TO FARM FENCE PLACED ALONG THE EAST SUBDIVISION BOUNDARY LINE.
6. BASEMENT FINISHED FLOOR ELEVATIONS SHOULD BE AT LEAST 4 FEET ABOVE GROUND WATER.
7. FOUR ADDITIONAL LOTS, REDUCED LOT SIZE, AND REDUCED FRONTAGE WAS GRANTED FOR THIS SUBDIVISION IN LIEU OF REIMBURSEMENT FOR DRY CREEK IMPROVEMENTS, DRY CREEK TRAIL CONSTRUCTION, PARK IMPROVEMENTS AND DEDICATION OF ASSOCIATED PROPERTY.

TABULATIONS

TOTAL PROJECT AREA:	533,619 SF/12.25 ACRES
R.O.W. AREA:	117,620 SF/2.70 ACRES
LOT AREA:	348,209 SF/7.99 ACRES
OPEN SPACE:	67,790 SF/1.56 ACRES
TOTAL LOTS:	21 LOTS
DENSITY (UNITS/ACRE):	1.71 LOTS/ACRES
LANE MILES OF ROAD:	0.34 MILES
ZONE:	R-1-22

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, COMMON AREA, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AND THAT THIS IS TRUE AND CORRECT.

DATE _____ (SEE SEAL BELOW) _____

BOUNDARY DESCRIPTION

Beginning at a point located North 2703.15 feet and East 1605.33 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian;
thence North 0°25'05" East along a fence line along the easterly boundary of Snow's Springs Plat "A" a distance of 959.26 feet; thence East 658.19 feet; thence along a boundary line agreement (Entry 9286:2019) the following seven courses and distances: 1) South 0°01'58" East 548.35 feet, 2) South 7°28'39" West 20.00 feet, 3) South 13°46'34" West 41.63 feet, 4) South 1°39'47" West 33.34 feet, 5) North 88°59'47" West 74.32 feet, 6) South 55°24'19" West 497.92 feet, and 7) South 35°02'57" West 51.61 feet; thence North 87°21'58" West along a boundary line agreement (Entry 11093:2015) a distance of 138.34 feet to the point of beginning.
Area = 12.250 Acres

Basis of Bearing is North 0°08'54" West 5305.50 from the Southwest Corner of Section 19, Township 5 South, Range 1 East Salt Lake Base and Meridian to the Northwest Corner of said Section 19.

Coordinate System is NAD83

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, OPEN SPACE, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

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

_____ _____
_____ _____
_____ _____
PRINTED NAME OF OWNER(S) AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

_____
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, 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 _____, 20__.

APPROVED _____
MAYOR

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"

SOUTH CREEK

RESIDENTIAL SUBDIVISION

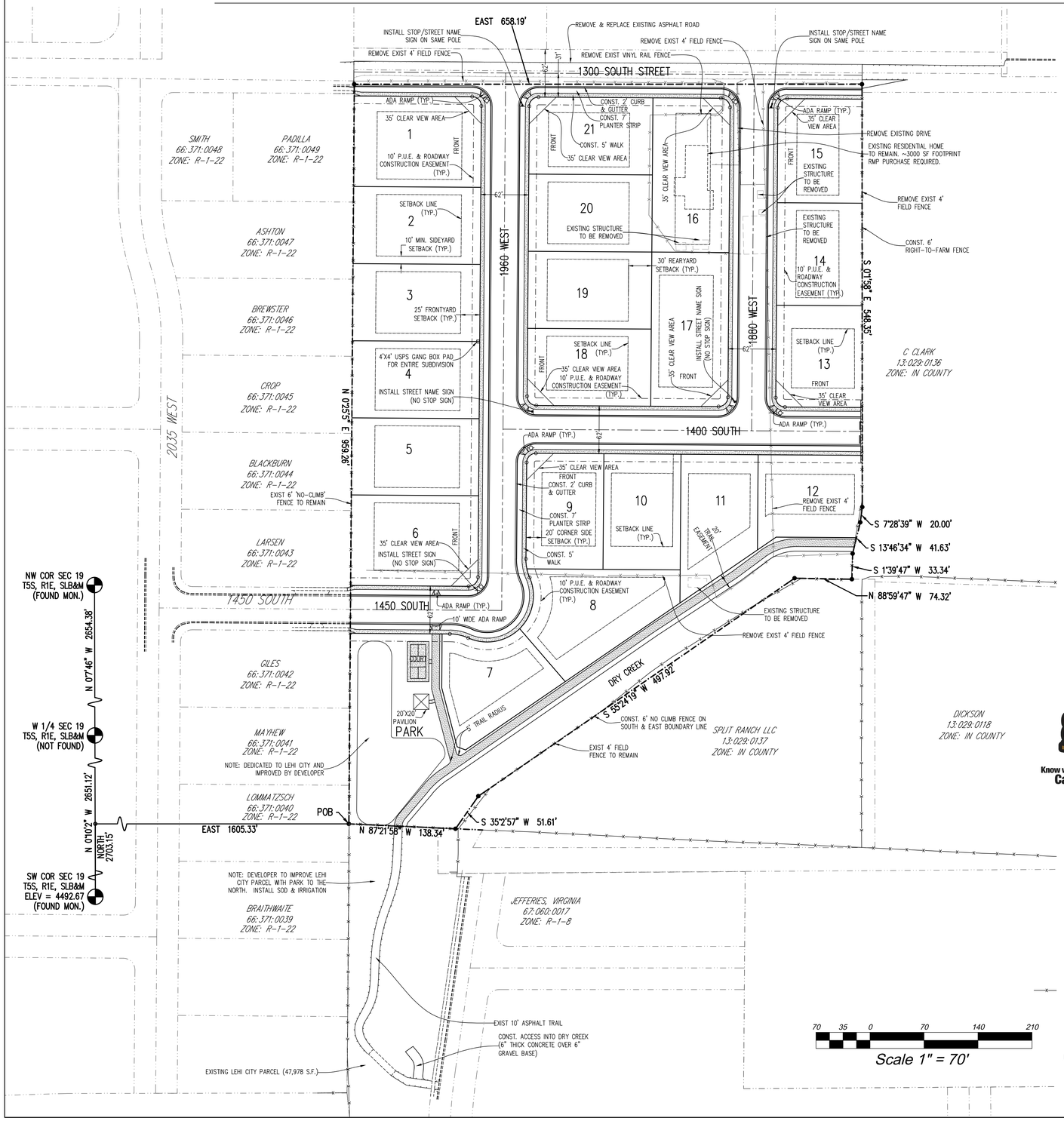
LEHI CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

LAND SURVEYOR: ZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

City Engineer Seal	City Recorder Seal	Surveyor's Seal	County Recorder

SOUTH CREEK SUBDIVISION

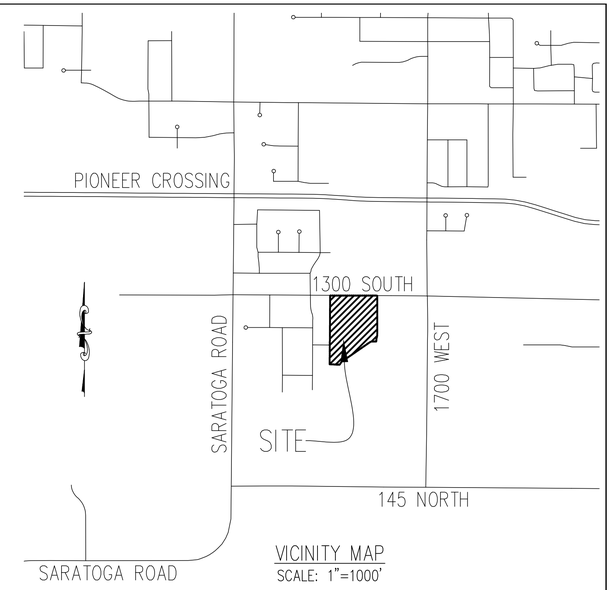


NOTES TO CONTRACTOR

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

LEGEND

- INSTALL STOP/STREET NAME SIGN
- INSTALL STREET LIGHT



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

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

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

13. ALL WATER LINE MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
14. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL THAT SHALL MEET AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARD.
15. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN.
16. FOUR ADDITIONAL LOTS WERE GRANTED FOR THIS SUBDIVISION IN EXCHANGE FOR DRY CREEK IMPROVEMENTS, DRY CREEK TRAIL IMPROVEMENTS, PARK IMPROVEMENTS, AND DEDICATION OF ASSOCIATED PROPERTY.

TABULATIONS

TOTAL PROJECT AREA:	533,619 SF/12.25 ACRES
R.O.W. AREA:	117,620 SF/2.70 ACRES
LOT AREA:	348,209 SF/7.99 ACRES
OPEN SPACE:	67,790 SF/1.56 ACRES
TOTAL LOTS:	21 LOTS
DENSITY (UNITS/ACRE):	1.71 LOTS/ACRES
LANE MILES OF ROAD:	0.34 MILES
ZONE:	R-1-22

SHEET INDEX

C1	SITE PLAN
U1	OVERALL UTILITY PLAN
G1	OVERALL GRADING & DRAINAGE PLAN
PP1	1300 SOUTH PLAN & PROFILE
PP2	1960 WEST PLAN & PROFILE
PP3	1450 SOUTH & 1960 WEST PLAN & PROFILE
PP4	1400 SOUTH PLAN & PROFILE
PP5	1880 WEST PLAN & PROFILE
PP6	DRY CREEK PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
D1	POWER DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS

CURRENT PROPERTY ZONING: R-1-22

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

CURRENT PROPERTY OWNER:
PHI PROPERTIES INC
11308 N HIGHLAND BLVD STE 100
HIGHLAND, UT 84003

BENCH MARK

SOUTHWEST CORNER, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4492.67 NGVD 29

REVISIONS

Rev.	Date	Description
1	01/13/21	REVISED PER CITY COMMENTS
2	01/28/21	REVISED PER CITY COMMENTS

Developer:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

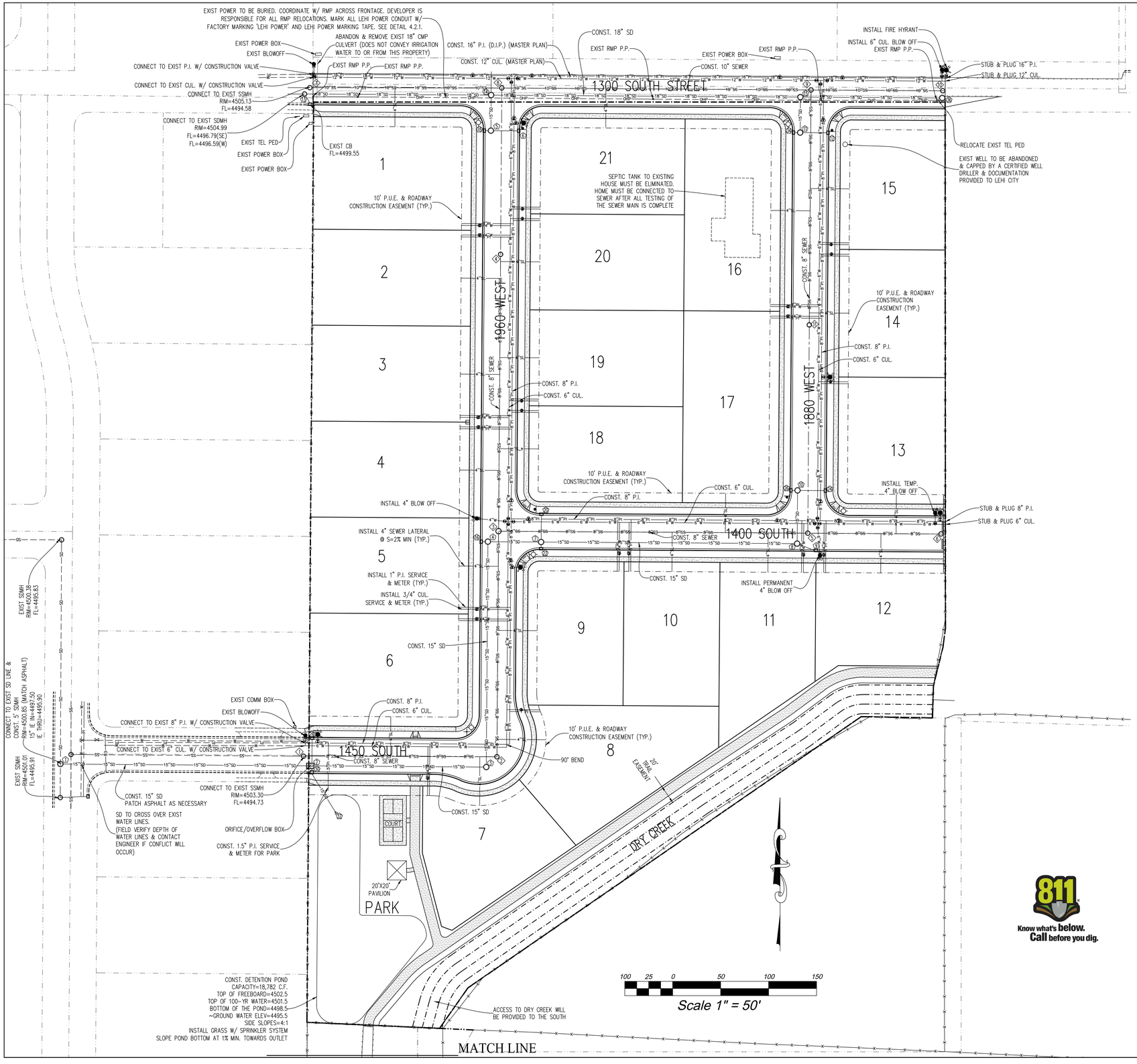
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

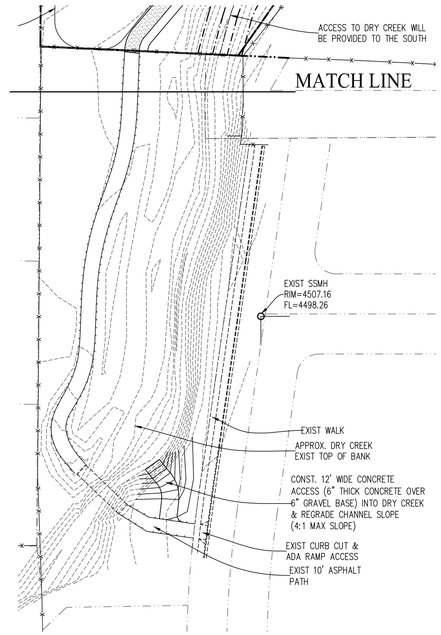
SOUTH CREEK
LEHI RESIDENTIAL SUBDIVISION UTAH

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	1"=70'
Date:	12/14/20

SITE PLAN

C1





LEGEND

- SEWER MANHOLE LABEL (SEE PROFILES)
- STORM DRAIN LABEL (SEE PROFILES)
- FIRE HYDRANT
- BLOW-OFF
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- INSTALL STOP/STREET NAME SIGN
- INSTALL STREET LIGHT
- 8"PI — PRESSURE IRRIG. C900 DR-18 PURPLE PIPE
- 6"W — CULINARY WATER C900 DR-18
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE RCP

POWER NOTE:

DEVELOPER RESPONSIBLE FOR ANY RELOCATION OF R.M.P. OVERHEAD POWERLINES.

SEWER & SD DESIGN

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN.

POWER NOTES

1. WILL REQUIRE CIRCUIT TIE & EQUIPMENT AT 1300 S. (ADD SWITCH)
2. EXISTING R.M.P. OVERHEAD LINE WILL NEED TO BE RELOCATED OR BURIED. COORDINATE WITH R.M.P.
3. R.M.P. ASSET TRANSFER (CUSTOMER PURCHASE) WILL BE REQUIRED. ALL R.M.P. RELATED COSTS ARE PAID BY THE DEVELOPER.
4. CONDUIT MARKED "LEHI POWER" REQUIRED IF RMP & LP ARE BOTH LOCATED UNDERGROUND – SEE LEHI POWER STANDARDS.

UTILITY NOTES

1. LEHI WILL HAVE A REIMBURSEMENT AGREEMENT FOR THE MASTER PLANNED WATER LINES IN 1300 SOUTH (16" P.I. AND 12" CUL.).

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

BENCH MARK	REVISIONS		
SOUTHWEST CORNER, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4492.67 NGVD 29	Rev.	Date	Description
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	2	01/28/21	REVISED PER CITY COMMENTS

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11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

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David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

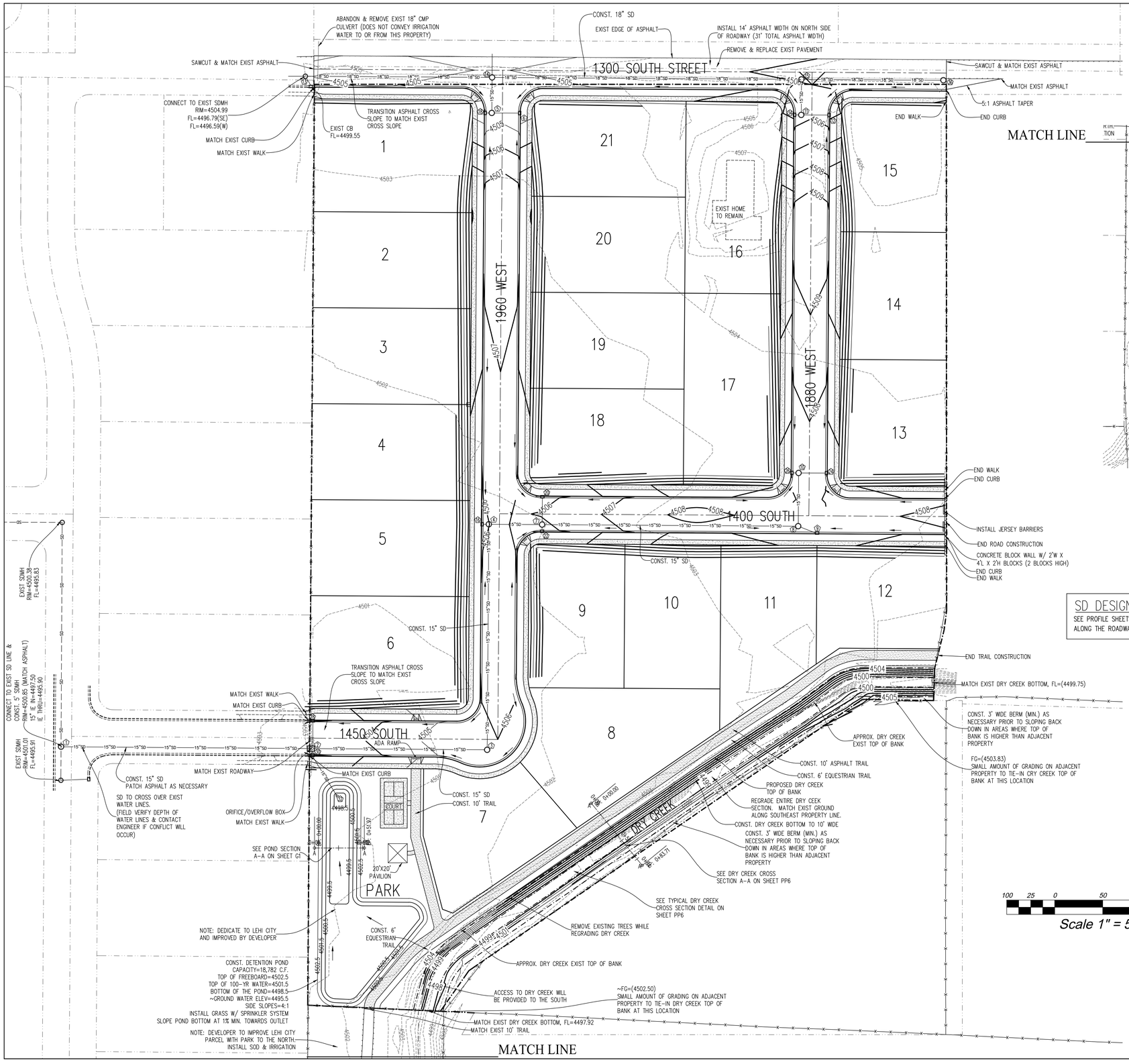
SOUTH CREEK

LEHI RESIDENTIAL SUBDIVISION UTAH

OVERALL UTILITY PLAN

Drawn by:	Designed by:	Checked by:	Scale:	Date:
G.J.Y.	G.J.Y.	D.W.P.	1"=50'	12/14/20

U1



GRADING & DRAINAGE NOTES

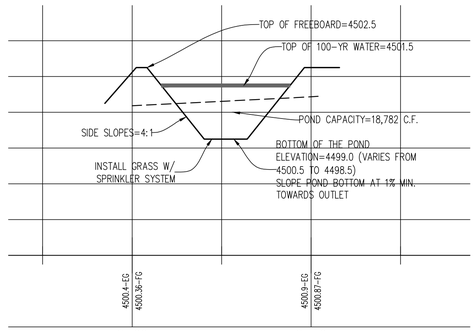
1. A STREAM ALTERATION PERMIT FROM THE STATE IS REQUIRED TO IMPROVE THE CHANNEL.
2. LOTS ADJACENT TO DRY CREEK SHALL NOT HAVE ANY HABITABLE SPACE BELOW THE ELEVATION OF DRY CREEK.

STORM DRAIN KEYED NOTES:

1-16. SEE PROFILES
17. CONST. 3.5 L.F. 15" ADS HP STORM @ S=11.4%
18. CONST. 2'X3' CATCH BASIN, TBC=4504.49, GRATE=4503.99, IE OUT=4500.74
19. CONST. 25.5 L.F. 15" ADS HP STORM @ S=0.5%
20. CONST. 2'X3' CATCH BASIN, TBC=4506.04, GRATE=4505.54, IE OUT=4502.29
21. CONST. 3.5 L.F. 15" ADS HP STORM @ S=3.7%
22. CONST. 2'X3' CATCH BASIN, TBC=4506.04, GRATE=4505.54, IE OUT=4502.29
23. CONST. 25.5 L.F. 15" ADS HP STORM @ S=0.5%
24. CONST. 2'X3' CATCH BASIN, TBC=4507.49, GRATE=4506.99, IE OUT=4503.74
25. CONST. 3.5 L.F. 15" ADS HP STORM @ S=3.7%
26. CONST. 2'X3' CATCH BASIN, TBC=4507.49, GRATE=4506.99, IE OUT=4503.74
27. CONST. 25.4 L.F. 15" ADS HP STORM @ S=0.5%
28. CONST. 2'X3' CATCH BASIN, TBC=4503.15, GRATE=4502.65, IE OUT=4499.40
29. CONST. 2.6 L.F. 15" ADS HP STORM @ S=0.4%
30. CONST. 3'X3' CATCH BASIN W/ 2'X3' GRATE, TBC=4503.25, GRATE=4502.75, IE THRU=4498.28
31. CONST. 49.1 L.F. 15" ADS HP STORM @ S=0.2%
32. CONST. FLARED-END SECTION, FL=4498.38
33. CONST. 3.5 L.F. 15" ADS HP STORM @ S=11.4%
34. CONST. 2'X3' CATCH BASIN, TBC=4505.78, GRATE=4505.28, IE OUT=4502.03
35. CONST. 22.0 L.F. 15" ADS HP STORM @ S=0.5%, STUB & PLUG END OF PIPE FOR FUTURE CONNECTION. FL=4501.11
36. SEE PROFILES

SD DESIGN & SPOT ELEVATIONS

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN AND SPOT ELEVATIONS ALONG THE ROADWAYS.



DETENTION POND SECTION A-A

Know what's below. Call before you dig.

BENCH MARK

SOUTHWEST CORNER, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4492.67 NGVD 29

REVISIONS

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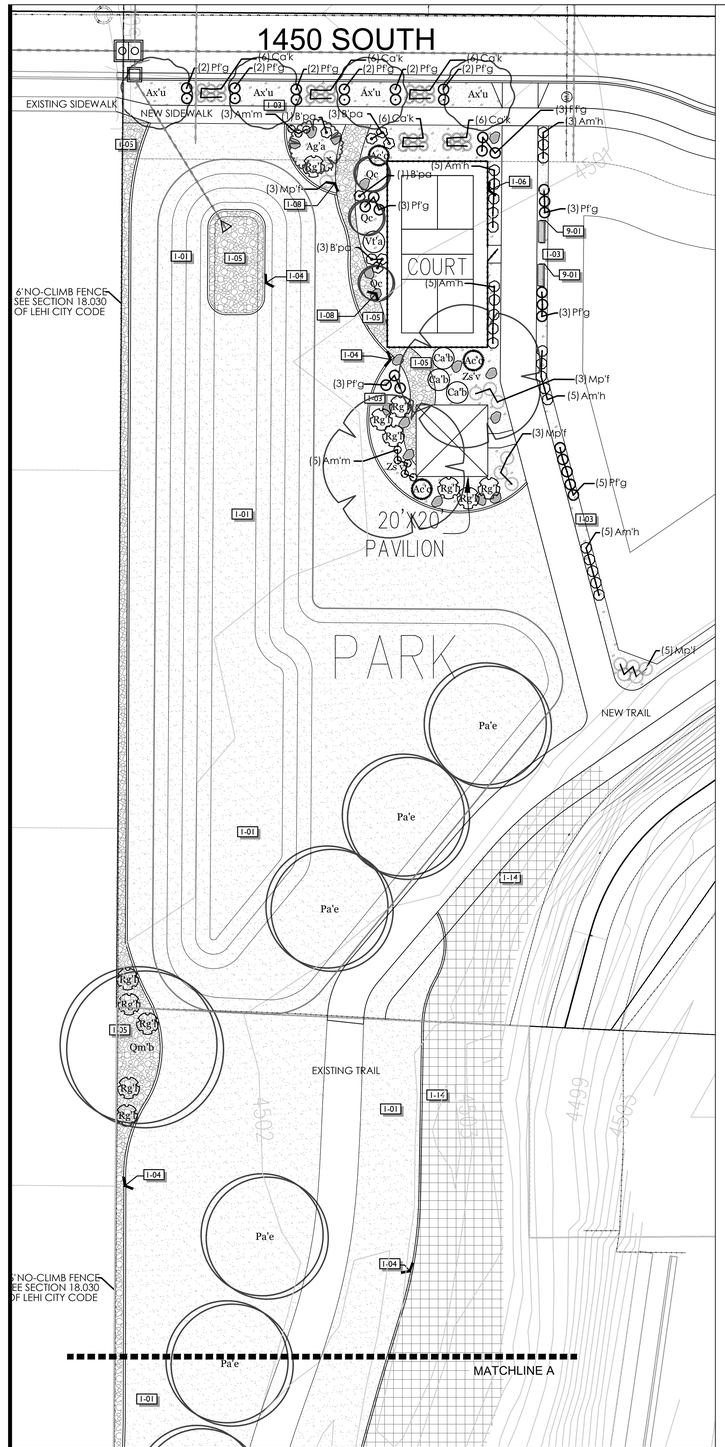
SOUTH CREEK

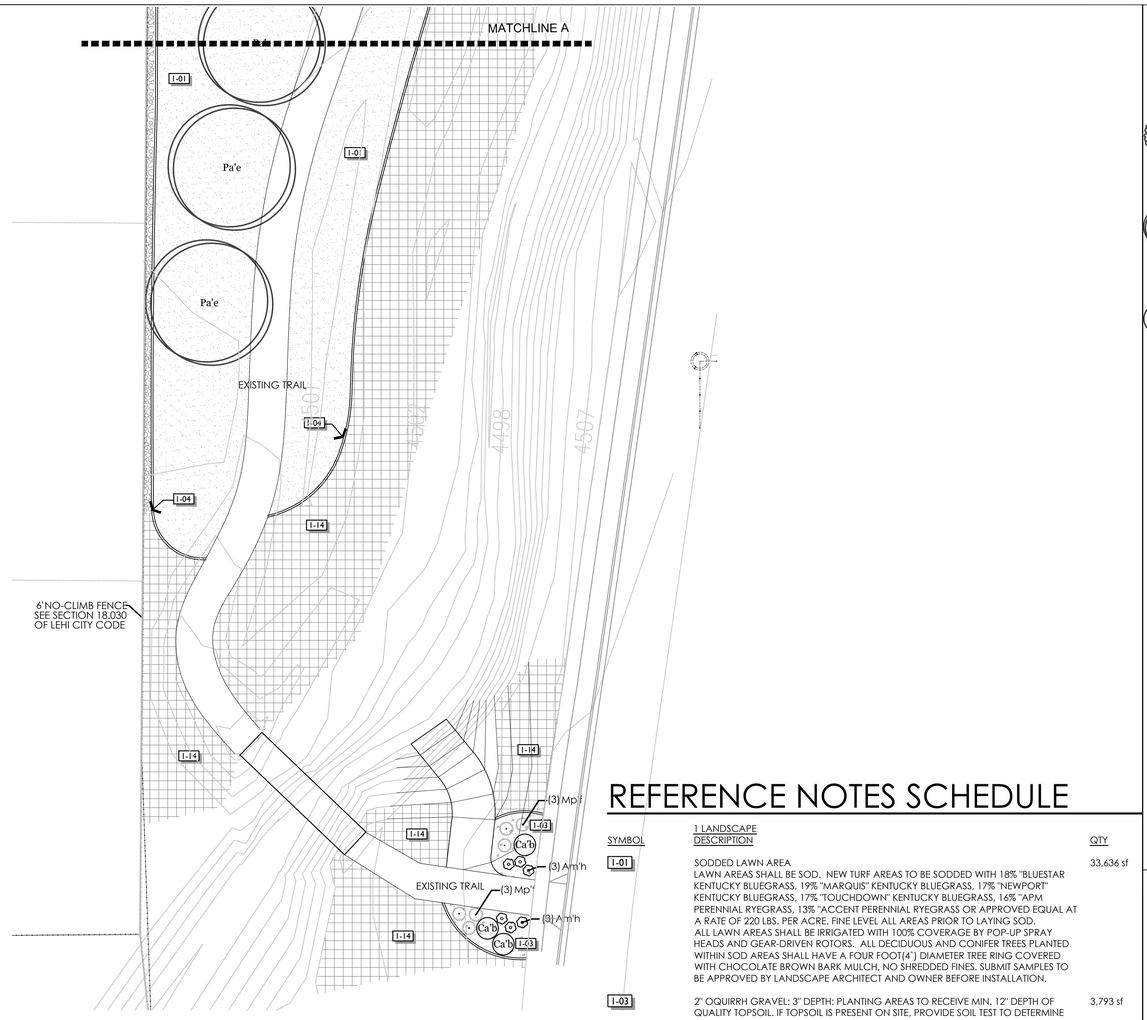
LEHI — RESIDENTIAL SUBDIVISION — UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

OVERALL GRADING & DRAINAGE PLAN

Scale: 1"=50'
Date: 12/14/20
G1





PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ax'u	Ax'u	4	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal
Ag'a	Ag'a	1	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	Multi-trunked
Pa'e	Pa'e	7	Platanus x acerifolia `Morton Circle` TM Exclamation! London Plane Tree	B & B	2"Cal
Qm'b	Qm'b	1	Quercus macrocarpa Burr Oak	B & B	2"Cal
Qc	Qc	3	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	B & B	2"Cal
Zs'v	Zs'v	2	Zelkova serrata `Village Green` Village Green Zelkova	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Am'm	9	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal
	Am'h	23	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	5 gal
	B'pa	14	Buddleja x `SMNBDL` Pugster Amethyst Dwarf Butterfly Bush	5 gal
Ca'b	Ca'b	6	Cornus alba `Bailhalo` TM Ivory Halo Dogwood	5 gal
	Pf'g	32	Potentilla fruticosa `Gold Drop` Gold Drop Potentilla	5 gal
Rg'l	Rg'l	12	Rhus aromatica `Gro-Low` Gro-Low Sumac	5 gal
Vt'a	Vt'a	1	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ac'c	Ac'c	3	Arctostaphylos x coloradoensis `Chieftain` Chieftain Manzanita	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ca'k	30	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	Mp'f	20	Miscanthus purpurascens Flame Grass	1 gal

REFERENCE NOTES SCHEDULE

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 BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	33,636 sf
1-03	2" OQUIRRH GRAVEL: 3" DEPTH; 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.	3,793 sf
1-04	6" X 4" CONCRETE MOW CURB	1,484 lf
1-05	4"-6" 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.	2,296 sf
1-06	6` BLACK VINYL COATED CHAIN LINK FENCE W/ GATE AT OPENING	160 lf
1-07	BOULDERS - DECORATIVE	17
1-08	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	143 lf
1-14	UTAH NATIVE CUSTOM SEED MIX Short grass blend Indian rice grass 40% Blue Grama Grass 15% Inland Saltgrass 5% Sheep fescue 25% Galleta Grass 15% Intermediate Grass Blend Sideoats grama 105 Streambank wheatgrass 10% Snake River wheatgrass 10% Needle N Thread Grass 5% Western wheatgrass 40% Bluebunch wheatgrass 20% Alkali Sacaton 5% CONTACT GREAT BASIN SEED AT (435) 286-6872	13,079 sf

SYMBOL	9 SITE FURNISHINGS DESCRIPTION	QTY
9-01	LEHI CITY APPROVED BENCH	2

ISSUE DATE	PROJECT NUMBER
01-14-2021	UT20064

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SOUTHCREEK PARK
1940 W 1300 S
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
PATTERSON CONSTRUCTION, INC.
11038 HIGHLAND BLVD. STE 101
HIGHLAND, UT 84003

Client / Engineer:
EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSEN
01258125-5301
01/14/2021
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/15/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101

South Creek Final Subdivision

Aerial

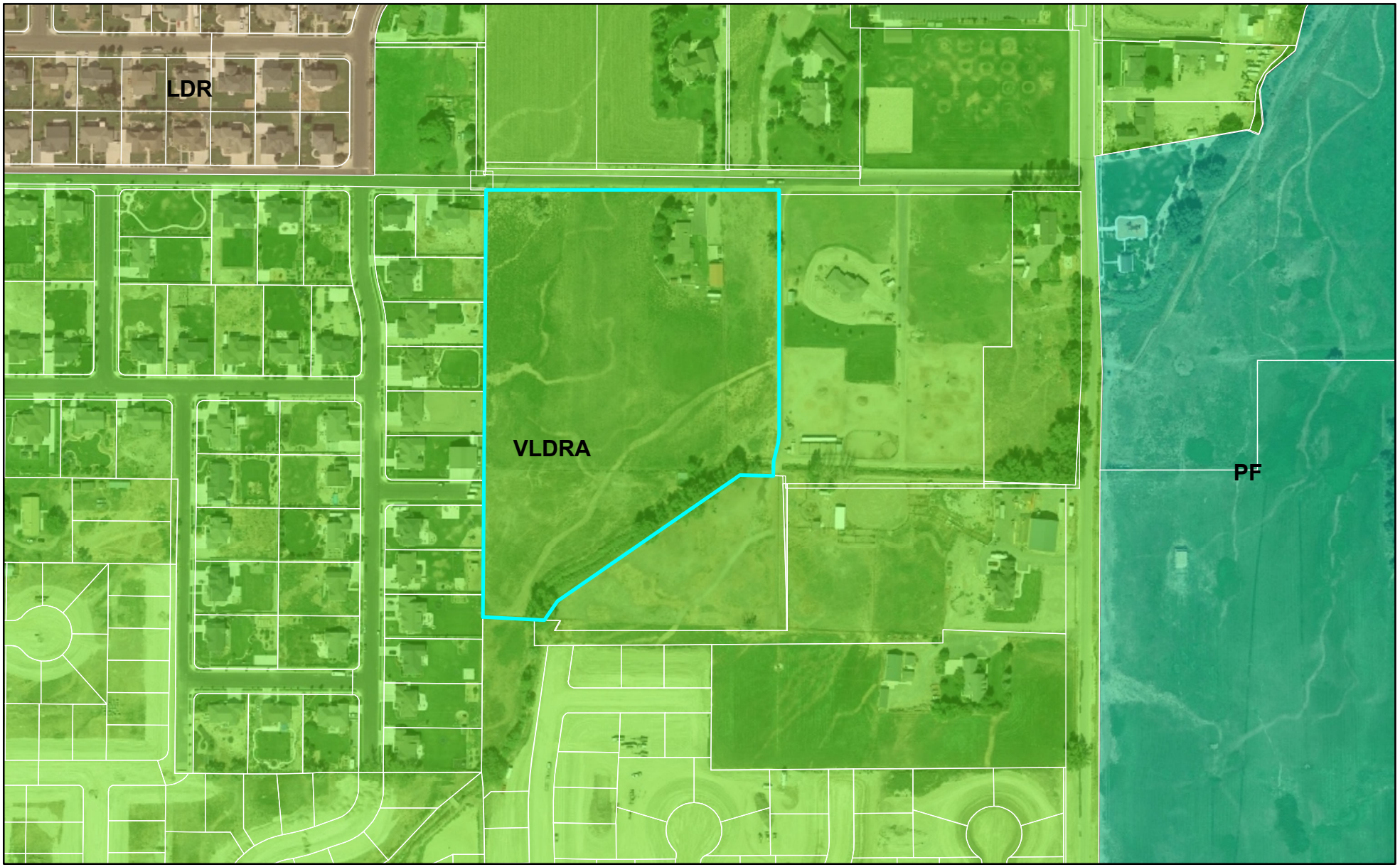


0 370 740 Feet

LEHI CITY

South Creek Final Subdivision

General Plan

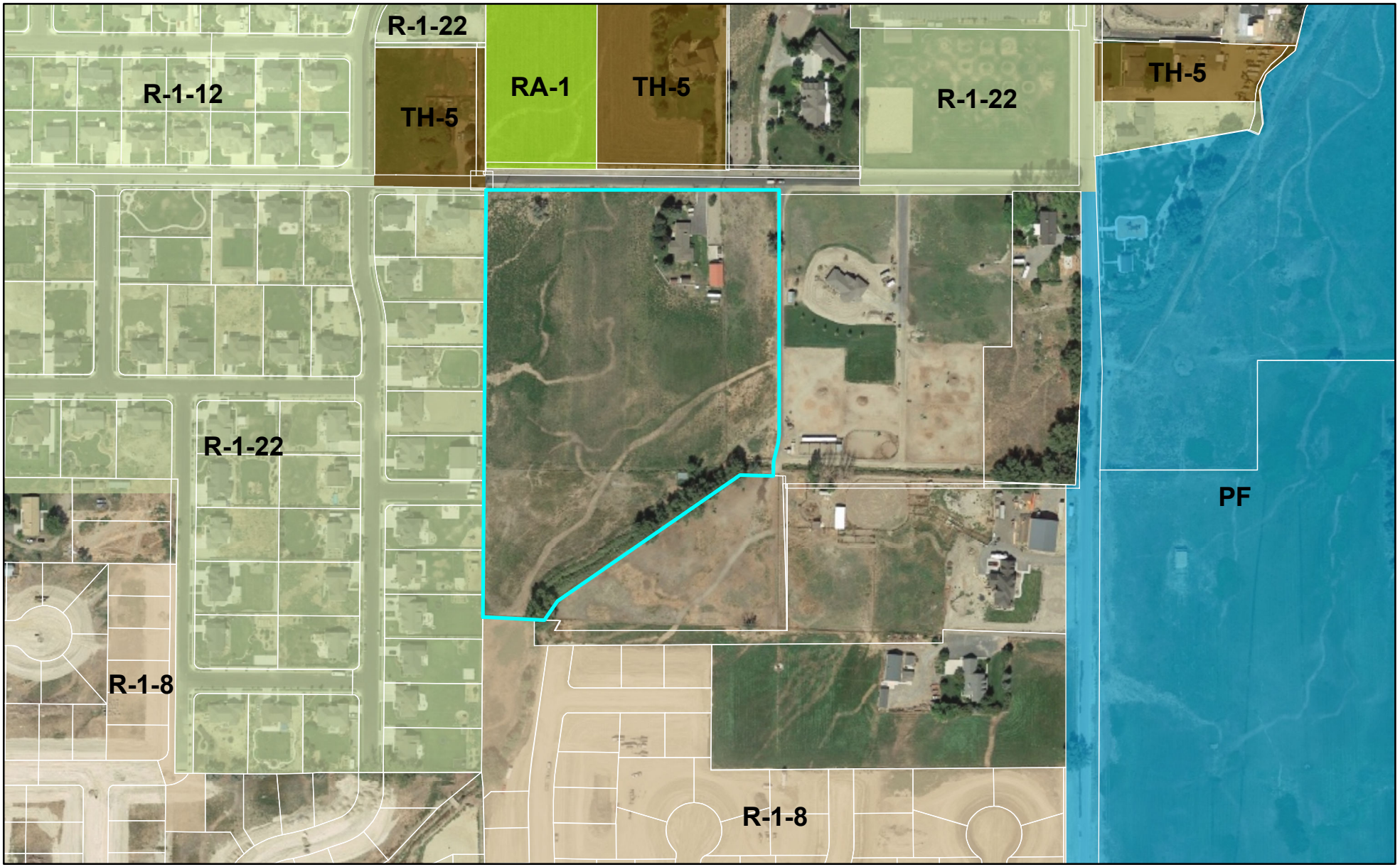


0 370 740 Feet

LEHI CITY

South Creek Final Subdivision

Zoning



LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for a Grading Permit for the South Creek subdivision on approximately 12.25 acres located at 1400 South 1940 West.

Suggested Action:

Attachments:

CC Staff Report South Creek Subdivision Grading Permit 02.23.21.docx

South Creek Subdivision Grading Permit DRC 01.06.21.docx

South Creek Grading Permit Plan 01.06.21.pdf

South Creek Grading Permit aerial.pdf

South Creek Grading Permit General Plan.pdf

South Creek Grading Permit zoning.pdf

SOUTH CREEK SUBDIVISION GRADING PERMIT
CITY COUNCIL REPORT

Applicant	PHI Properties
Meeting Date	February 23, 2021
Requested Action/Purpose	Approval of a grading permit
Location	1940 West 1300 South
Project Area	12.25 acres
Existing Zoning	R-1-22
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)
Existing Land Use	Undeveloped
Date of DRC Review	January 6, 2021
Date of Planning Commission Review	January 28, 2021
Assigned Planner	Jacob Curtis

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-B.050 Grading Permit Issuance
(Amended 11/12/13; 02/10/15; 07/30/19)

A. A grading permit may be issued in advance of a building permit and/or final development approval provided that the following approvals have previously been granted as per the development application requirements from Chapter 11 of this code:

1. A Preliminary Subdivision plat for single family residential projects; or

2. A Site Plan for commercial, institutional, or multi-family projects.

1. Grading Permits for grading projects with more than ten (10) contiguous acres may be issued by the Public Works Director following review by the Reviewing Departments, review and recommendation following a public hearing by the Planning Commission and review and approval following a public hearing by the City Council.

(a) When considering the approval of the grading permit the Public Works Director, Reviewing Departments, and (when applicable), Planning Commission and City Council, will verify that all of the following criteria are met (in addition to other applicable requirements of this code and other city codes):

(i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant.

(ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.

(iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit

PROPERTY HISTORY

March 31, 2020 – This property was annexed into Lehi as part of the Jacketta M Clark Annexation with R-1-22 zoning.

October 13, 2020 – The City Council approved the South Creek preliminary subdivision on this property.

REPORT ANALYSIS

The applicant requests approval of the South Creek subdivision grading permit, to grade approximately 12.25 acres at 1940 West 1300 South. The Development Code requires all grading permits of 10 acres or greater to be reviewed by the Planning Commission and approved by the City Council.

Chapter 12B of the Development Code allows for grading permits to be issued prior to final subdivision approval if the applicant has preliminary subdivision approval. This site received preliminary subdivision approval on October 13, 2020. Receiving the grading permit prior to final subdivision approval will allow the applicant to start hauling fill material into the site while they are waiting for approvals to begin the subdivision infrastructure.

The applicant expressed in their narrative that the number of daily trips will vary, but they do not anticipate exceeding 20 trips per day. The subdivision will require that approximately 20,000 cubic yards of material be imported to the site. Their sole intent is to expedite the importing of fill, which they believe will take less than six months. There is no re-vegetation plan or special traffic control plan.

A map of the haul route has been included in the packet. The haul route includes primary and secondary routes. The primary route will go from Pioneer Crossing to 2300 W and then out to the site on 1300 South. The secondary route includes going from Pioneer Crossing to 1700 West and then out to the site on 1300 South.

The DRC had two comments which included the following:

1. Add to the plan the cuts and fills through the project.
2. In the grading narrative, provide a specific completion date.

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed South Creek subdivision grading permit, including the DRC comments from January 6, 2021. This recommendation is based on the following findings:

1. The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed grading permit is allowed since the development has received preliminary subdivision approval.
3. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
4. Additional findings based upon information presented during the public hearing.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

South Creek Grading Permit
DRC Redline Comments

*PHI Properties - requests review of a **grading permit** for the South Creek subdivision on approximately 12.25 acres located at 1400 South 1940 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 12/18/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:

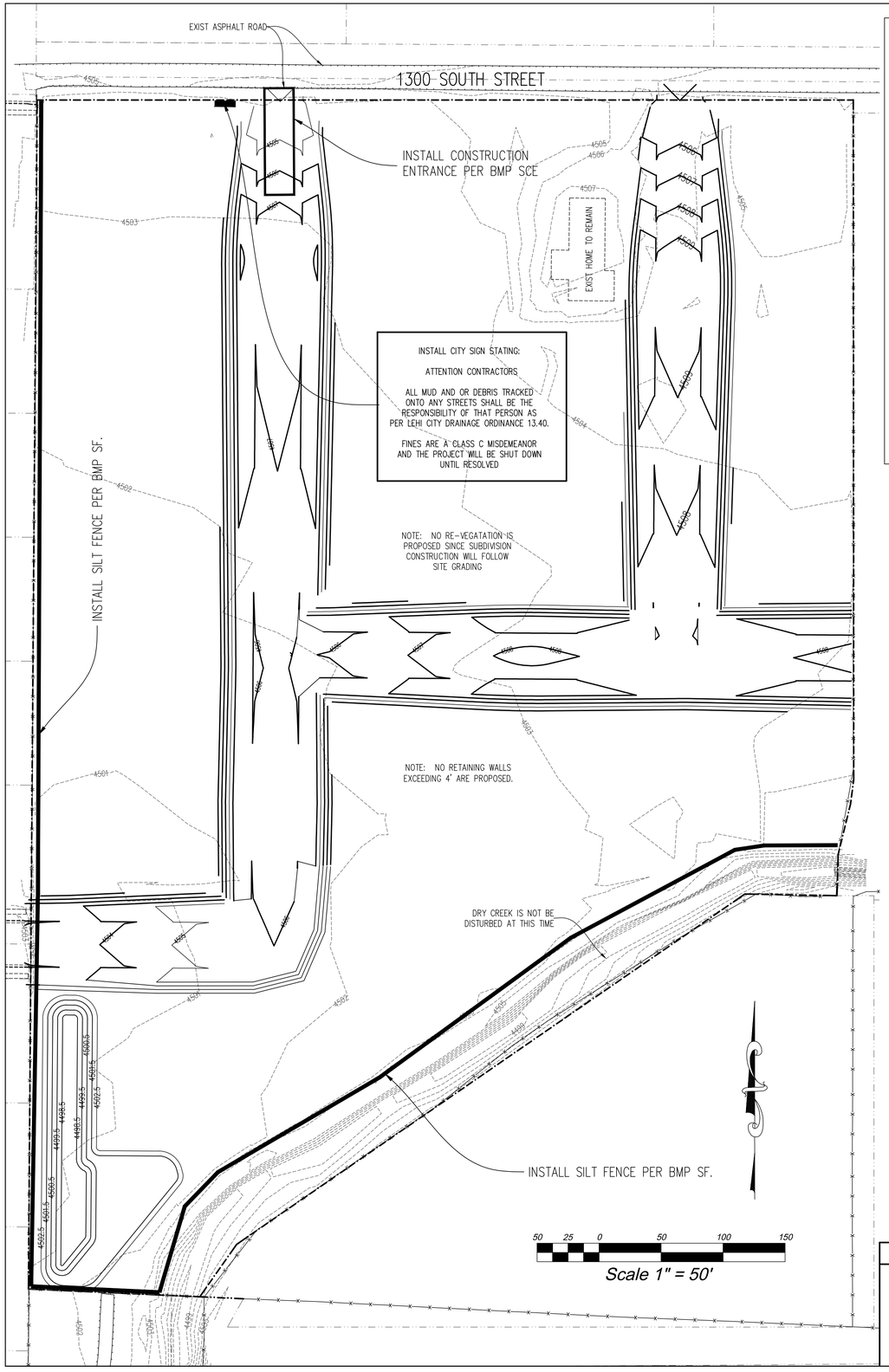
1. Add to the plan the cuts and fills through the project.

Ross – Engineering: No comments
Kim – Planning:

2. In the grading narrative, provide a specific completion date.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 28, 2021.

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



NARRATIVE:

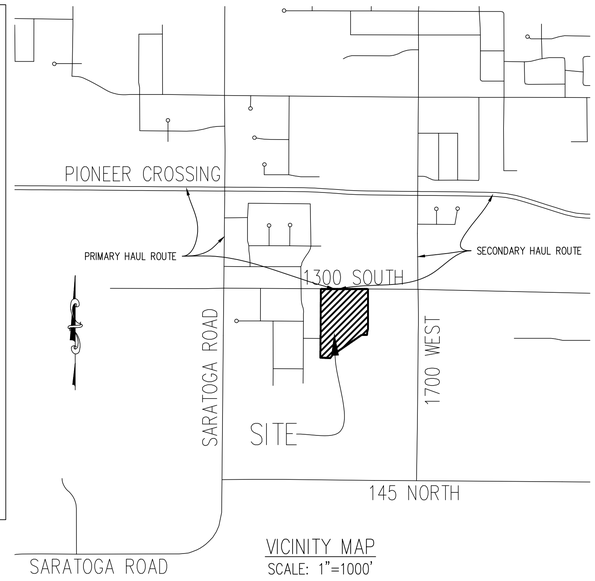
Patterson Homes is seeking a grading permit for the South Creek Subdivision to import fill material for the roads and lots. The road design and grading plan for the South Creek Subdivision will be included in a separate Final Plat application. We are seeking the grading permit to speed up our start time for hauling in fill material for the overall subdivision. The process to get final subdivision sign off and pre-construction to enter subdivision construction typically takes a 4-6 weeks after City Council approval. We would like to be able to haul into the site while we are waiting for clearance to begin subdivision infrastructure.

The overall subdivision will require approx. 20,000 CY of material to be imported to the site and spread along planned roadway areas. We estimate this will take 600-700 truck loads. The number of daily trips will vary, but we anticipate will not exceed 20 trips per day. The completion of the project grading will complete with the overall subdivision, which we anticipate will be within 6 months from commencement date.

We plan to establish SWPPP controls and maintenance at the time of commencement of grading activities to control tracking and dust. The SWPPP Plan is the exact same plan proposed with the final construction drawings for the South Creek Subdivision.

We do not have a re-vegetation plan – the intent is only to expedite hauling import fill to the site for the proposed subdivision that is also being submitted for final approval at the same time as the grading permit application. We will leave the site graded typical in the industry as with other subdivisions in the area.

Due to the limited traffic on the fronting roadway and the ability to turn right in and right out of the property, no special traffic control plan is needed.



VICINITY MAP
SCALE: 1"=1000'

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface2	1.000	1.000	196069 Sq. Ft.	539.69 Cu. Yd.	22375.89 Cu. Yd.	21836.21 Cu. Yd.<Fill>
Totals			196069 Sq. Ft.	539.69 Cu. Yd.	22375.89 Cu. Yd.	21836.21 Cu. Yd.<Fill>

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. WATER SITE AT LEAST EVERY WEEK DURING SUMMER MONTHS TO CONTROL DUST OR MORE OFTEN AS REQUIRED AND DETERMINED BY CONTRACTOR PER BMP DC.
5. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING GRADING.

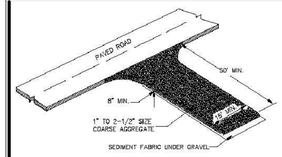
BOUNDARY DESCRIPTION

Beginning at a point located North 2703.15 feet and East 1605.33 feet from the Southwest Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian;
thence North 0°25'05" East along a fence line along the easterly boundary of Snow's Springs Plat "A" a distance of 959.26 feet; thence East 658.19 feet; thence along a boundary line agreement (Entry 9286:2019) the following seven courses and distances: 1) South 0°01'58" East 548.35 feet, 2) South 7°28'39" West 20.00 feet, 3) South 13°46'34" West 41.63 feet, 4) South 1°39'47" West 33.34 feet, 5) North 88°59'47" West 74.32 feet, 6) South 55°24'19" West 497.92 feet, and 7) South 35°02'57" West 51.61 feet; thence North 87°21'58" West along a boundary line agreement (Entry 11093:2015) a distance of 138.34 feet to the point of beginning.
Area = 12.250 Acres

Basis of Bearing is North 0°08'54" West 5305.50 from the Southwest Corner of Section 19, Township 5 South, Range 1 East Salt Lake Base and Meridian to the Northwest Corner of said Section 19.

Coordinate System is NAD83

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 an 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

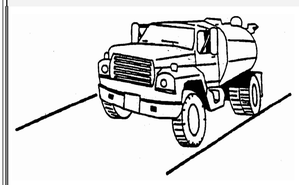
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

BMP: 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

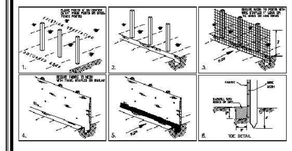
Targeted Pollutants
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■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

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

BENCH MARK

SOUTHWEST CORNER, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; ELEVATION = 4492.67 NGVD 29

REVISIONS

Rev.	Date	Description

Developer:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

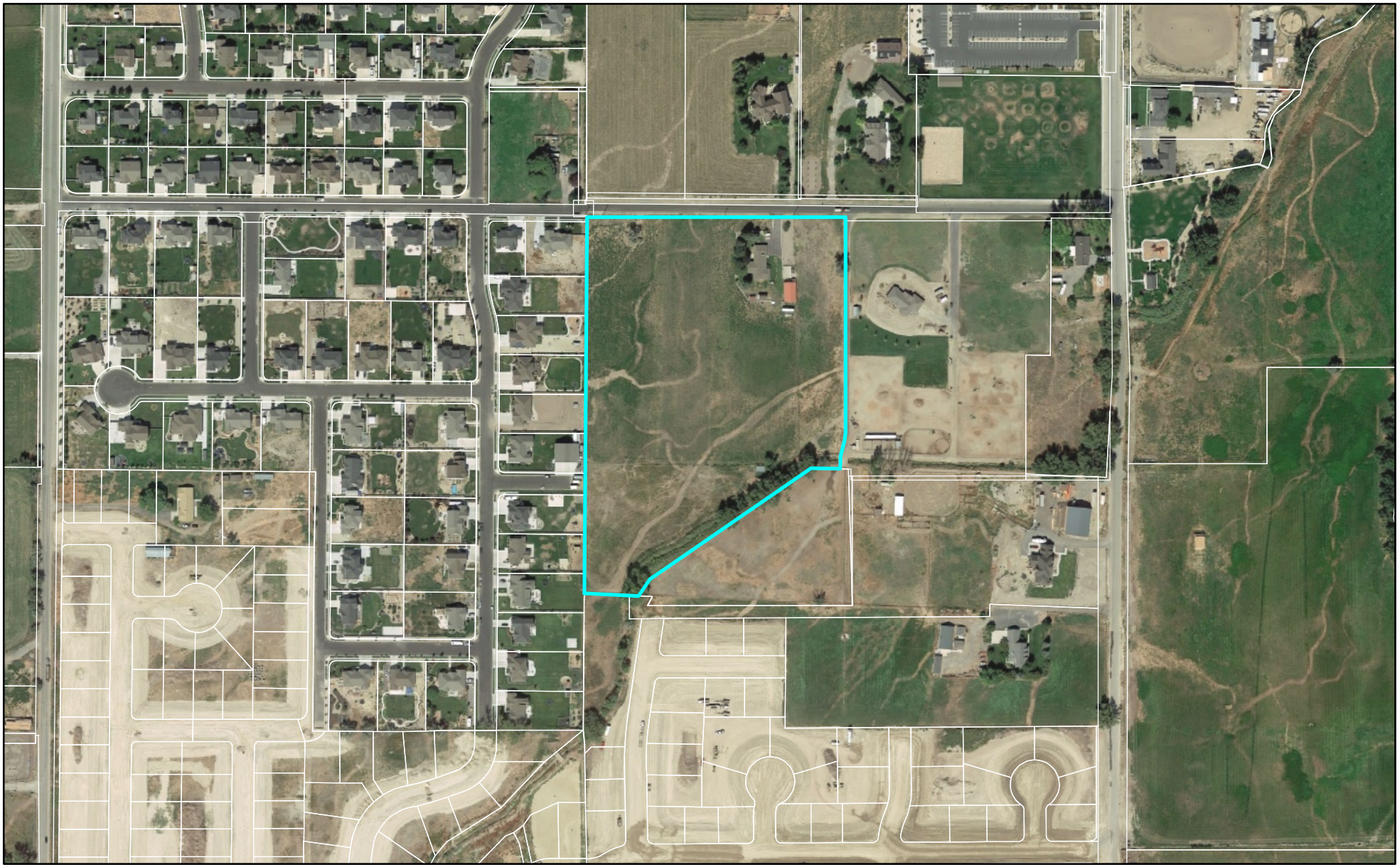
SOUTH CREEK

LEHI RESIDENTIAL SUBDIVISION UTAH

Drawn by: G.J.Y.	GRADING PLAN	Scale: 1"=50'
Designed by: G.J.Y.		Date: 12/15/20
Checked by: D.W.P.		1 OF 1

South Creek Subdivision Grading Permit

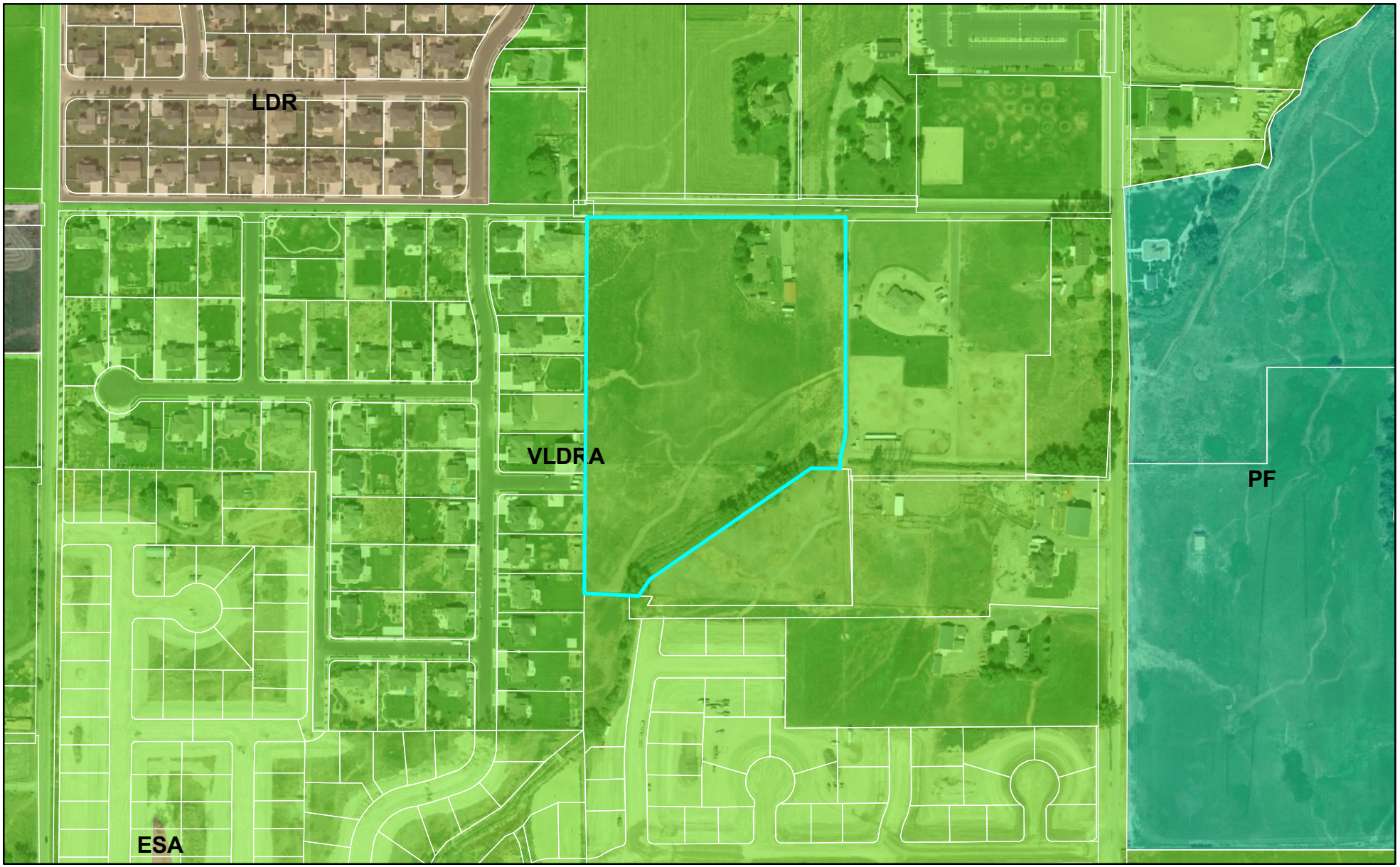
Aerial



LEHI CITY

South Creek Subdivision Grading Permit

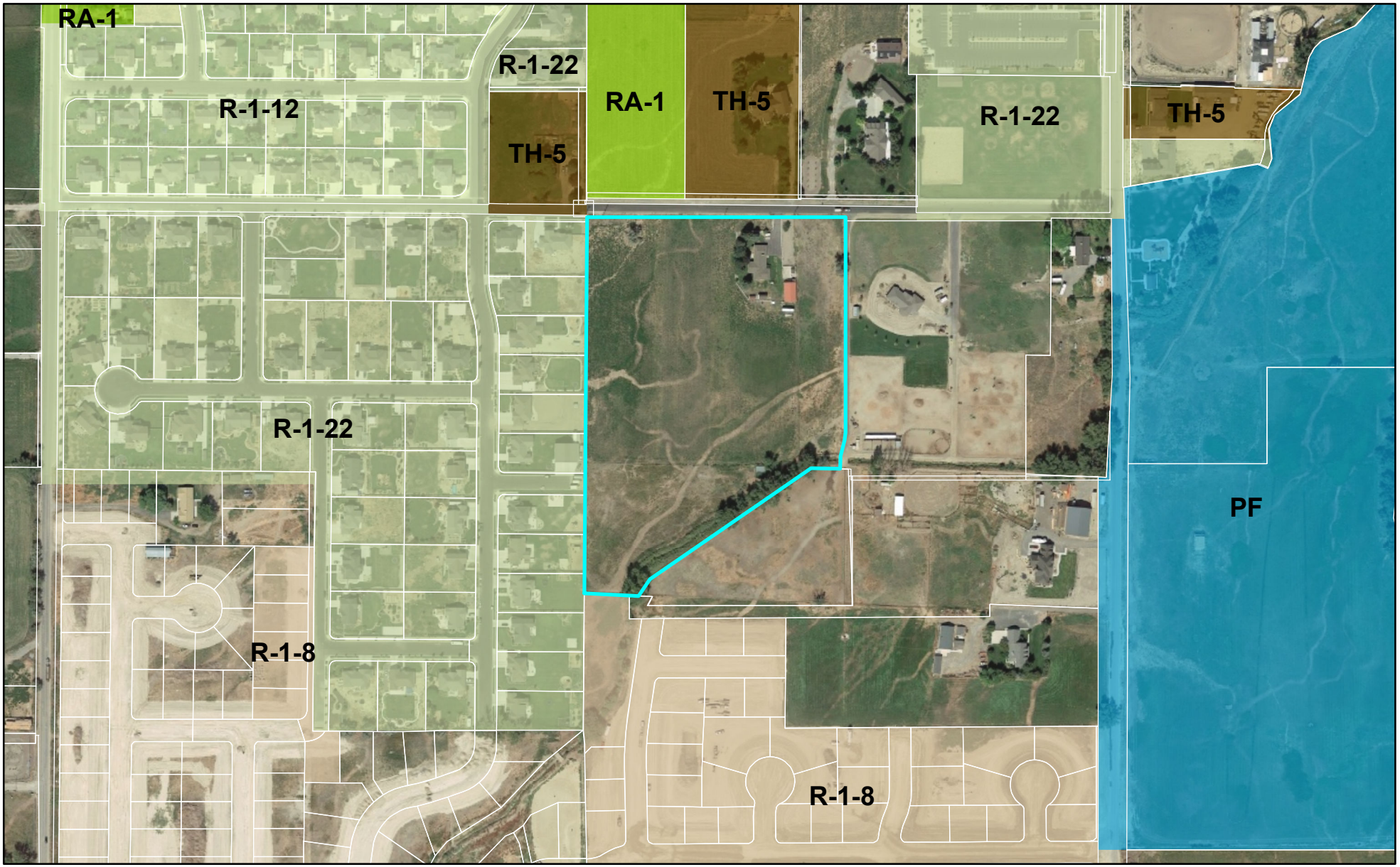
General Plan



LEHI CITY

South Creek Subdivision Grading Permit

Zoning



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #11-2021, a Development Code amendment to Chapter 21, Temporary Uses, clarifying and updating the duration allowance for food trucks.

Suggested Action:

Attachments:

CC Staff Report Ch 21 Temporary Uses Development Code Amendment 02.23.21.docx

Ch 21 Development Code Amendment Food Truck DRC 09.30.2020.docx

Ord 11-2021.docx

Ch21TemporaryUsesFoodTruckEdit.pdf

CHAPTER 21 DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 23, 2021
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	September 30, 2020
Date of Planning Commission Review	January 28, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan.
3. Consistency and Compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties.
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 21.040. Permit Duration.

A. Each Temporary Use Permit shall have an expiration date based upon the nature of the requested use. In no case shall approval be given for a period exceeding sixty (60) consecutive calendar days or one hundred and twenty (120) total calendar days within any one calendar year except as provided in paragraphs B and C of this Section. The Zoning Administrator may grant an extension to the original time period granted with the permit as long as the extension does not exceed the time limits stated above.

B. Seasonal sales uses may operate for a time not to exceed five (5) months.

REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Chapter 21, food truck licensing and regulation. The proposed amendment will clarify and update the temporary use requirements for food trucks on private property.

The proposed amendment maintains a standard duration for the food truck temporary use but also includes an addi-

tional option that will allow for a temporary use permit to be extended for operation occurring at the same location and remaining on a piece of private property with prior written consent of the property owner. This allowance increases the original temporary use permit to up to five months and provides an opportunity to reapply for up to seven additional months. In both cases, any use of private property requires prior written consent from the property owner. The decision to change the initial time amount to five months was to be in conformity with the seasonal sales use that is already specified in the Chapter. An addition was made to the draft to clarify that in no case can a food truck be allowed to operate at the same approved location for more than one year.

There were two DRC comments on the proposed amendment recommending changes in wording. Between DRC and the Planning Commission meeting on October 22, 2020, the applicant updated the text of the amendment with the proposed changes.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** to the City Council for the proposed amendment to Chapter 21 of the Development Code, including the DRC comments from September 30, 2020. This recommendation is based on the following findings:

1. The proposed amendment adds clarity to the existing Development Code.
2. The comments made by the DRC were incorporated prior to the Planning Commission meeting.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

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

Ch 21 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapter 21 Temporary Uses, clarifying and updating the duration allowance for food trucks.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 09/16/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. Add that written permission is also required under this option.
2. Add additional text changes.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22, 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.

ORDINANCE NO: 11-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 21, CLARIFYING TEMPORARY USE REQUIREMENTS FOR FOOD TRUCKS

WHEREAS, it has become necessary to amend Chapter 21 of the Lehi City Development Code, Temporary Uses; and

WHEREAS, this amendment seeks to clarify temporary use requirements for food trucks on private property; and

WHEREAS, following a public hearing on January 28, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 23, 2021 the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 28, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 21 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 21 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 11-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 23rd day of February, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 21

TEMPORARY USES AND TEMPORARY USE PERMITS

Section 21.010. Purpose.
Section 21.020. Temporary Uses Allowed.
Section 21.030. Required Permit.
Section 21.040. Permit Duration.
Section 21.050. Application Requirements.
Section 21.060. Required Findings.
Section 21.070. Conditions of Approval.
Section 21.080. Food Truck Licensing
Section 21.090. Revocation.

Section 21.080. Food Truck Licensing and Regulation. *(New 05/13/14; Amended 08/26/14, 4/10/18)*

A. Purpose and Intent. The operation of food trucks poses certain challenges to the public health, safety and welfare. It is the purpose and intent of this Chapter to provide clear and concise regulations, to comply with Utah Code Ann. 11-56-101 et seq., to prevent hazards to safety, traffic, and health, and to preserve the peace, order, and welfare of the community.

B. Definitions. As used in this section:

1. "Event permit" means a permit that Lehi City issues to the organizer of a public food truck event located on public property.

2. "Food cart" means a cart that is not motorized and that a vendor, standing outside the frame of the cart, uses to prepare, sell, or serve food or beverages for immediate human consumption.

3. "Food truck" means a fully encased food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport and from which a food truck vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption. "Food truck" does not include a food cart or an ice cream truck.

4. "Food truck event" means an event where an individual has ordered or commissioned the operation of a food truck at a private or public gathering.

5. "Food truck operator" means a person who owns, manages, or controls, or who has the duty to manage or control, the operation of a food truck.

6. "Food truck vendor" means a person who sells, cooks, or serves food or beverages from a food truck.

Commented [DA1]: Utah Code 11-56-102(1) through (6)

C. Business License Application; Inspections.

1. Application to operate a food truck in Lehi City shall follow the requirements set forth in Title 4 of the Lehi City Municipal Code.

2. Each food truck operator applying for a business license or renewal shall submit with the application:
   (a) a valid annual fire safety inspection form from a Utah Fire Department for each food truck intended to be operated in the City, and
   (b) a valid annual health department food truck permit from the local health department with jurisdiction over the area in which the majority of the food truck's operations takes place.

3. No separate license or fee is required beyond the initial business license and fee for the operation of a food truck in more than one location or on more than one day within the City in the same calendar year.

4. The City shall grant a business license to operate a food truck within the City to a food truck operator who has obtained a business license to operate a food truck in another political subdivision within the state if the food truck operator presents to the City:
   (a) a current business license from the other political subdivision;
   (b) a current health department food truck permit from a local health department within the state; and
   (c) a current approval of a political subdivision within the state that shows that the food truck passed a fire safety inspection that the other political subdivision conducted in accordance with Utah Code Ann. 11-56-104(4)(a).

Commented [DA2]: Utah Code 11-56-103(2)

5. When the Lehi City Fire Department inspects a food truck for fire safety, the inspection shall be based on the criteria that the Utah Fire Prevention Board establishes in accordance with Utah Code Section 53-7-204. The City may revoke its approval of another political subdivision's fire safety inspection if the operation of the related food truck within the City fails to meet the criteria established by the Utah Fire Prevention Board.

D. Food trucks are permitted as a temporary use subject to the following:

1. Food trucks 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 food truck and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A food truck shall not park on any landscaped parking strip.

3. Food truck operators shall provide written notice to the Lehi Parks Director a week prior to operating in or adjacent to a City park or public facility.

4. Food trucks are not subject to Lehi City Development Code Section 21.040, Permit Duration Requirements.

5. Food trucks shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

6. All business related to food trucks shall be of a temporary nature.

6.a. ~~, t~~The standard duration ~~of which~~ shall not extend for more than twelve hours within a 24-hour period at any one location, nor for more than five consecutive days within a seven-day period. ~~on either public or private property~~. Any use of commercially zoned private property will require the prior written consent of the property owner. ~~without consent~~.

6.b After review by the Zoning Administrator or designee, a food truck operation may occur for an extended duration at the same location and remain on commercially zoned private property with prior written consent of the property owner for up to five months. After the completion of five months, the temporary use may reapply for up to an additional seven months at the same location. At the time of reapplication, the proposed use will be reviewed by City Staff to address any concerns with traffic, parking, maintenance, or other issues. Any use of commercially zoned private property will require the prior written consent of the property owner.

6.c In no case shall a food truck be allowed to operate for more than one year at the same approved parcel.

7. Food trucks shall be parked lawfully on public rights-of-way. Food trucks shall be parked so that neither the vehicle nor the customers interfere with public access to adjacent parking stalls, or to driveways or entrances of existing buildings or uses.

8. At no time may a food truck vendor serve food to vehicles in a drive through manner or while the food truck is in motion.

9. A food truck operator shall not back a food truck to make or attempt an immediate sale.

10. Each food truck operator shall ensure that its use of the right-of-way, including the sidewalk, in no way interferes with or limits sidewalk users' free and unobstructed passage.

11. All food trucks shall be removed from the public right-of-way at the close of each business day.

12. When parked on a public street, a food truck shall have its vending window face the sidewalk or private property unless the street has been closed to vehicular traffic for a public event.

13. A food truck vendor shall not vend to a person standing in the roadway unless the roadway has been closed to vehicular traffic for a public event.

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14. Food truck operators and vendors shall comply with Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

E. Design and Operation Guidelines. Food truck operators and vendors shall comply with the following design and operation requirements:

1. The grounds utilized by a food truck operator shall at all times be kept clean. Trash and recycling containers shall be provided for use by the business patrons. If a food truck operates on or adjacent to a public right-of-way, that food truck operator shall, prior to leaving the location, clean up all litter dropped or discarded onto the public right-of-way and adjacent private properties. All garbage shall be disposed of properly. It is illegal to discharge or dispose of any substance, material, food, or waste into the storm drain system. Food truck operators shall dump their garbage into dumpsters which they have consent to use or they shall transport their garbage out of the City.

2. Canopy extensions shall not project onto or over a public sidewalk or any part of the public right-of-way in a way that impedes pedestrian passage or is lower than seven feet measured from the lowest portion of the canopy to the sidewalk or ground surface.

3. Walled enclosures, whether hard or soft, are not allowed. Chairs and tables are not allowed in the public right of-way.

4. Auxiliary power required for the operation of the food truck shall be self-contained. No use of power or water located on private property shall be allowed without consent from the owner or the owner's authorized designee.

5. Food trucks shall, at all times, comply with all applicable laws regulating motor vehicles.

6. Signs may be used by a food truck operator at the premises provided they are physically attached to the vehicle. In addition, a two-foot by three-foot A-frame or T-frame sign may be placed within twelve feet of the food truck, but not in a roadway, provided it does not interfere with other food trucks, activities, or sidewalk users' free and unobstructed passage.

F. Food Truck Events.

1. A food truck operator is not required to obtain from Lehi City an event permit to operate a food truck at a food truck event that takes place on private property within the City, regardless of whether the event is open or closed to the public.

Commented [DA3]: Utah Code 11-56-105(1).

2. If the food truck operator has a business license from any political subdivision within the state, the food truck operator is not required to obtain from the City an additional business license to operate a food truck at a food truck event that takes place on private property and is not open to the public.

Commented [DA4]: Utah Code 11-56-105(2).

3. During City-sponsored special events, the City may prohibit food truck operations within the public right-of-way or such areas as the City may deem appropriate.

4. Food truck vendors at special events shall be governed by this chapter except as specifically provided otherwise by the special event permit or such other applicable ordinance, policy or executive order. As long as the public right-of-way remains open to the general public, authorization of food trucks at special events shall not require removal of a permittee from operating within an otherwise lawfully occupied location or a mutually acceptable adjacent alternative location during the special event, unless otherwise provided under City ordinances. If the City closes a public right-of-way to general access to accommodate a special event, a food truck operator shall not access that right-of-way unless specifically authorized by the City.

G. Enforcement Authority. City law enforcement officers may require any food truck operator who is not known by such officer to be duly licensed, to produce their business license. Such officers shall enforce the provisions of this chapter against any person found to be violating the same.

H. Violation; Penalty. Any person violating any provision of this section shall be guilty of a class C misdemeanor.

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road. (Tabled from the February 9, 2021 City Council Meeting.)

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Plat D Preliminary Subdivision 02.23.21.docx

Hidden Canyon Plat D Preliminary DRC 12.02.2020.docx

Hidden Canyon Plat D Preliminary Plans.pdf

Trail Alternatives_Hidden Canyon.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PLAT D PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	February 23, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	North of Fox Canyon Road		
Existing General Plan Designation	MDR/ ESA/ PF		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	100 Lots		
Adjacent Zoning and Land Use	*North*	PC (ESA)	Hillside Open Space
	South	PC (MDR/ ESA)	Hidden Canyon Plat C
	East	PC (ESA)	Hillside Open Space
	West	PC (ESA)	Hillside Open Space
Date of DRC Review	December 2, 2020		
Date of Planning Commission Review	January 14, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 11.120. Application Requirements for Final Subdivision Plat.
A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and shall be presented in India ink on reproducible Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

Section 37.040. Connectivity Standards.
A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential.
January 26, 2016	City Council approved the Hidden Canyon Preliminary Subdivision
December 10, 2019	City Council approved the Hidden Canyon Plat C&D Preliminary Subdivision with 163 lots.
January 12, 2021	City Council approved Hidden Canyon Phase D Plat 1 and the Traverse Mountain Area Plan Amendment eliminating a maximum block length in Central Canyon.
February 9, 2021	City Council tabled this item during a regular meeting

REPORT ANALYSIS

The applicant requests approval of the Hidden Canyon Plat D preliminary subdivision. A 100-lot single-family subdivision, with lots ranging in size from approximately 6,600 to 39,500 square feet. Located in the Central Canyon Planning District of the Traverse Mountain Area Plan, the designated Flex land use designation has a maximum of 500 units for the district and a density of 6.5 units per acre.

Though this subdivision received previous subdivision approval, significant changes to the layout necessitate new preliminary review. The proposed preliminary meets the density requirements but requires an exception for connectivity. Other potential concerns are presented in the DRC comments.

Previously Approved Preliminary
Plat D was included in the initially preliminary subdivision approved by City Council in 2016, the layout was then changed, and a new preliminary subdivision approved in 2019. The applicant now proposes a third layout. The area shaded and labeled as "Hidden Canyon Phase D Plat 1" matches the previously approved preliminary subdivision. This allows it to receive final subdivision approval prior to approval of this proposed preliminary subdivision. City Council approved this final subdivision on January 12, 2021.

Density
The proposed subdivision contains 99 new lots (or 120 if you include the approved Hidden Canyon Plat D Phase 1 final subdivision). With the already approved density in Plats A-C, this would bring the total density in Central Canyon to 324 units. This proposed subdivision has a density of 1.8 units per acre. Both total unit count and density are under the maximums allowed in the Central Canyon Planning District.

Connectivity
The current layout has less connectivity than the previously approved preliminary. It has a connectivity index score of 1.42. The Development Code requires a score of 1.5 for the proposed density. However, it does allow for an exception based on road grades. Staff supports this reduction in connectivity because of the significant slope in the area, the challenge of grading to keep roads 10 percent or less, and the environmental impact of mass grading.

Increasing the block length of Canyon Rim Road significantly reduces the grading required. City Council approved the Traverse Mountain Area Plan eliminating a maximum block length in Central Canyon. Their motion also included only allowing a maximum of 120 units and that the remaining units could not be transferred. This amendment made approval of this preliminary subdivision possible.

The Traverse Mountain Area Plan also states that pedestrian connectivity cannot exceed 1,000 feet. The applicant

has shown pedestrian connections between lots 138 and 139 and lots 208 and 209. These connection points will provide access to the surrounding open space.

Trail Alternatives
The applicant provided alternatives provided on the feedback given at the City Council meeting on February 9, 2021. The trail location alternatives are provided in the packet as well as proposed setbacks from the trail to the house.

DRC Review
DRC reviewed the proposed subdivision and had 7 redline comments including:
1. Are lots 137-141going to be buildable with the amount of grade on those lots? Lot 137 also doesn't have a lot of depth, which can make it more difficult to build on not even considering the grade change.
2. Are Lots 174 and 175 buildable with the amount of grade present? Show proposed grade contours, currently there is not a buildable pad shown. It makes me nervous to cut into a hillside like that to provide for a buildable pad.
3. Provide a landscaping plan for Parcel B.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Hidden Canyon Plat D preliminary subdivision including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed subdivision reduces the overall grading in the Central Canyon area, providing environmental benefits.
2. The proposed subdivision meets the density and maximum unit limits in the Traverse Mountain Area Plan.
3. The proposed connectivity exception is allowed as per the approved area plan amendment to the Traverse Mountain Area Plan approved on January 12, 2021.
4. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
5. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 14, 2021. The minutes and motion from this meeting follow:

3.4 Public hearing and recommendation of Fieldstone Homes' request for preliminary subdivision review of Hidden Canyon Plat D, a 99-lot single-family development located approximately north of Fox Canyon Road.
Sierra presented information on the agenda item. There was a prior preliminary plan that was approved but there have been significant changes, resulting in a new revision.

Commissioner Everett stated he thought there were 100 lots as opposed to the 99 lots that were presented. Commissioner Everett noted a comment was made about the trail intersecting in front of lots. Kim Struthers clarified that there were 120 total units, so there would be 100 total units.

The applicant, Matthew Loveland, was present and gave a short presentation on the item. Commissioner Nielsen asked if the trail easement was in the right of way. Ross Dinsdale stated that he would look and see where the right of way started so it didn't create issues or impede traffic. Grading will take place so material won't be left undone or unkept. Kim Struthers stated the max block length may be approved for a longer block length with exception from DRC and Council.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Commissioner Nielsen was concerned about the length of driveway effecting the trail system. Kim Struthers suggested recessing the garages back as far as possible to make the driveways longer. Kim stated there were several reasons to have a block length standard.

Motion: Commissioner Ellis moved to recommend approval of **Fieldstone Homes' request for preliminary subdivision review of Hidden Canyon Plat D, a 99-lot single-family development located approximately north of Fox Canyon Road;** including all DRC comments and findings stated in the report adding that when the final layouts of the driveways are drafted the driveways are pushed back, prohibiting them from hanging over the trail. Commissioner Bunker seconded.

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

CITY COUNCIL MINUTES

The City Council tabled this item at the February 9. 2021 regular meeting. The draft minutes and motion from this meeting follow:

Consideration of Preliminary subdivision approval for Hidden Canyon Plat D, a 100-lot single-family development located approximately north of Fox Canyon Road.
Matthew Loveland, with Fieldstone Homes, was representing the applicant. He noted that he was aware of the concerns with the trail location, but he believes that the location complies with the Area Plan. He also stated that the difference between the trail and sidewalk width is 3 feet. A sidewalk would have 5 feet and the trail is 8 feet. He also noted that trails have been placed in front of homes in others area of Traverse Mountain.

The Council noted that they have received emails and phone calls regarding the safety concerns with a trail being located in front of a home. There was discussion of how to mitigate those concerns. Council Condie stated that there's a safety concern with a standard sidewalk too.

Karl Karren was representing the Homeowners Association. He stated that they would be responsible to maintain the trail, but he has concerns with that because the trail would cross the driveways. He said that he HOA does not want to take responsibility for an asphalt trail that will be driven on by homeowners. He also expressed concern with the easements being proposed.

Parker Dixon stated that he is a recent homeowner and was concerned with the density being allowed in the area and was also concerned about the school capacity.

Rob Ludlow expressed concern with the design. He stated that this is a significant safety issue because the trail will have a lot of traffic on it and it will be cutting across 16 driveways. He wants to see a safer design plan that doesn't put children at risk. He also expressed concern with the easements and setbacks.

Mr. Struthers noted that the developer has the right to max out his allowed density as long as they can engineer it and it meets all the design standards, which staff has determined that this proposal does that.

Mr. Loveland stated that there is a traffic study that shows this is safe. He stated that any liability concerns with the HOA can be addresses and he suggested that the homeowners maintain the trail rather than the HOA.

There was discussion regarding other possible designs for the trail location. Other options included that the trail be constructed behind the homes, or it was also suggested that the trail be moved to the other side of the road to avoid most homes.

Motion: Councilor Koivisto moved to table this item and asked the applicant to consider other trail design option to address the safety concerns. Councilor Hancock seconded the motion.

Councilor Hancock suggested adding that the easement and right of way concerned be addressed.

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

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

Hidden Canyon Plat D Preliminary Subdivision
DRC Redline Comments

*Fieldstone Homes- requests preliminary subdivision review of the **Hidden Canyon Plat D**, a 99-lot single-family development located at approximately north of Fox Canyon Road.*

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

DRC REDLINE COMMENTS:
Glade – Power:
1. Awaiting model analysis and revised distribution plan.

Kerry – Fire: No comments
Greg – Water/Sewer:
2. Oak Hollow tank does not serve the Northridge subdivision with PI or culinary water.

Trent – Parks:
3. Add dedication note on Plat for Parcels B (HOA) and C (City).

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
4. An exception to the connectivity standards is required for a connectivity index below the required 1.5 index. An exception is warranted due to the surrounding steep grades; however, the maximum block and pedestrian lengths set in the Traverse Mountain Area Plan should be followed. This exception is dependent on the Area Plan Amendment being approved by City Council on January 12, 2020
5. Are lots 137-141going to be buildable with the amount of grade on those lots? Lot 137 also doesn't have a lot of depth, which can make it more difficult to build on not even considering the grade change.
6. Are Lots 174 and 175 buildable with the amount of grade present? Show proposed grade contours, currently there is not a buildable pad shown. It makes me nervous to cut into a hillside like that to provide for a buildable pad.
7. Provide a landscaping plan for Parcel B.

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

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

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Need to address/show the 5 acre public park at the end of Fox Canyon Road. The Area Plan requires a 5 acre parcel (not part of the dedication that's already taken place for the surrounding hillsides) to be dedicated to the City for a park. Here's the language from the Area Plan:
2. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
3. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
4. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
5. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
6. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 14th

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

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HIDDEN CANYON PHASE 'D' SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 24, 2020

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(a)___ PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(b)___ All pipes types, specific locations & details (bend, detector tape etc.).
(c)___ Valves.
(d)___ Blowoffs including size type & protection.
(e)___ Manholes, boxes and related details.
(f)___ Water & sewer service details.
(g)__ Fire Hydrants.
(h)__ Lot line utility easments.
(i)___ Street lights/street signs/traffic signs
(j)___ Power line extensions & dome/transformer locations.
(k)___ Lot addresses
(l)___ CBR values and road sub-base.
(m)__ Subdivision monumentation and lot corner markers

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

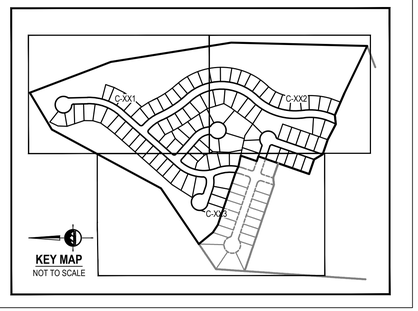
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

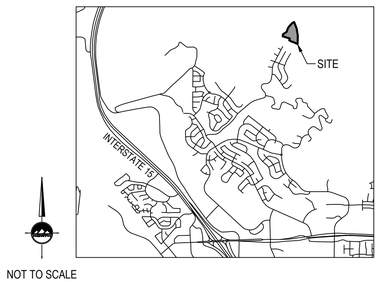
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



VICINITY MAP



NOT TO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHWEST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. ALL TRASH ENCLOSURES WILL MEET CITY STANDARDS.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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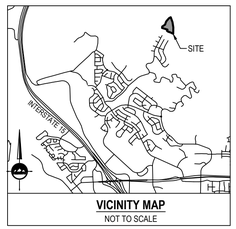
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION
5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER



NORTHEAST CORNER SECTION 19 T4S, R1E, SLB&M

BASIS OF BEARING S 0°02'29" E 10,688.08'

NORTH 8,643.99'

SOUTHEAST CORNER SECTION 30 T4S, R1E, SLB&M

WEST 1353.17'

POINT OF BEGINNING

S 1°23'12" W 1055.62'

S 9°07'38" E 917.42'

S 20°46'01" E 868.04'

N 59°01'34" E 312.97'

N 41°18'48" E 661.68'

N 28°21'02" E 226.84'

N 17°24'12" E 389.56'

N 35°46'59" E 381.44'

N 3°52'57" E 233.92'

N 64°15'06" W 497.19'

N 66°33'44" W 177.40'

S 83°57'50" W 65.54'

N 62°47'54" W 128.04'

N 70°52'32" W 114.33'

N 30°48'17" W 73.19'

N 70°52'34" W 113.10'

N 19°11'43" E 240.00'

N 70°44'20" W 112.82'

S 83°47'25" W 52.08'

N 71°13'07" W 172.87'

PARCEL A
1,426,679 sq.ft.
32.752 acres

PARCEL B
4,416 sq.ft.

PARCEL C
1,575 sq.ft.

LOT 101 11,312 sq.ft.
LOT 102 8,895 sq.ft.
LOT 103 7,800 sq.ft.
LOT 104 7,800 sq.ft.
LOT 105 7,801 sq.ft.
LOT 106 7,801 sq.ft.
LOT 107 7,801 sq.ft.
LOT 108 7,689 sq.ft.
LOT 109 13,724 sq.ft.
LOT 110 17,694 sq.ft.
LOT 111 20,432 sq.ft.
LOT 112 11,295 sq.ft.
LOT 113 8,209 sq.ft.
LOT 114 7,916 sq.ft.
LOT 115 7,801 sq.ft.
LOT 116 7,801 sq.ft.
LOT 117 7,801 sq.ft.
LOT 118 7,801 sq.ft.
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LOT 120 9,603 sq.ft.
LOT 121 7,699 sq.ft.
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LOT 167 9,744 sq.ft.
LOT 168 8,190 sq.ft.
LOT 169 8,729 sq.ft.
LOT 170 15,058 sq.ft.
LOT 171 8,061 sq.ft.
LOT 172 8,399 sq.ft.
LOT 173 13,542 sq.ft.
LOT 174 39,447 sq.ft.
LOT 175 16,913 sq.ft.
LOT 176 9,860 sq.ft.
LOT 177 13,496 sq.ft.
LOT 178 9,917 sq.ft.
LOT 179 9,055 sq.ft.
LOT 180 7,380 sq.ft.
LOT 181 8,610 sq.ft.
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LOT 183 8,610 sq.ft.
LOT 184 7,380 sq.ft.
LOT 185 8,610 sq.ft.
LOT 186 8,610 sq.ft.
LOT 187 8,722 sq.ft.
LOT 188 9,896 sq.ft.
LOT 189 9,776 sq.ft.
LOT 190 7,884 sq.ft.
LOT 191 7,080 sq.ft.
LOT 192 8,260 sq.ft.
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LOT 220 6,829 sq.ft.

CANYON RIM ROAD (PUBLIC - 56' WIDE)
FOX CANYON CIRCLE (PUBLIC - 47' WIDE)
FOX CANYON ROAD (PUBLIC - 47' WIDE)
ROYAL CIRCLE (PUBLIC - 56' WIDE)
CHACO DRIVE (PUBLIC - 56' WIDE)
VALLEY VIEW ROAD (PUBLIC - 56' WIDE)
BAD ROCK CIRCLE (PUBLIC - 56' WIDE)
HIDDEN CANYON PHASE D PLAT 1
CHACO CIRCLE (PUBLIC - 56' WIDE)

LEHI CITY 11:013:0164

TELECOMMUNICATIONS EASEMENT ENTRY NO. 79431:2014

TOLL SOUTHWEST LLC 11:013:0211

RIGHT OF WAY EASEMENT ENTRY NO. 113180:2017

HIDDEN CANYON PLAT B

SE DEVELOPMENT, LLC 11:013:0206

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. PARCELS A IS HEREBY DEDICATED TO LEHI CITY AND WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAIN BY LEHI CITY.
3. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
4. FOR ROAD CENTERLINE AND LOT DIMENSIONS SEE SHEETS 2 AND 3 OF THE PRELIMINARY PLAT.

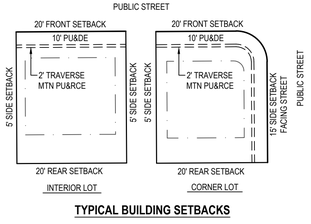
BOUNDARY DESCRIPTION

A portion of the North Half of Section 19 and the South Half of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 8,643.99 feet and West 1,353.17 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 64°15'06" West 497.19 feet;
thence North 66°33'44" West 177.40 feet;
thence South 83°57'50" West 65.54 feet;
thence North 62°47'54" West 128.83 feet;
thence North 70°52'34" West 114.32 feet;
thence North 30°48'17" West 73.19 feet;
thence North 70°52'34" West 113.12 feet;
thence North 19°11'43" East 240.00 feet;
thence North 70°44'20" West 112.82 feet;
thence South 83°47'25" West 52.08 feet;
thence North 71°13'07" West 772.87 feet;
thence North 03°52'57" East 233.91 feet;
thence North 55°46'59" East 581.44 feet;
thence North 17°24'12" East 389.56 feet;
thence North 28°21'02" East 226.84 feet;
thence North 41°18'48" East 661.68 feet;
thence North 59°01'34" East 312.97 feet;
thence South 20°46'01" East 868.04 feet;
thence South 09°07'38" East 917.42 feet;
thence South 01°23'12" West 1,055.62 feet to the point of beginning.

Contains 2,846,023 Square Feet or 65.336 Acres



TYPICAL BUILDING SETBACKS

LAND USE TABLE		
LOT AREA	= 25.602 AC	39%
ROADWAYS	= 6.881 AC	11 %
OPEN SPACE	= 32.853 AC	50 %
TOTAL AREA	= 65.336 AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 120
DENSITY: 1.8 UNITS PER ACRE

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
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HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 OF 3

PARCEL A
1,426,679 sq.ft.
32.752 acres

PARCEL C
1,575 sq.ft.

CANYON RIM ROAD
(PUBLIC - 56' WIDE)

FOX CANYON ROAD (PUBLIC - 47' WIDE)

ROYAL CIRCLE
(PUBLIC - 56' WIDE)

CHACO DRIVE
(PUBLIC - 56' WIDE)

VALLEY VIEW ROAD
(PUBLIC - 56' WIDE)

HIDDEN CANYON PHASE D PLAT 1

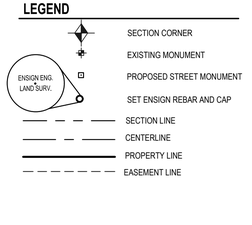
PARCEL B
4,416 sq.ft.

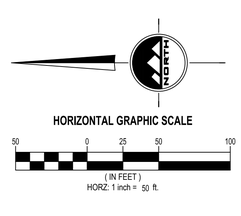
MATCHLINE A
SEE SHEET 3

MATCHLINE B
SEE SHEET 3

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2 OF 3



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00'	176.59'	36°47'32"	N0°04'01"W	173.57'
C2	275.00'	48.47'	10°05'57"	S13°24'48"E	48.41'
C3	275.00'	239.82'	49°57'55"	S16°37'08"W	232.29'
C4	150.00'	71.07'	27°08'49"	S84°47'25"E	70.41'
C5	350.00'	263.72'	43°10'20"	N20°00'56"E	257.53'
C6	150.00'	121.87'	46°32'58"	N25°07'25"W	118.54'
C7	300.00'	127.32'	24°19'01"	N36°14'24"W	126.37'
C8	775.00'	249.15'	18°25'11"	S33°17'29"E	248.08'
C9	360.00'	539.86'	85°55'18"	N0°27'35"E	490.68'
C10	428.00'	367.98'	49°15'38"	S18°47'25"W	356.75'
C11	400.00'	171.90'	24°37'23"	N6°28'17"E	170.58'
C12	520.00'	58.21'	6°24'51"	N21°59'24"E	58.18'
C13	15.00'	23.68'	90°27'14"	S63°33'22"W	21.30'
C14	24.00'	37.51'	89°32'46"	N26°26'38"W	33.81'
C15	15.00'	14.54'	55°32'34"	S81°00'42"W	13.98'
C16	61.00'	12.01'	11°16'37"	N58°52'43"E	11.99'
C17	61.00'	95.93'	90°06'15"	S70°25'51"E	86.35'
C18	61.00'	63.20'	59°21'52"	S41°18'13"W	60.41'
C19	61.00'	61.37'	57°38'52"	S62°48'35"W	58.82'
C20	61.00'	63.29'	59°26'33"	N58°38'43"W	60.49'
C21	61.00'	14.11'	13°15'00"	N22°17'57"W	14.08'
C22	15.00'	14.54'	55°32'34"	S43°26'44"E	13.98'
C23	24.00'	37.89'	90°27'14"	N63°33'22"E	34.08'
C24	15.00'	23.44'	89°32'46"	S26°26'38"E	21.13'
C25	15.00'	14.54'	55°32'34"	N81°00'43"E	13.98'
C26	61.00'	36.54'	34°19'13"	S70°24'01"W	36.00'
C27	61.00'	50.88'	47°47'40"	N68°32'32"W	49.42'
C28	61.00'	127.03'	119°18'44"	N15°00'40"E	105.29'
C29	15.00'	14.54'	55°32'31"	S46°53'47"W	13.98'
C30	15.00'	23.65'	90°20'37"	N26°02'47"W	21.28'
C31	256.00'	40.88'	9°08'59"	N13°45'16"E	40.84'
C32	256.00'	123.51'	27°38'33"	N4°38'30"W	122.31'
C33	303.00'	34.79'	6°34'41"	N15°00'25"E	34.77'
C34	303.00'	66.19'	12°30'59"	N5°29'35"E	66.06'
C35	303.00'	66.19'	12°30'59"	N7°01'24"W	66.06'
C36	303.00'	27.40'	5°10'53"	N15°52'20"W	27.39'
C37	247.00'	36.96'	8°34'26"	S14°10'34"E	36.93'
C38	247.00'	107.69'	24°58'48"	S2°36'03"W	106.84'
C39	247.00'	112.39'	26°04'12"	S26°07'34"W	111.42'
C40	15.00'	23.68'	90°26'26"	S86°22'53"W	21.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	24.00'	33.09'	78°59'10"	N57°57'22"W	30.53'
C42	178.00'	56.36'	18°08'25"	S88°22'44"E	56.12'
C43	178.00'	25.14'	8°05'31"	S75°15'46"E	25.12'
C44	61.00'	67.64'	63°32'11"	S39°22'00"E	64.23'
C45	61.00'	67.48'	63°22'46"	S24°05'29"W	64.09'
C46	61.00'	61.18'	57°27'41"	S84°30'42"W	58.64'
C47	61.00'	83.02'	77°58'47"	N27°46'03"W	76.76'
C48	15.00'	21.58'	82°26'21"	S29°59'50"E	19.77'
C49	122.00'	53.83'	25°16'57"	S83°51'30"E	53.40'
C50	24.00'	34.53'	82°26'36"	N42°16'44"E	31.63'
C51	294.00'	113.11'	22°02'36"	S12°04'44"W	112.41'
C52	294.00'	113.11'	22°02'36"	S12°04'44"W	112.41'
C53	294.00'	63.43'	12°21'39"	S29°16'51"W	63.30'
C54	294.00'	31.51'	6°08'25"	S38°31'53"W	31.49'
C55	15.00'	23.56'	90°00'00"	S3°23'54"E	21.21'
C56	122.00'	4.55'	2°08'10"	N47°19'49"W	4.55'
C57	122.00'	84.36'	39°36'59"	N26°27'15"W	82.68'
C58	15.00'	15.71'	59°59'48"	N23°21'08"E	15.00'
C59	61.00'	63.04'	59°12'51"	S23°44'37"W	60.27'
C60	61.00'	71.40'	67°04'01"	S39°23'49"E	67.40'
C61	61.00'	71.40'	67°04'01"	N73°32'10"E	67.40'
C62	61.00'	71.40'	67°04'01"	N6°28'08"E	67.40'
C63	61.00'	32.51'	30°32'05"	N42°19'55"W	32.13'
C64	15.00'	13.87'	52°58'12"	S31°06'51"E	13.38'
C65	178.00'	40.90'	13°09'51"	N11°12'41"W	40.81'
C66	178.00'	64.32'	20°42'13"	N28°08'43"W	63.97'
C67	178.00'	30.76'	9°54'04"	N43°26'52"W	30.72'
C68	15.00'	23.56'	90°00'00"	S86°36'06"W	21.21'
C69	15.00'	23.56'	90°00'00"	S3°23'54"E	21.21'
C70	331.00'	1.30'	0°13'32"	N41°29'20"E	1.30'
C71	331.00'	97.27'	16°50'16"	N32°57'27"E	96.92'
C72	331.00'	96.72'	16°44'32"	N16°10'03"E	96.38'
C73	331.00'	54.11'	9°22'01"	N3°06'46"E	54.05'
C74	169.00'	11.86'	4°01'21"	S0°26'27"W	11.86'
C75	150.00'	11.33'	4°19'43"	S0°35'38"W	11.33'
C76	126.00'	10.66'	4°50'50"	S0°51'12"W	10.66'
C77	378.00'	50.21'	7°36'40"	N18°28'55"E	50.18'
C78	378.00'	66.83'	10°07'47"	N27°21'09"E	66.74'
C79	378.00'	60.59'	9°11'03"	N37°00'34"E	60.53'
C80	272.00'	81.69'	17°12'27"	N39°47'41"W	81.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	272.00'	33.75'	7°06'34"	N27°38'10"W	33.73'
C82	803.00'	41.93'	2°59'30"	S25°34'38"E	41.92'
C83	803.00'	68.38'	4°52'45"	S29°30'46"E	68.36'
C84	803.00'	68.38'	4°52'45"	S34°23'31"E	68.36'
C85	803.00'	68.38'	4°52'45"	S39°16'16"E	68.36'
C86	803.00'	11.08'	0°47'26"	S42°06'21"E	11.08'
C87	332.00'	81.88'	14°07'53"	N35°26'08"W	81.68'
C88	332.00'	100.28'	17°18'23"	N19°43'00"W	99.90'
C89	332.00'	91.59'	15°48'20"	N3°09'39"W	91.30'
C90	332.00'	91.59'	15°48'20"	N12°38'41"E	91.30'
C91	332.00'	91.59'	15°48'20"	N28°27'01"E	91.30'
C92	332.00'	40.95'	7°04'03"	N39°53'12"E	40.93'
C93	456.00'	32.94'	4°08'19"	S41°21'04"W	32.93'
C94	456.00'	57.63'	7°14'29"	S35°39'40"W	57.59'
C95	456.00'	57.63'	7°14'29"	S28°25'11"W	57.59'
C96	456.00'	55.17'	6°55'56"	S21°19'59"W	55.14'
C97	456.00'	10.01'	1°15'27"	S17°14'17"W	10.01'
C98	456.00'	51.18'	6°25'49"	S13°23'39"W	51.15'
C99	456.00'	127.49'	16°01'08"	S2°10'10"W	127.08'
C100	372.00'	61.92'	9°32'14"	N1°04'17"W	61.85'
C101	372.00'	88.51'	13°37'56"	N10°30'48"E	88.30'
C102	372.00'	9.44'	1°27'13"	N18°03'22"E	9.44'
C103	492.00'	72.24'	8°24'47"	N22°59'22"E	72.18'
C104	548.00'	44.53'	4°39'21"	N21°06'39"E	44.52'
C105	428.00'	13.47'	1°48'12"	N17°52'53"E	13.47'
C106	428.00'	67.15'	8°59'21"	N12°29'06"E	67.08'
C107	428.00'	67.15'	8°59'21"	N3°29'45"E	67.08'
C108	428.00'	36.16'	4°50'28"	N3°25'10"W	36.15'
C109	400.00'	79.08'	11°19'38"	S0°10'35"E	78.95'
C110	400.00'	86.83'	12°26'17"	S11°42'23"W	86.66'
C111	400.00'	74.27'	10°38'19"	S23°14'41"W	74.17'
C112	400.00'	86.83'	12°26'17"	S34°46'59"W	86.66'
C113	400.00'	16.88'	2°25'06"	S42°12'41"W	16.88'
C114	388.00'	51.37'	7°35'10"	N39°37'38"E	51.34'
C115	388.00'	62.89'	9°17'12"	N31°11'27"E	62.82'
C116	388.00'	57.06'	8°25'33"	N22°20'05"E	57.01'
C117	388.00'	56.32'	8°19'02"	N13°57'47"E	56.27'
C118	388.00'	57.06'	8°25'33"	N3°22'34"E	57.01'
C119	388.00'	66.90'	9°52'45"	N5°46'35"W	66.82'
C120	388.00'	66.90'	9°52'45"	N15°39'20"W	66.82'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	388.00'	66.90'	9°52'45"	N25°32'04"W	66.82'
C122	388.00'	63.08'	9°18'56"	N35°07'55"W	63.01'
C123	388.00'	18.36'	2°42'41"	N41°08'44"W	18.36'
C124	747.00'	41.84'	3°12'34"	S40°53'47"E	41.84'
C125	747.00'	77.95'	5°58'45"	S36°18'07"E	77.92'
C126	747.00'	77.95'	5°58'45"	S30°19'22"E	77.92'
C127	747.00'	42.40'	3°15'07"	S25°42'27"E	42.39'
C128	328.00'	27.18'	4°44'53"	N26°27'20"W	27.17'
C129	328.00'	56.84'	9°55'41"	N33°47'37"W	56.76'
C130	328.00'	55.19'	9°38'26"	N43°34'41"W	55.12'
C131	642.00'	28.12'	2°30'35"	S26°04'43"E	28.12'
C132	642.00'	67.00'	5°58'45"	S30°19'22"E	66.97'
C133	642.00'	67.00'	5°58'45"	S36°18'07"E	66.97'
C134	642.00'	35.96'	3°12'34"	S40°53'47"E	35.96'
C135	493.00'	23.33'	2°42'41"	N41°08'44"W	23.33'
C136	493.00'	80.16'	9°18'56"	N35°07'55"W	80.07'
C137	493.00'	85.00'	9°52'45"	N25°32'04"W	84.90'
C138	493.00'	85.00'	9°52'45"	N15°39'20"W	84.90'
C139	493.00'	85.00'	9°52'45"	N5°46'35"W	84.90'
C140	493.00'	72.50'	8°25'33"	N3°22'34"E	72.43'
C141	493.00'	75.63'	8°47'21"	N13°43'38"E	75.55'
C142	493.00'	72.50'	8°25'33"	N22°20'05"E	72.43'
C143	493.00'	79.91'	9°17'12"	N31°11'27"E	79.82'
C144	493.00'	65.28'	7°35'10"	N39°37'38"E	65.23'
C145	295.00'	12.45'	2°25'06"	S42°12'41"W	12.45'
C146	295.00'	64.04'	12°26'17"	S34°46'59"W	63.91'
C147	295.00'	54.78'	10°38'19"	S23°14'41"W	54.70'
C148	295.00'	64.04'	12°26'17"	S11°42'23"W	63.91'
C149	295.00'	58.32'	11°19'38"	S0°10'35"E	58.23'
C150	533.00'	45.04'	4°50'28"	N3°25'10"W	45.02'
C151	533.00'	83.62'	8°59'21"	N3°29'45"E	83.54'
C152	533.00'	83.62'	8°59'21"	N12°29'06"E	83.54'
C153	28.00'	43.98'	90°00'00"	S55°59'37"W	39.60'
C154	21.50'	31.42'	83°43'09"	S37°08'49"E	28.69'
C155	388.00'	15.00'	2°12'56"	N8°41'48"E	15.00'
C156	493.00'	15.00'	1°44'37"	N8°27'39"E	15.00'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

3 OF 3

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

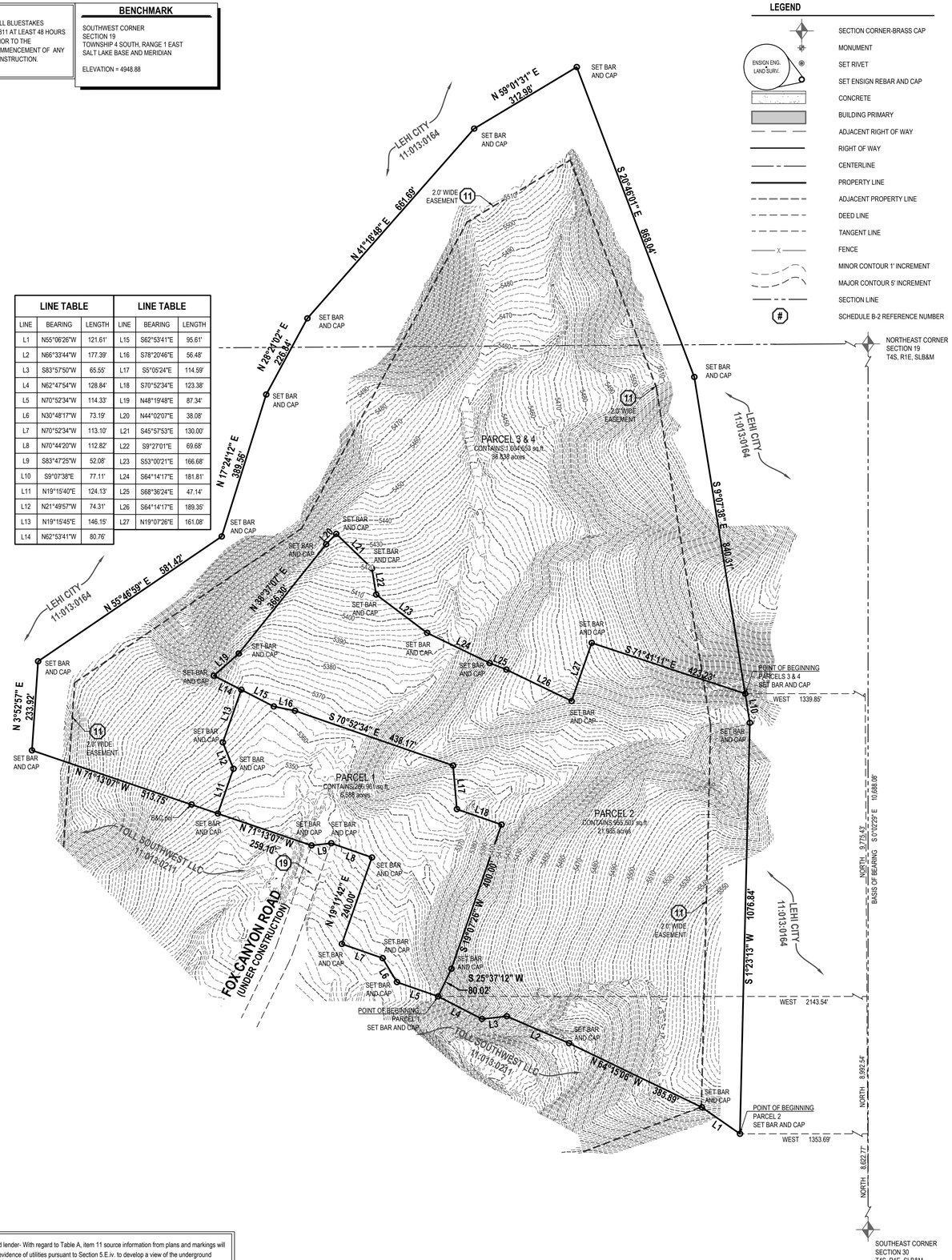
811 Know what's below. Call before you dig.

BENCHMARK

SOUTHWEST CORNER
SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4948.88

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N55°06'26"W	121.61'	L15	S62°53'41"E	95.61'
L2	N66°33'44"W	177.39'	L16	S78°20'46"E	56.48'
L3	S83°57'50"W	65.55'	L17	S5°05'24"E	114.59'
L4	N62°47'54"W	128.84'	L18	S70°52'34"E	123.38'
L5	N70°52'34"W	114.33'	L19	N48°19'48"E	87.34'
L6	N30°48'17"W	73.19'	L20	N44°02'07"E	38.08'
L7	N70°52'34"W	113.10'	L21	S45°57'53"E	130.00'
L8	N70°44'20"W	112.82'	L22	S9°27'01"E	69.68'
L9	S83°47'25"W	52.08'	L23	S53°00'21"E	166.68'
L10	S9°07'38"E	77.11'	L24	S64°14'17"E	181.81'
L11	N19°15'40"E	124.13'	L25	S68°36'24"E	47.14'
L12	N21°49'57"W	74.31'	L26	S64°14'17"E	189.35'
L13	N19°15'45"E	146.15'	L27	N19°07'26"E	161.08'
L14	N62°53'41"W	80.76'			



Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Northeast Corner of Section 19 and the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and measures South 0°02'29" East 10,688.08 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8982.54 feet and West 2143.54 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 70°52'34" West 114.33 feet; thence North 30°48'17" West 73.19 feet; thence North 70°52'34" West 113.10 feet; thence North 19°11'42" East 240.00 feet; thence North 70°44'20" West 112.82 feet; thence South 83°47'25"West 52.08 feet; thence North 71°13'07" West 259.10 feet; thence North 19°15'40" East 124.13 feet; thence North 21°49'57" West 74.31 feet; thence North 19°15'45" East 146.15 feet; thence South 62°53'41" East 95.61 feet; thence South 78°20'46" East 56.48 feet; thence South 70°52'34" East 438.17 feet; thence South 05°05'24" East 114.59 feet; thence South 70°52'34" East 123.38 feet; thence South 19°07'26" West 400.00 feet; thence South 25°37'12" West 80.02 feet to the point of beginning.

(11:013:0195)

PARCEL 2:

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8622.77 feet and West 1353.69 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 56°06'25" West 121.62 feet; thence North 64°15'06" West 385.89 feet; thence North 66°33'44" West 177.40 feet; thence South 83°57'50" West 65.54 feet; thence North 62°47'54" West 128.84 feet; thence North 25°37'12" East 80.02 feet; thence North 19°07'26" East 400.00 feet; thence North 70°52'34" West 123.38 feet; thence North 05°05'24" West 114.59 feet; thence North 70°52'34" West 438.17 feet; thence North 78°20'46" West 56.48 feet; thence North 62°53'41" West 95.61 feet; thence North 62°53'41" West 80.76 feet; thence North 48°19'48" East 87.34 feet; thence North 38°37'07" East 366.30 feet; thence North 44°02'07" East 38.08 feet; thence South 45°57'53" East 130.00 feet; thence South 44°02'07" West 38.08 feet; thence South 45°57'53" East 69.68 feet; thence South 53°00'21" East 166.68 feet; thence South 64°14'17" East 181.81 feet; thence South 68°36'24" East 47.14 feet; thence South 64°14'17" East 189.35 feet; thence North 19°07'26" East 161.08 feet; thence South 71°41'11" East 423.23 feet; thence South 09°07'38" East 77.11 feet; thence South 01°23'13" West 1076.84 feet to the point of beginning.

(11:013:0204)

PARCELS 3 AND 4:

A portion of Sections 18 and 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 9775.43 feet and West 1339.85 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 00°17'58" West along the section line from said Southeast corner to the East quarter corner of said Section 30); thence North 71°41'11" West 423.23 feet; thence South 19°07'26" West 161.08 feet; thence North 64°14'17" West 189.35 feet; thence North 68°36'24"West 47.14 feet; thence North 64°14'17" West 181.81 feet; thence North 53°00'21" West 166.68 feet; thence North 09°27'01" West 69.68 feet; thence North 45°57'53" West 130.00 feet; thence South 44°02'07" West 38.08 feet; thence South 38°37'07" West 366.30 feet; thence South 48°19'48" West 87.34 feet; thence South 62°53'41" East 80.76 feet; thence South 19°15'45" West 146.15 feet; thence South 21°49'57" East 74.31 feet; thence South 19°15'40" West 124.13 feet; thence North 71°13'07" West 513.75 feet; thence North 03°52'57" East 233.92 feet; thence North 55°46'59" East 581.42 feet; thence North 17°24'12" East 389.56 feet; thence North 28°21'02" East 226.84 feet; thence North 41°18'48" East 661.68 feet; thence North 59°01'31" East 312.98 feet; thence South 20°46'01" East 868.04 feet; thence South 09°07'38" East 840.31 feet to the point of beginning.

(11:013:0205 and 11:013:0206)

To: (i)Fieldstone Construction and Management Services, Inc., a Utah Corporation; (ii)SE Development, LLLC, a Utah limited liability company; (iii)HP Capital Partners VI, LLC; (iv)Fieldstone Canyon Point, LLC; (v)First American Title Insurance Company; and (vi)Bartlett Title Insurance Agency.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18 and 19 of Table A hereof.

The field work was completed on October 19, 2020.

Date of Plat or Map: October 25, 2020.

11/17/20
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Bartlett Title Insurance Agency, Inc., of Provo, Utah under Commitment No. BT-18583 (2nd Amended), dated effective October 8, 2020.

Schedule B-2 Exceptions

9. This property lies within the boundaries of Lehi City, and is subject to all charges and assessments levied thereunder.
10. Reservation of undivided all half interest in any and all minerals by grantors on that certain Warranty Deed, recorded May 21, 1945 as Entry No. 4103 in Book 428, at Page 576 of official records.
11. Terms and Conditions of that certain Grant of Telecommunications Easement dated October 23, 2014, and recorded November 4, 2014 as Entry No. 79431:2014 of official records. (Shown on survey)
12. Annexation and Development Agreement, recorded May 30, 1997 as Entry No. 41417 in Book 4282, at Page 661 of official records. (Blanket in nature)
13. Ordinance Adopting the Traverse Mountain Amended Project Area Plan dated May 22, 2001, and recorded August 30, 2001 as Entry No. 87298:2001 of official records. (Blanket in nature)
14. Ordinance No. 08-28-08.66, Adopting the Traverse Mountain Area Plan Amendment dated August 28, 2007, and recorded November 26, 2007 as Entry No. 164999:2007 of official records. (Blanket in nature)
15. Notice of Adopting and Binding Effect of Traverse Mountain Area Plan dated January 24, 2011, and recorded January 14, 2012 as Entry No. 49621:2012 of official records. (Blanket in nature)
16. Amended and Restated Master Declaration of Covenants, Conditions, Restrictions for Traverse Mountain recorded June 18, 2007 as Entry No. 88194:2007 of official records.

    Supplemental Declaration of Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, a Master Planned Community dated October 23, 2014, and recorded November 4, 2014 as Entry No. 79412:2014 of official records.

TABLE A

1) All monuments used and set are shown on survey.
2) Address is 5900 North Fox Canyon Road, Lehi, Utah.
3) Subject parcel is located in Flood Zone X, per FEMA FIRM map 49049C01335F, effective June 19, 2020.
4) Parcel 1 contains: 286,961 sq.ft. or 6.588 acres.
   Parcel 2 contains: 955,501 sq.ft. or 21.935 acres.
   Parcels 3 & 4 contains: 1,604,653 sq.ft. or 36.838 acres.
5) 2 foot contours are shown on survey.
8) Substantial features are shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
14) Nearest intersection is 800 feet south along Fox Canyon Road.
16) Adjoining parcel south of subject parcel is currently under construction.
17) No known changes to street right-of-ways at time of survey.
18) No observed evidence of delineated wetlands found at time of survey.
19) All plottable easements are shown on survey.

Supplemental Declaration of Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Traverse Mountain, a Master Planned Community, dated October 23, 2014, and recorded November 4, 2014 as Entry No. 79413:2014 of official records.

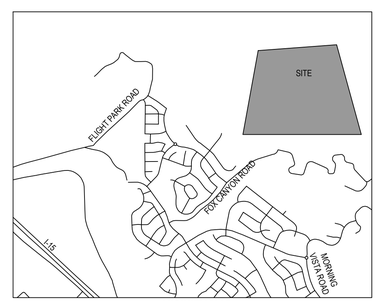
Supplemental Declaration of Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Traverse Mountain, a Master Planned Community dated October 23, 2014, and recorded November 4, 2014 as Entry No.79414:2014 of official records.

Notice of Designation of Neighborhood Builder Status between Mountain Home Development Corp., Fieldstone Utah Investors, LLC and Traverse Mountain Master Association, recorded November 15, 2018, as Entry No. 109196:2018 of official records.

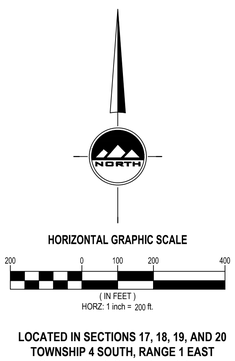
17. Notice to Sellers, Buyers, and Title Companies of the Existence of Homeowners Association Fee Obligation Due on Purchase, dated February 24, 2012, and recorded February 24, 2012 as Entry No. 14436:2012 of official records. (Blanket in nature)
18. Terms and Conditions of that certain Improvement and Reimbursement Agreement (with Easements), recorded August 11, 2016, as Entry No. 76482:2016 of official records. (Blanket in nature)
19. Easement for Right of Way granted to Fieldstone Utah Investors LLC, a Utah limited liability company and its assigns, recorded November 15, 2017, as Entry No. 113180:2017 of official records. (Shown on survey)
20. Grant of Easement(Grading and PRVS Construction), by Fieldstone Utah Investors, LLC, as Grantor and Toll Southwest, LLC, as Grantee, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113181:2017 of official records. (Blanket in nature)
21. Cross Easement Agreement and Covenant, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113182:2017 of official records. (Blanket in nature)
22. Grant of Easement (Grading and Cross Grading), dated November 11, 2017, recorded November 15, 2017, as Entry No. 113183:2017 of official records. (Blanket in nature)
23. Mutual Restrictive Covenant, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113184:2017 of official records. (Blanket in nature)
24. Memorandum of Reimbursement Obligations, dated November 14, 2017, recorded November 15, 2017, as Entry No. 113185:2017 of official records. (Blanket in nature)
25. Existing dirt road as shown on ALTA/ACSM Land Title Survey by Focus Engineering and Surveying, LLC, dated 9-14-15, Job No. 15-177.
26. Notice of Designation of Neighborhood Builder Status designating Fieldstone, its subsidiaries, commonly controlled affiliates, and/or assignees as a "Neighborhood Builder" with all rights and privileges available to owners of real property in Traverse Mountain who have received such designation, including, without limitation, all provisions relevant to Neighborhood Builders, recorded November 15, 2018, as Entry No. 109196:2018 of official records. (Blanket in nature)
27. Deed of Trust in the amount of $4,375,000.00, dated June 18, 2020, between SE Development, LLC, as Trustors, Bartlett Title Insurance Agency, Inc., as Trustee and Fieldstone Utah Investors, LLC, as Beneficiary, recorded June 18, 2020, as Entry No. 84321:2020, Utah County Recorder's Office, Utah. (Non-survey related)
28. Deed of Trust in the amount of $1,400,000.00, dated June 18, 2020, between SE Development, LLC, as Trustors, Bartlett Title Insurance Agency, Inc., as Trustee and Clover Holdings, LLC, as Beneficiary, recorded June 18, 2020, as Entry No. 84322:2020, Utah County Recorder's Office, Utah. (Non-survey related)

Survey notes:

1) No encroachments.



VICINITY MAP
(NOT TO SCALE)



HORIZONTAL GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
HORZ. 1 inch = 200 ft.

LOCATED IN SECTIONS 17, 18, 19, AND 20
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
LEHI, UTAH COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER UTAH, 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-568-2350

HIDDEN CANYON
ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY
5900 NORTH FOX CANYON ROAD
LEHI UTAH, 84043

PROFESSIONAL LAND SURVEYOR
11/17/20
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

ALTA-NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY

PROJECT NUMBER	PRINT DATE
8739	11/17/20
DRAWN BY	CHECKED BY
J. HOWLAND	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR “POTHOLE” EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	(x) EXISTING FENCE
(WM) EXISTING WATER METER	(X) PROPOSED FENCE
(WM) PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	(sd) EXISTING STORM DRAIN LINE
(WV) EXISTING WATER VALVE	(SD) PROPOSED STORM DRAIN LINE
(WV) PROPOSED WATER VALVE	(RD) ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	(HWL) HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	(ss) EXISTING SANITARY SEWER
(SWV) EXISTING SECONDARY WATER VALVE	(SS) PROPOSED SANITARY SEWER LINE
(SWV) PROPOSED SECONDARY WATER VALVE	(ss) PROPOSED SAN. SWR. SERVICE LINE
(IRR) EXISTING IRRIGATION BOX	(ld) EXISTING LAND DRAIN LINE
(IRR) EXISTING IRRIGATION VALVE	(LD) PROPOSED LAND DRAIN LINE
(IRR) PROPOSED IRRIGATION VALVE	(LD) PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	(w) EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	(W) PROPOSED CULINARY WATER LINE
(CO) EXISTING SANITARY CLEAN OUT	(w) PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	(sw) EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	(SW) PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	(sw) PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	(irr) EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	(IRR) PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	(ohp) EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	(e) EXISTING ELECTRICAL LINE
(CO) EXISTING STORM DRAIN CLEAN OUT	(g) EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	(t) EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	(AR) ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	(SF) TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	(LOD) LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
(GV) EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
(TRAFFIC) EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
(CABLE) EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
(XXXX.XX TBC) EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
(TBC XXXX.XX) PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

GENERAL NOTES

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-001

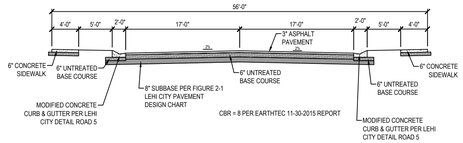
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

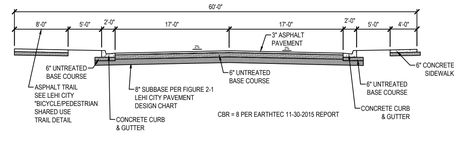
SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



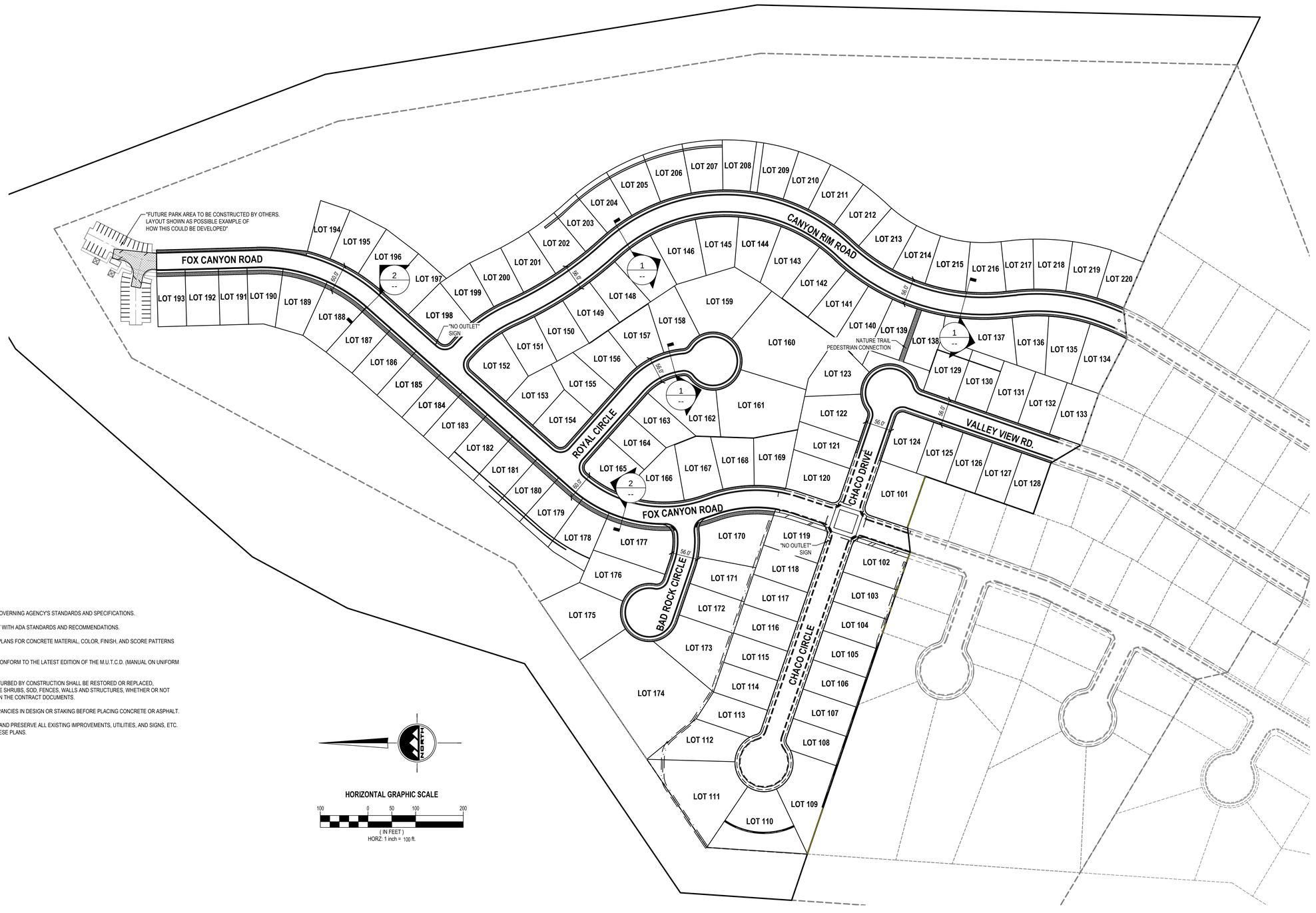
1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



2 60' PUBLIC STREET CROSS SECTION

SCALE: NONE



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.

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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Phone: 801.547.1100

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Phone: 435.843.3590

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

SITE PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-100

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BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



SITE SUMMARY TABLE	
LINKS	12.75
NODES	9
INDEX SCORE	1.42
MAX. BLOCK LENGTH	2,840 FT

NODES - 9 - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - 12.75 - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

NORTH

HORIZONTAL GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
HORZ: 1 inch = 120 ft.

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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Phone: 435.843.3590

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FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

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CIRCULATION PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-101

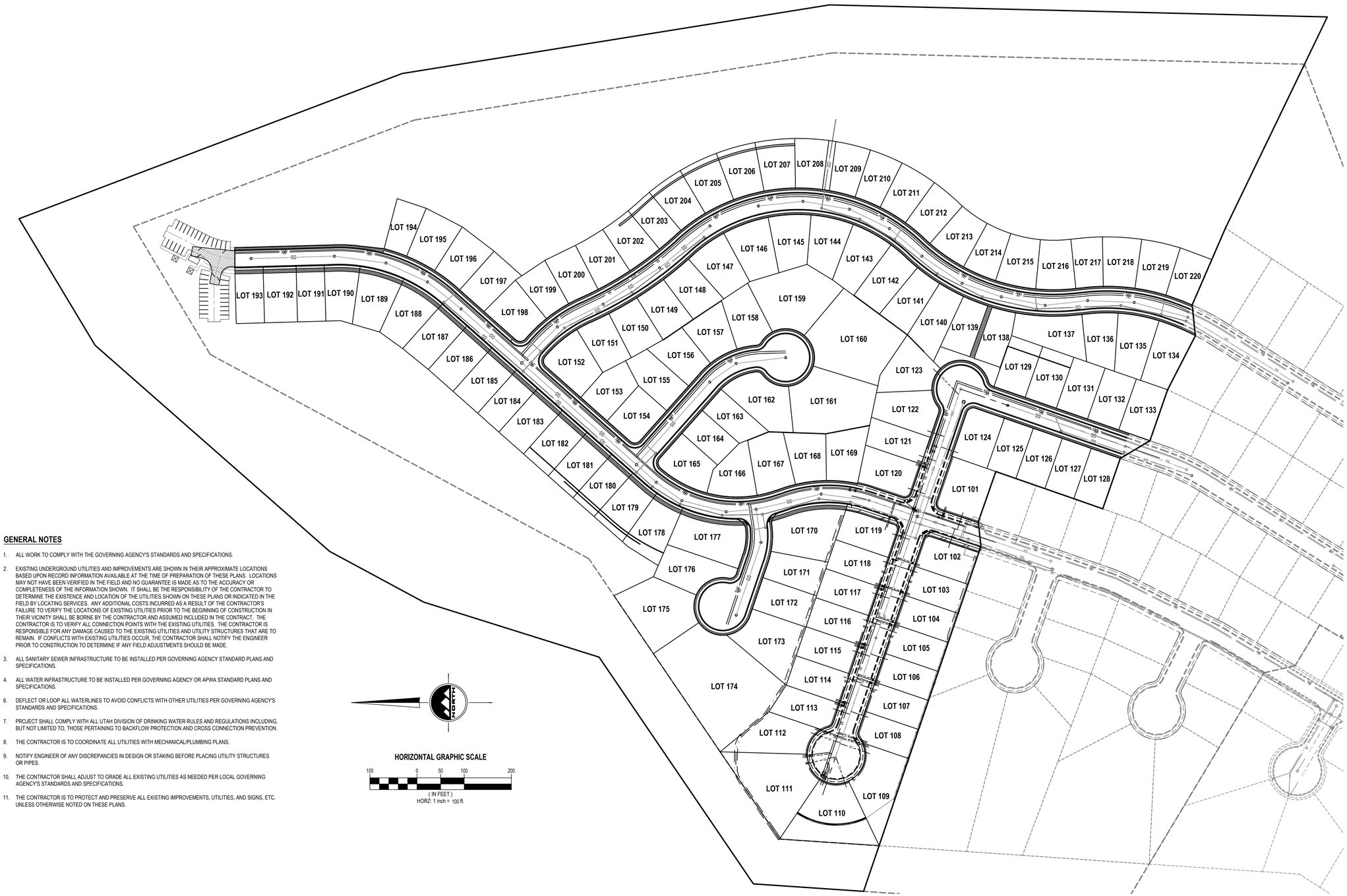
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BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
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CONTACT:
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PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

UTILITY PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-200

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11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
4. CONNECT TO EXISTING POTABLE WATER LINE.
5. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.

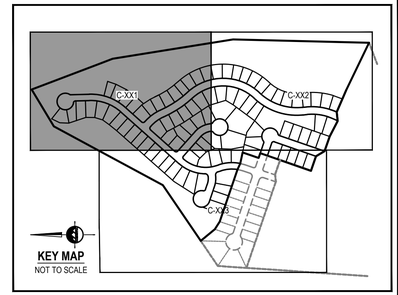
NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



SEE DRAWING C-202

SEE DRAWING C-203

SEE DRAWING C-202

SEE DRAWING C-203

FOX CANYON ROAD

VALLEY VIEW ROAD

ROYAL CIRCLE

LOT 193 LOT 192 LOT 191 LOT 190 LOT 189 LOT 188 LOT 187 LOT 186 LOT 185 LOT 184 LOT 194 LOT 195 LOT 196 LOT 197 LOT 198 LOT 199 LOT 200 LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152 LOT 153 LOT 155 LOT 156 LOT 157

INSTALL 4' SSMH #115
RIM=5488.03
FL(OUT-S)=5475.18

INSTALL 8" SDR-35 PVC-SAN SWR 176.48 L.F. @ 6.95% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR
110.30 L.F. @ 7.85% SLOPE

INSTALL 4' SSMH #113
RIM=5465.05
FL(OUT-SW)=5453.85
FL(IN-N)=5454.05

INSTALL 4' SSMH #112
RIM=5457.29
FL(OUT-SW)=5446.09
FL(IN-NE)=5446.29

INSTALL 4' SSMH #114
RIM=5473.91
FL(OUT-S)=5462.71
FL(IN-N)=5462.91

INSTALL 8" SDR-35 PVC-SAN SWR
96.62 L.F. @ 7.82% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR
91.36 L.F. @ 7.79% SLOPE

INSTALL 4' SSMH #111
RIM=5449.97
FL(OUT-SW)=5438.77
FL(IN-NE)=5438.97

INSTALL 8" SDR-35 PVC-SAN SWR 172.41 L.F. @ 7.66% SLOPE

INSTALL 5' SSMH #110
RIM=5436.18
FL(OUT-SW)=5424.98
FL(IN-NE)=5425.18
FL(IN-SE)=5425.18

INSTALL 8" SDR-35 PVC-SAN SWR 324.84 L.F. @ 7.34% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR 142.50 L.F. @ 4.82% SLOPE

INSTALL 4' SSMH #126
RIM=5439.99
FL(OUT-NW)=5428.79
FL(IN-SE)=5428.99

INSTALL 8" SDR-35 PVC-SAN SWR
108.29 L.F. @ 1.98% SLOPE

INSTALL 4' SSMH #125
RIM=5437.65
FL(OUT-NW)=5426.45
FL(IN-SE)=5426.65

INSTALL 8" SDR-35 PVC-SAN SWR
107.20 L.F. @ 1.18% SLOPE

INSTALL 4' SSMH #127
RIM=5447.06
FL(OUT-NW)=5435.86
FL(IN-SE)=5436.06

INSTALL 8" SDR-35 PVC-SAN SWR 138.51 L.F. @ 6.77% SLOPE

INSTALL 4' SSMH #128
RIM=5456.44
FL(OUT-NW)=5445.44

INSTALL 8" SDR-35 PVC-SAN SWR
68.42 L.F. @ 2.38% SLOPE

INSTALL 4' SSMH #122
RIM=5415.27
FL(OUT-NW)=5404.27
FL(IN-SE)=5404.37

INSTALL 8" SDR-35 PVC-SAN SWR
233.95 L.F. @ 2.17% SLOPE

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FOR:
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12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

UTILITY PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-201

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

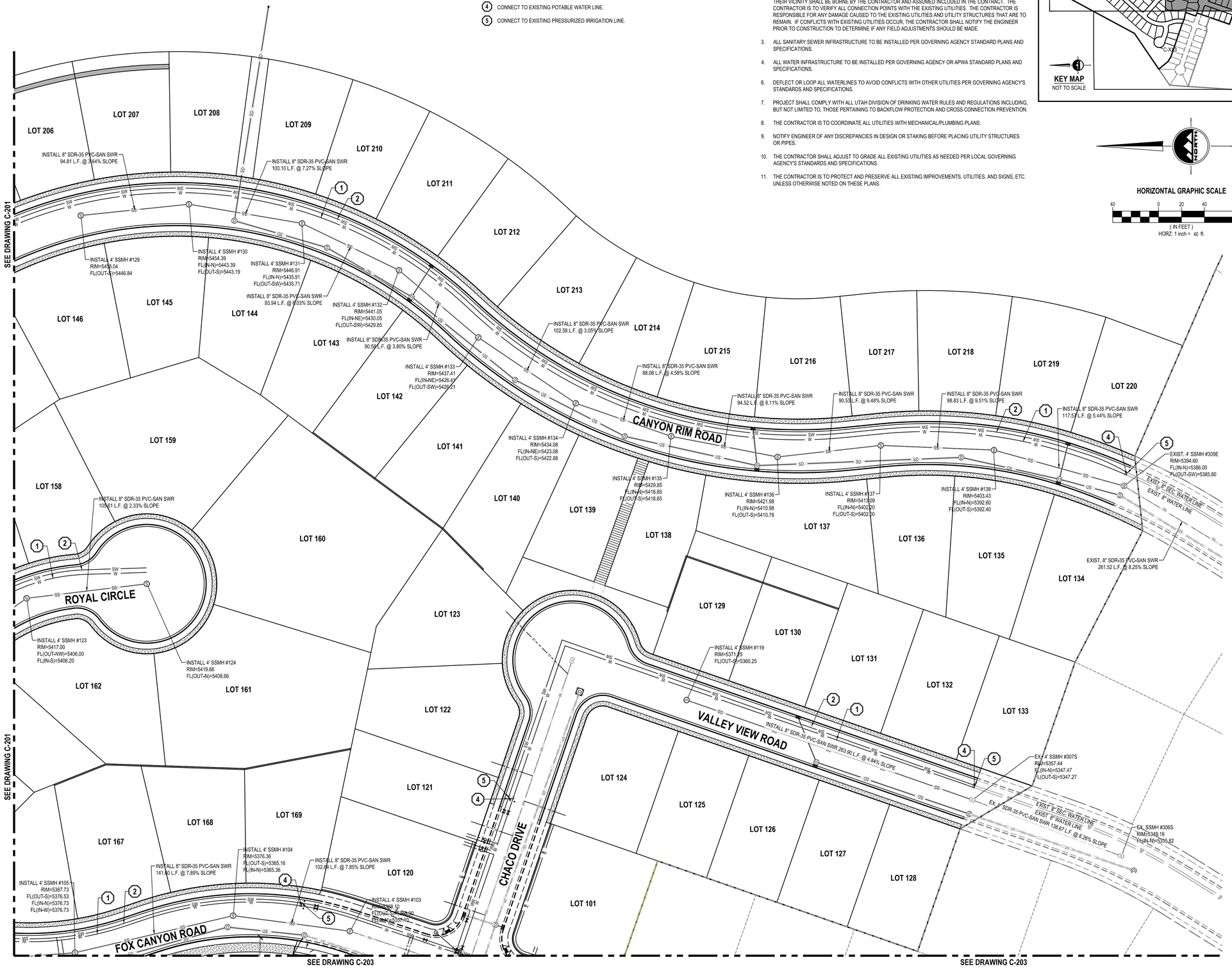
SCOPE OF WORK:

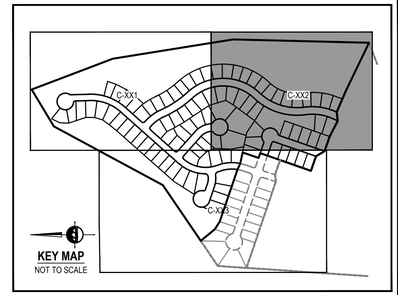
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
4. CONNECT TO EXISTING POTABLE WATER LINE.
5. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.

GENERAL NOTES

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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

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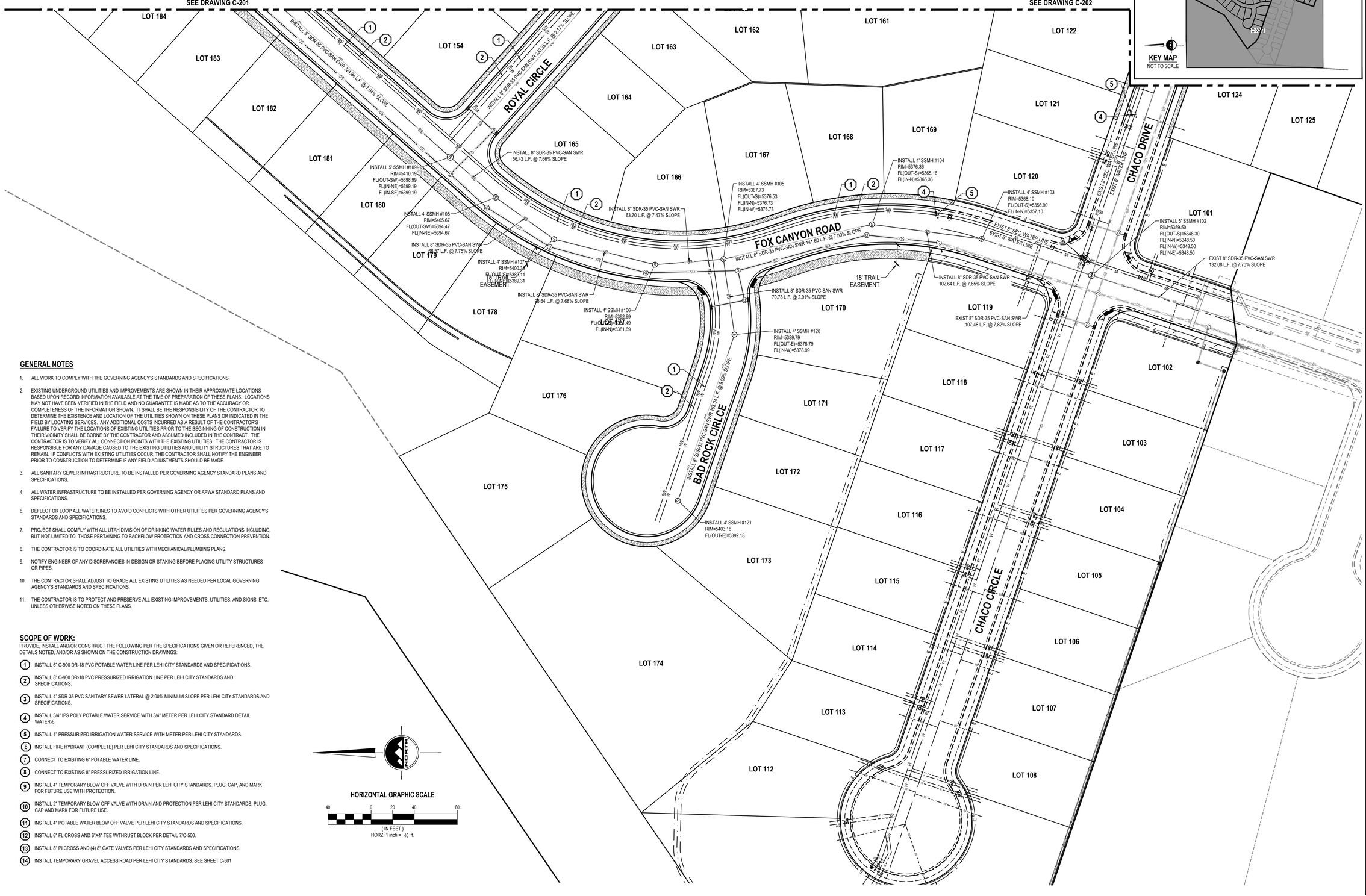
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3. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
5. INSTALL 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARDS.
6. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. INSTALL 4" TEMPORARY BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE WITH PROTECTION.
10. INSTALL 2" TEMPORARY BLOW OFF VALVE WITH DRAIN AND PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP AND MARK FOR FUTURE USE.
11. INSTALL 4" POTABLE WATER BLOW OFF VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
12. INSTALL 6" FL CROSS AND 6"X4" TEE W/THRUST BLOCK PER DETAIL 7/C-500.
13. INSTALL 8" PI CROSS AND (4) 8" GATE VALVES PER LEHI CITY STANDARDS AND SPECIFICATIONS.
14. INSTALL TEMPORARY GRAVEL ACCESS ROAD PER LEHI CITY STANDARDS. SEE SHEET C-501

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UTILITY PLAN

PROJECT NUMBER 8439B
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CHECKED BY
PROJECT MANAGER

C-203

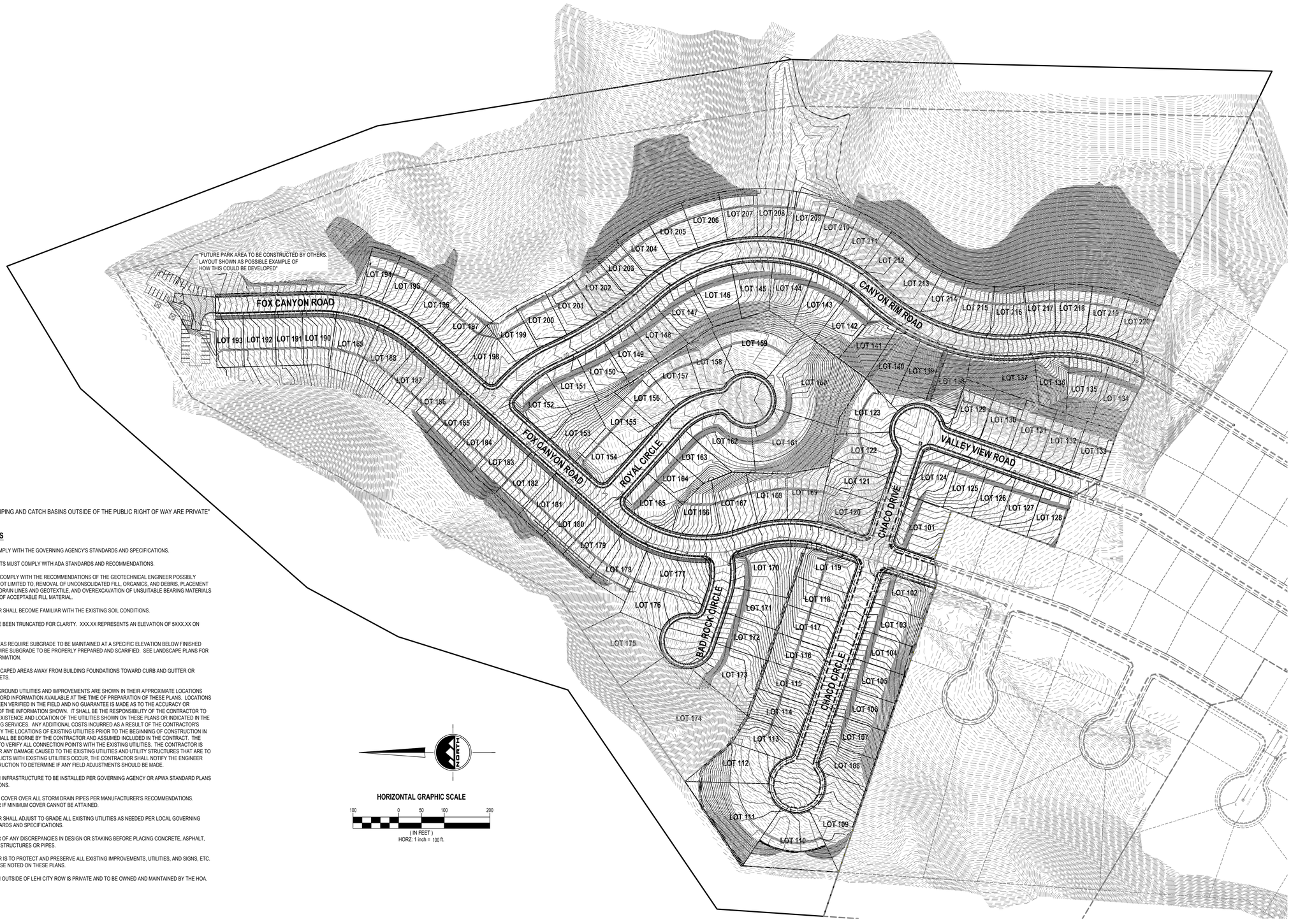
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BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



"ALL STORM DRAIN PIPING AND CATCH BASINS OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE PRIVATE"

GENERAL NOTES

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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
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GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-300

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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 12" NYLOPLAST DRAIN BASIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. INSTALL TEMPORARY GRAVEL ACCESS FOR SDMH.

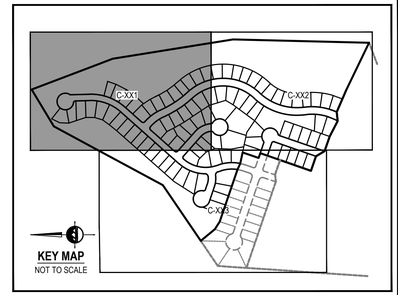
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NORTH

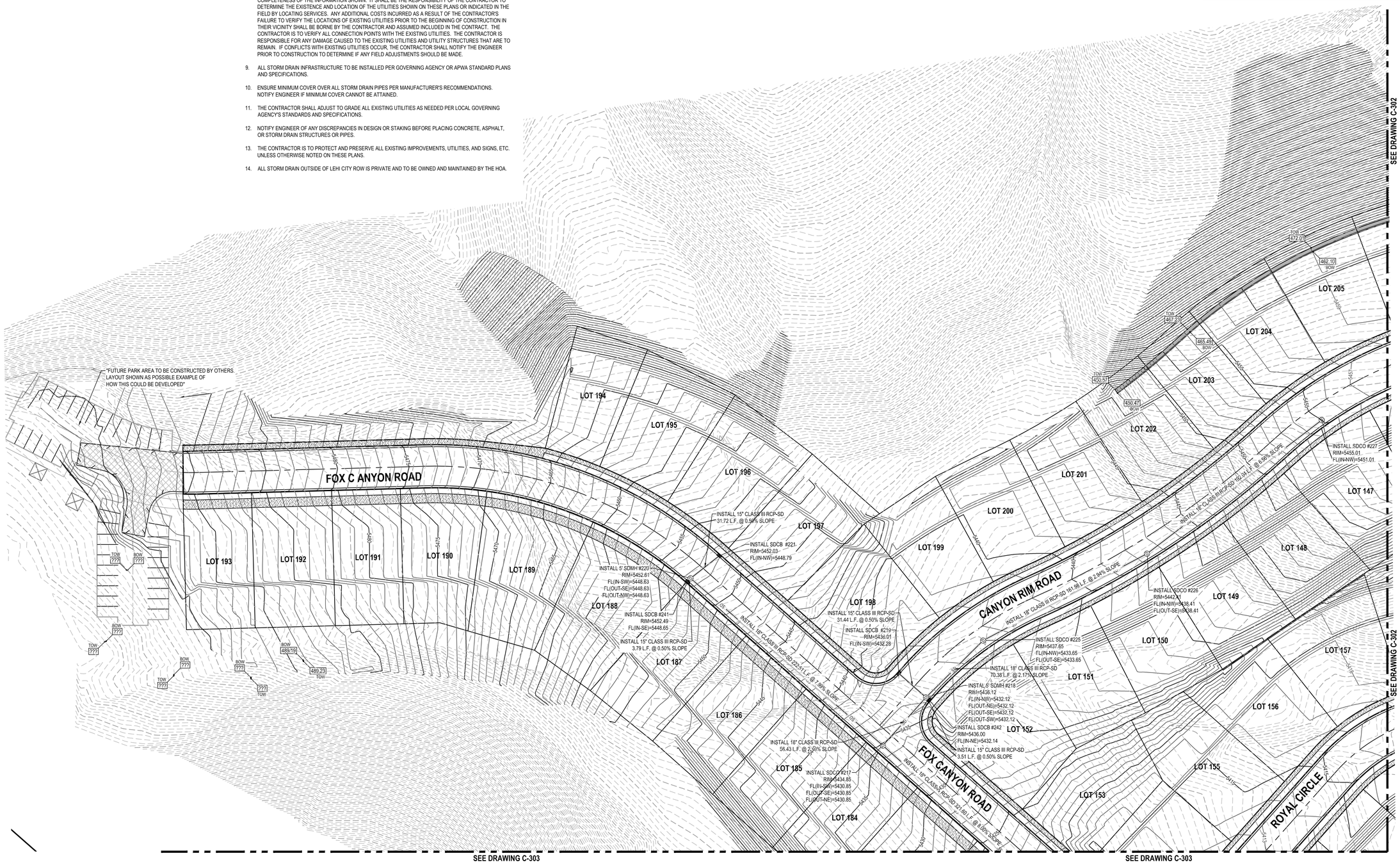
HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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KEY MAP
NOT TO SCALE



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GRADING PLAN

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C-301

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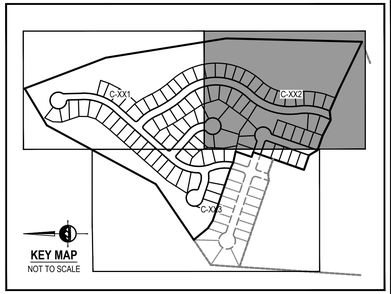
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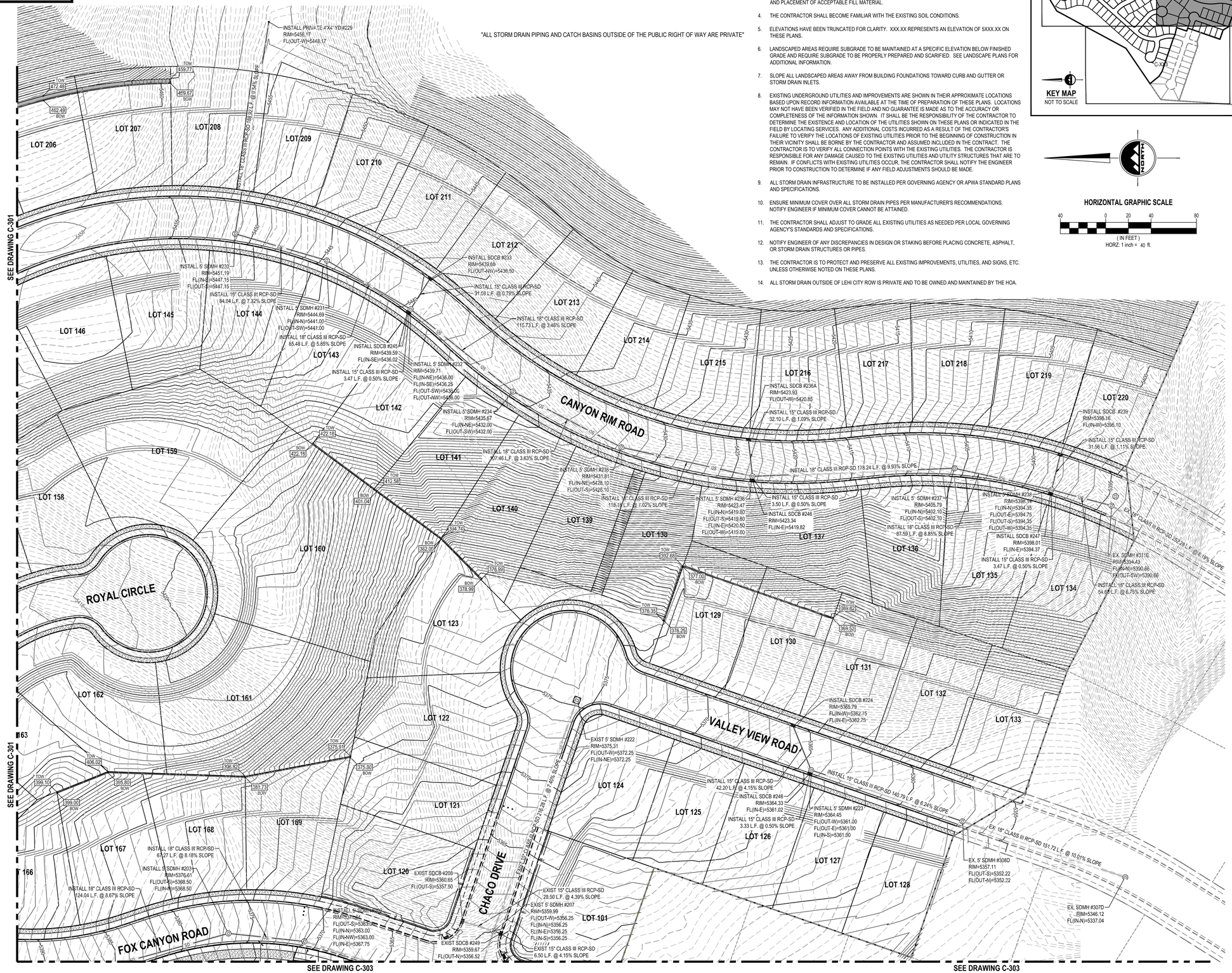
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8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
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12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
CONTACT:
MATTHEW LOVELAND
PHONE: 801-88-3597

HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-302

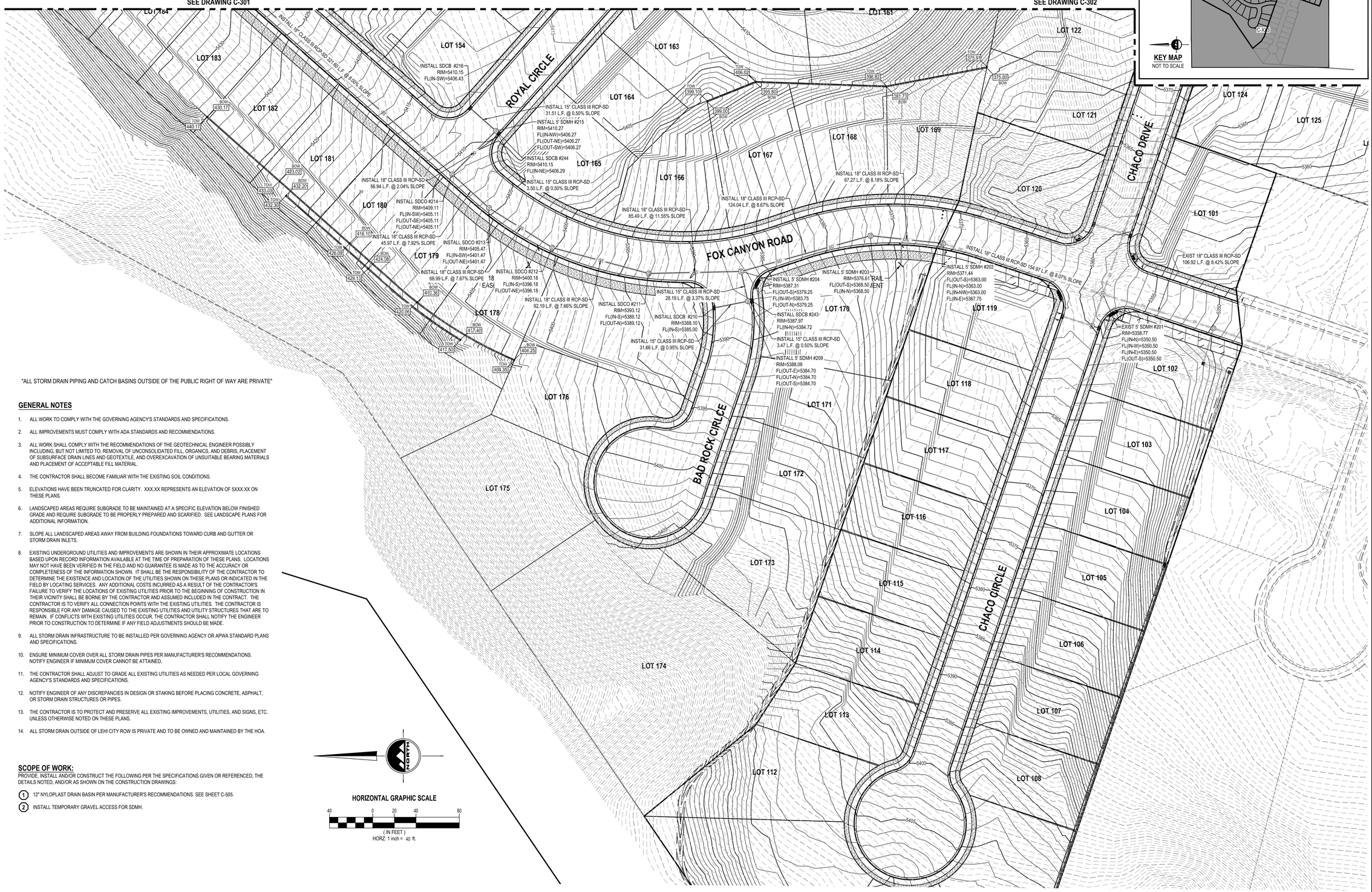
811 Know what's below. Call before you dig.

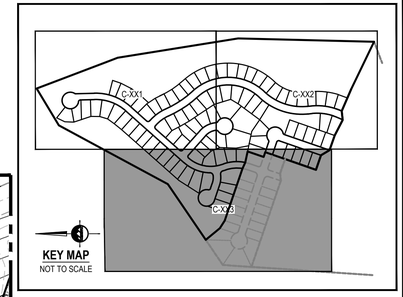
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'





"ALL STORM DRAIN PIPING AND CATCH BASINS OUTSIDE OF THE PUBLIC RIGHT OF WAY ARE PRIVATE"

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 12" NYLOPLAST DRAIN BASIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. INSTALL TEMPORARY GRAVEL ACCESS FOR SDMH.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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HIDDEN CANYON PHASE D SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

GRADING PLAN

PROJECT NUMBER 8439B
PRINT DATE 11/24/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-303

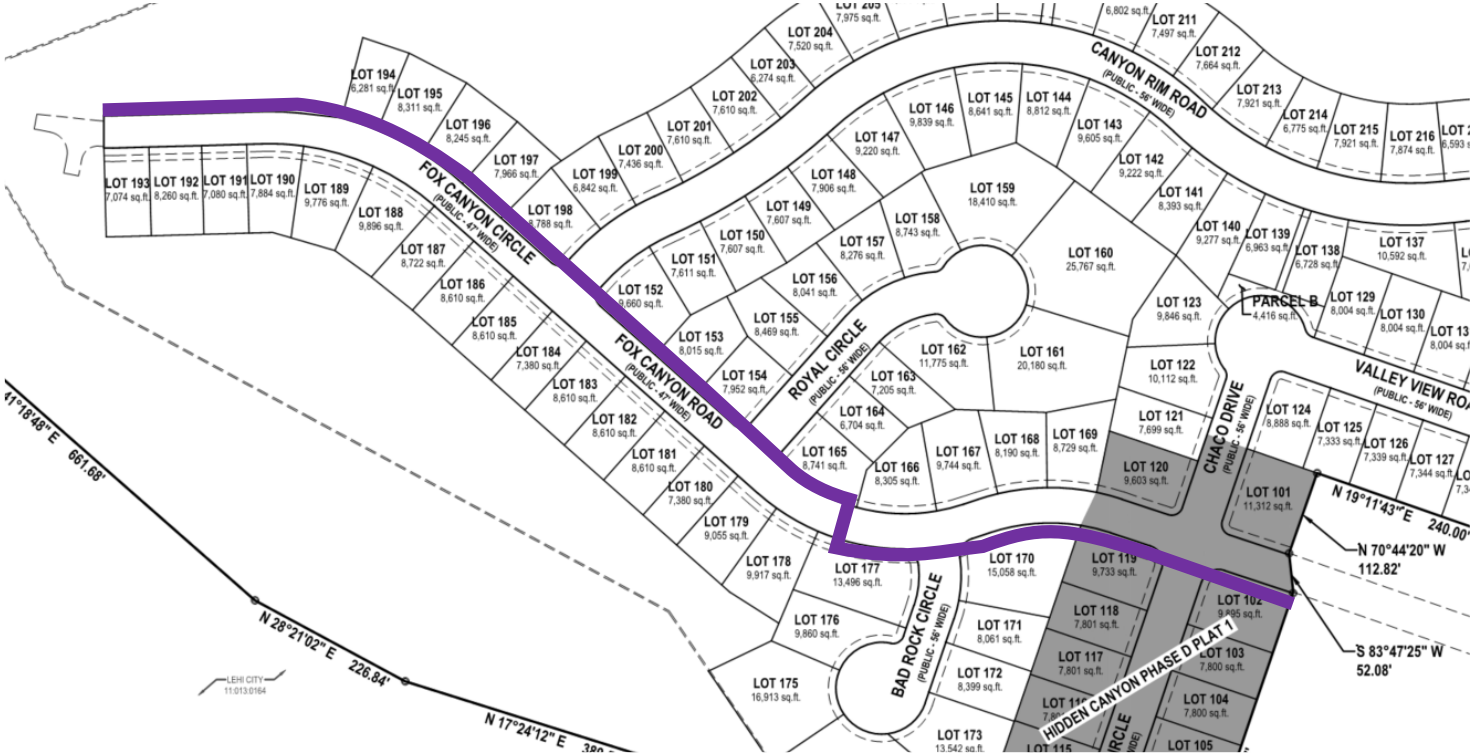
Option #1

Continue Along Fox Canyon Road



Option #2

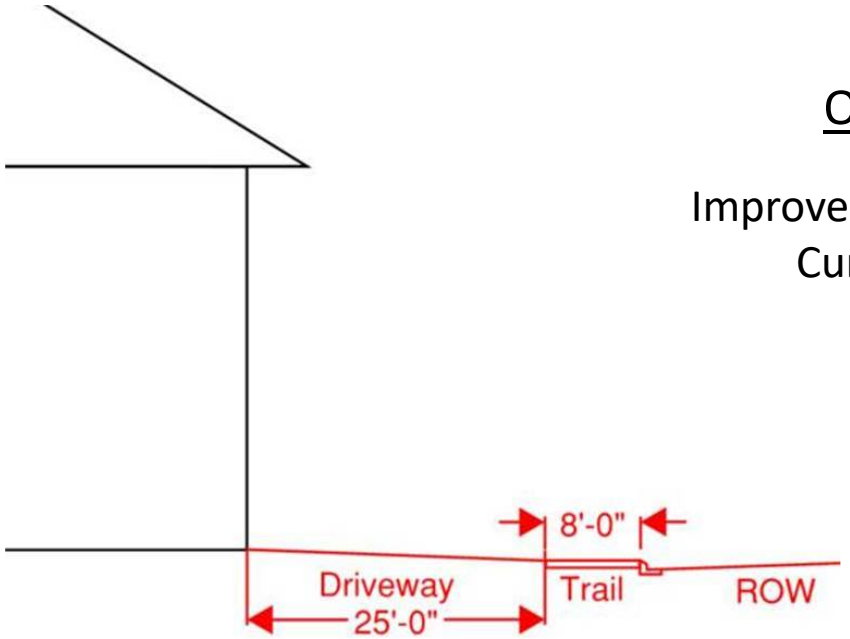
Cross Fox Canyon Road

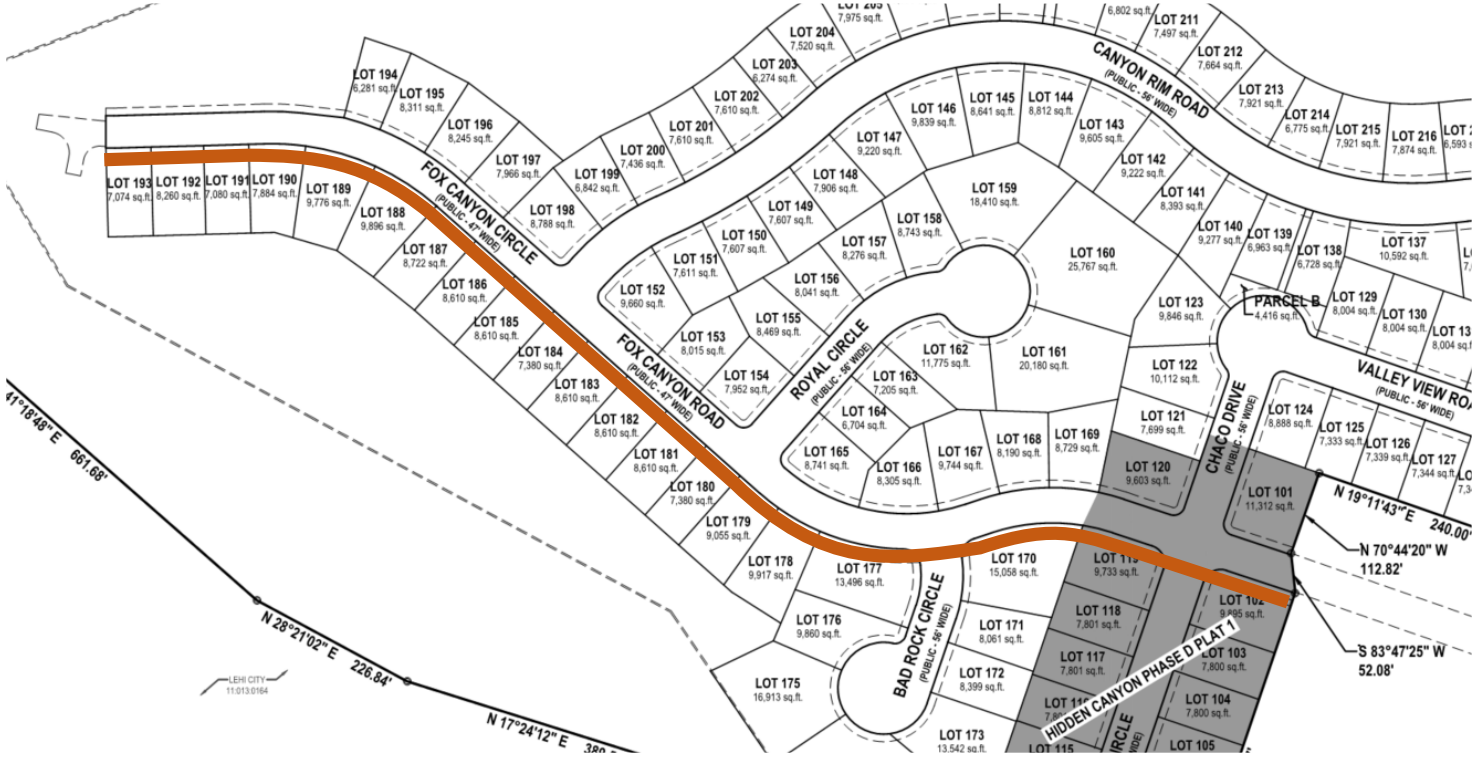


Option #3

Improve Trail Adjacent to
Curb & Gutter

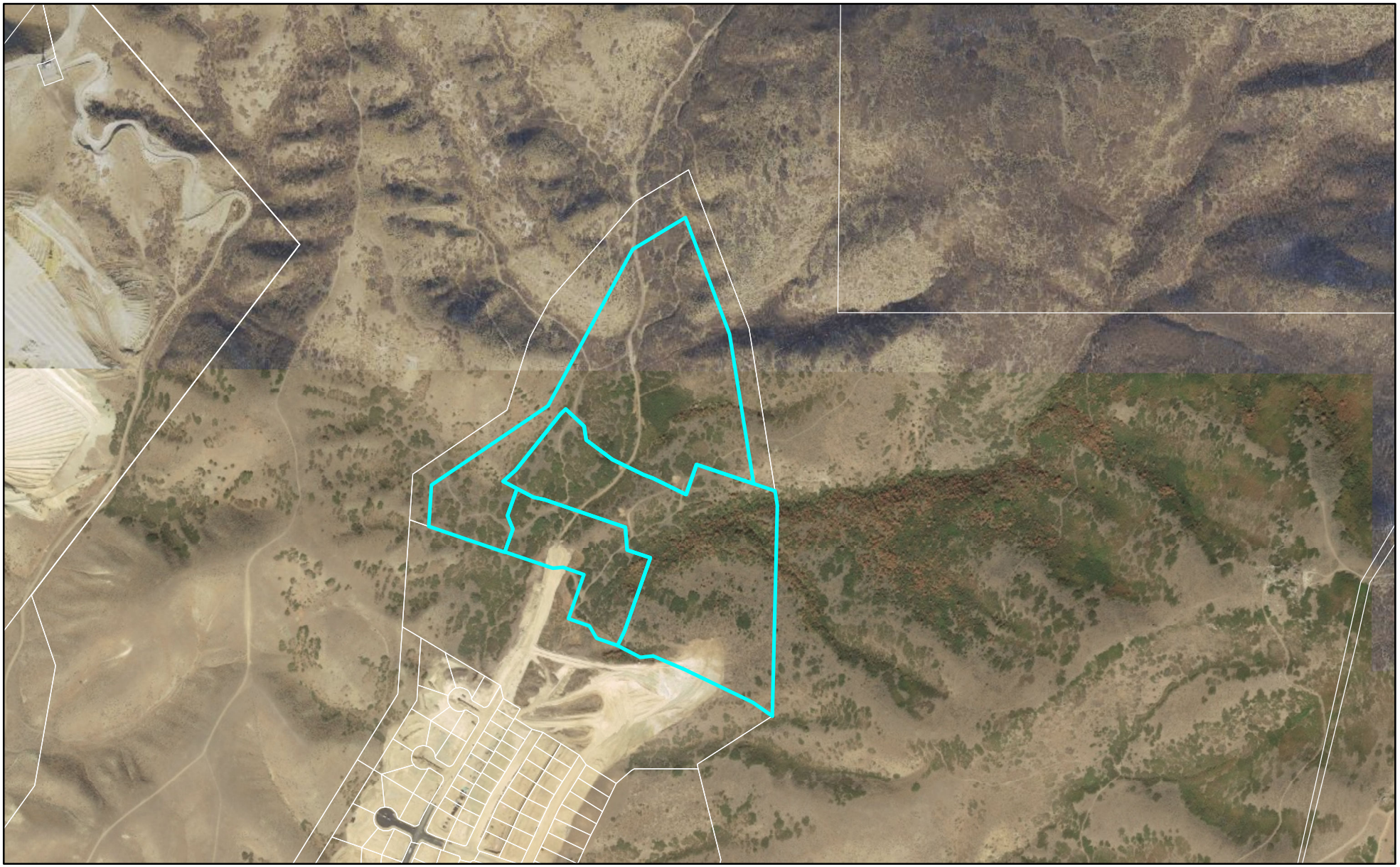






Hidden Canyon Plat D

Aerial

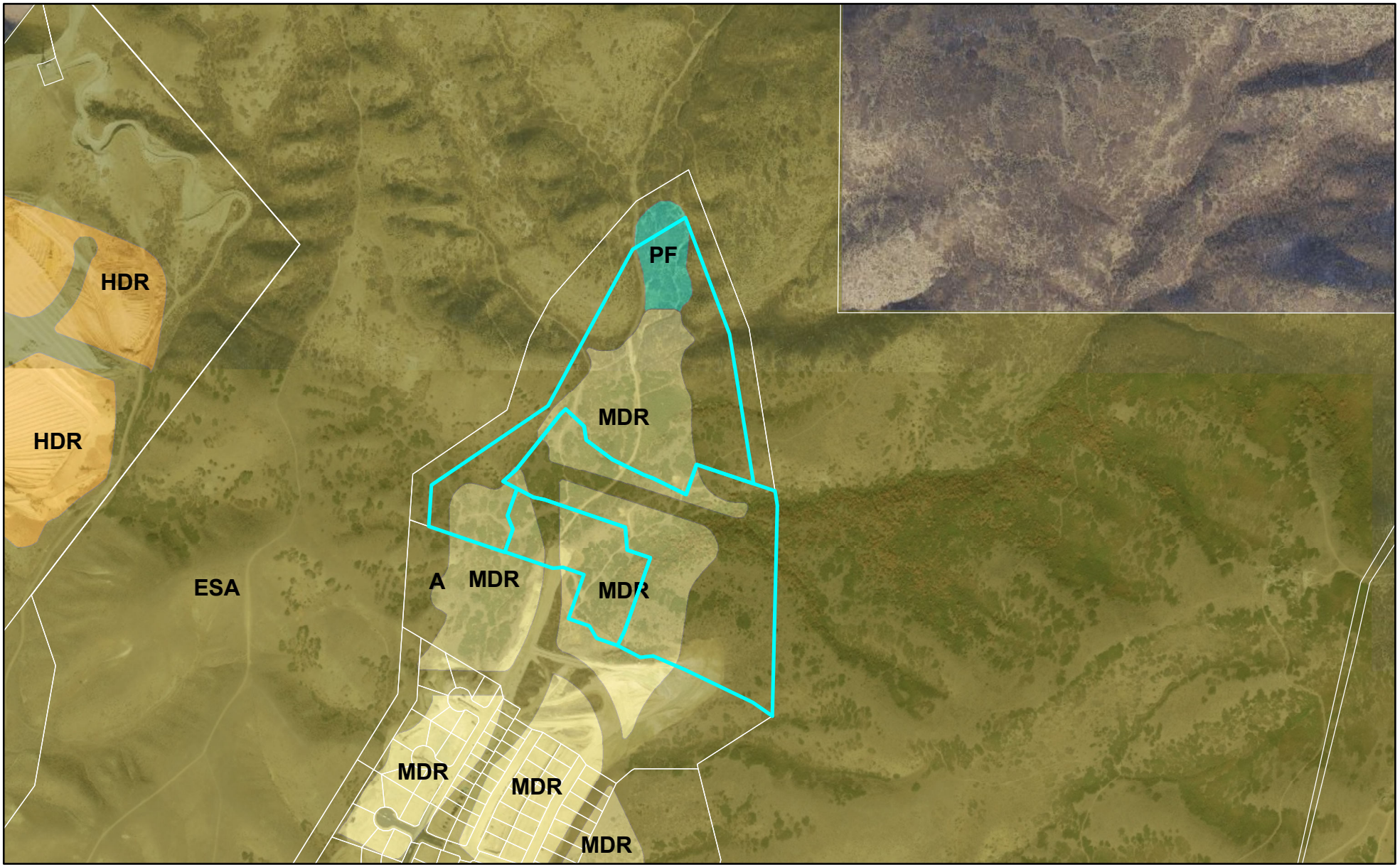


0 850 1,700 Feet

LEHI CITY

Hidden Canyon Plat D

General Plan



LEHI CITY

Hidden Canyon Plat D

Zoning



LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-06, appointing a Board Member to the Timpanogos Special Service District.

Suggested Action:

Attachments:

Res 2021-06.docx

LEHI CITY

RESOLUTION NO. 2021-06

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT

WHEREAS, Council Member Katie Koivisto has been the Lehi representative to the Timpanogos Special Service District; and

WHEREAS, at the February 2, 2021 Lehi City Retreat the Mayor and City Council chose different Council assignments and Council Member Chris Condie desires to serve on the TSSD Board; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Chris Condie to the Timpanogos Special Service District, whose term will begin immediately, and expire December 31, 2024; or until her term as a Councilmember ends.

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

PASSED and APPROVED this 23th day of February, 2021

Lehi City Corporation

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: February 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-07, approving an agreement with Zions Public Finance, Inc. for assistance for financings related to the loop road.

Suggested Action:

Attachments:

Res 2021-07.docx

MA Contract Lehi 2021.docx

LEHI CITY

RESOLUTION NO. 2021-07

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH ZIONS PUBLIC FINANCE, INC. ("ZIONS") FOR ASSISTANCE FOR FINANCINGS RELATED TO THE LOOP ROAD

WHEREAS**,** the City desires assistance from Zions to receive professional advice from an independent Municipal Advisor for financings related to the Loop Road;

WHEREAS, on February 23rd, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

1. The Agreement between Lehi City and Zions Public Finance, Inc. 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 23rd day of February, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

Agreement
for
Municipal Advisory Services

THIS AGREEMENT, is being entered into as of the 1st day of February, 2021 by and between Lehi City, Utah, hereinafter ("the "City") and ZIONS PUBLIC FINANCE, Inc., a wholly-owned subsidiary of Zions Bancorporation, N.A., hereinafter "Zions".

WITNESSETH

WHEREAS, the City desires to receive professional advice from an independent Municipal Advisor; and

WHEREAS, Zions desires to provide such advice and service to the City; and

WHEREAS, Zions is an independent Municipal Advisory firm, fully registered as such with both the Securities Exchange Commission and with the Municipal Securities Rulemaking Board; and

WHEREAS, the City desires assistance from Zions relating to the following: (check all that apply)

____	All financings of the City, including, but not limited to general obligation bonds, revenue bonds, lease revenue bonds, special assessment bonds, tax increment bonds, notes, and leases issued by the City, its Municipal Building Authority, RDA or other creation, with the exception of those financings specifically excluded under Section 2 below.	
X	Only the following financings:	Loop Road around Hospital and required for Howland development
X	Optional Services:	1 (r), (t)

NOW, THEREFORE, the City and Zions agree as follows:

1. Zions Public Finance acknowledges that, under this Agreement, it has a fiduciary duty to the City and agrees to act in the City's best interests. Zions agrees to provide the following services to the City as requested:

(a) Render expert financial advice and assistance on fiscal matters pertaining to debt policies and procedures, the level and trend of fund balances, debt ratios, funding options, and the issuance and sale of the City's securities, including notes, bonds, leases, and other forms of securities or financings.

One South Main Street 18th Floor • Salt Lake City UT • 84133-1109 • Telephone: 801.844.7373 • Fax: 801.844.4484

(b) Provide written advice and recommendations concerning financing structures including length of amortization, ratings and insurance, maturity schedules, interest rates, call provisions, premiums and discounts, security provisions, coverage covenants, and other terms of existing or proposed debt which Zions believes will be most satisfactory to the City's goals and objectives.

(c) Assist in the selection of other financing team members including, but not limited to, bond counsel, disclosure counsel, underwriter(s), trustees, paying agents, bond registrars, escrow agents, escrow verification agents, rating agencies, bond insurers, arbitrage rebate consultants, etc. Zions will quarterback the financing team with the task of keeping team members on schedule and within budget.

(d) Work cooperatively with the City's other financing professionals to the end that securities may be legally and successfully sold and issued. All other financing professionals will be paid by the City.

(e) Advise and assist in selecting the most advantageous method of sale.

(f) If a negotiated sale is deemed most advantageous to City, Zions will assist in soliciting and analyzing underwriter proposals, and selecting the underwriter(s). Zions will also provide advice regarding the underwriter's compensation and the appropriateness of the yields, coupons, and other terms proposed by the underwriter(s).

(g) If a competitive sale is selected, Zions will coordinate with the provider of the electronic platform and provide all information necessary to offer the securities using this method. Zions will verify the calculation of the winning bidder and restructure the maturities to provide the City with its desired payment structure.

(h) Attend meetings as requested by the City to discuss and formulate plans about proposed financings. This may include public hearings and formal meetings of the City's governing body.

(i) Assist the City in its preparation of financing documents, data, etc. as may be required by any state or federal agency, rating agencies, bond insurers and underwriters.

(j) Assist with the preparation and review of an Official Statement, or other offering documents for each security issue, setting forth financial and other information about the City and the securities being offered for sale.

(k) Participate in a "Due Diligence" meeting of the City prior to the finalization and distribution of any Official Statement in an effort to ensure full and complete disclosure of all information which could be considered "material" to any purchaser of bonds. City understands that as a condition of marketing the bonds, it will be necessary to authorize and direct its appropriate officers to execute a certificate for insertion in the Official Statement and closing documents, confirming the truth and accuracy of all information contained in the Official Statement.

(l) Deliver the Official Statement or other offering document, together with the Notice of Sale, to underwriters or potential purchasers of the City 's securities.

(m) Submit information concerning the proposed financing(s) to selected rating agencies in an effort to obtain favorable ratings on the City's financings.

If requested, Zions will organize, assist in the preparation of, and participate in the City's presentations made to rating agencies, bond insurers, or investors in New York City, San Francisco, or other locations. The actual fees and related expenses of any such presentation are to be paid by the City.

(n) Coordinate the closing of the debt issue, including the transfer of funds and the delivery of the securities to the underwriter(s) or purchaser(s).

(o) Assist with post-closing compliance issues such as private use and tax-exemption issues, audits by regulators or federal agencies, arbitrage compliance, etc.

(p) Monitor market conditions to identify refunding opportunities for interest savings. Analyze purported savings in refunding proposals made by other market participants.

Optional Services

(q) Advice concerning bond elections, including tax impact calculations, voter information pamphlets, election strategy, and information for media packets, etc.

(r) Prepare studies regarding general plans, capital facility plans, impact fees, utility rates, tax increment studies, economic development studies, feasibilities studies, business license fees, grants, and other studies as requested by the City.

(s) Draft the Preliminary Official Statement and the Final Official Statement.

(t) Perform the administrative functions of billing, collecting for special assessment areas. This includes keeping the accounting records and preparing periodic reports on the status of the assessments, reserve funds and payment histories of each property owner. Zions will also coordinate with the City's foreclosure trustee if needed.

(u) Assist in gathering, preparing and submitting information to the MSRB's EMMA repository all information necessary to comply with the City's continuing disclosure obligations. Zions will also monitor and help provide compliance with all material event notices that must be filed to comply with SEC regulation 15c2-12.

2. Zions hereby confirms that it is registered as a municipal advisor with the Securities Exchange Commission and Municipal Securities Rulemaking Board (the "MSRB"). Under MSRB Rule G-23, Zions will not serve as underwriter for any bonds to be issued in a financing for which we are acting as the City's Municipal Advisor.

Zions will not provide municipal advisory services to the City under this Agreement with respect to any commercial banking transaction between the City and Zions, including but not limited to bank loans and leases, lines of credit, liquidity facilities, letters of credit, credit cards or other forms of credit enhancement or direct purchases of the City's bonds or leases.

3. The City agrees that in consideration for the foregoing services to be performed by Zions, the City will do the following:

(a) The City will cooperate with Zions and will provide all information which is reasonably required to enable Zions to fulfill its duties to the City.

(b) The City will pass such ordinances and resolutions and perform such reasonable acts as may be necessary to assure compliance with all applicable laws, ordinances and constitutional provisions pertaining to the issuance of its securities and other related services.

(c) The City will furnish Zions with certified copies of all minutes from meetings and proceedings taken, affidavits of publications, etc., in connection with any of the securities issued by the City.

(d) The City will pay Zions for services herein outlined and other services incidental hereto in accordance with **Exhibit A** of this Agreement.

4. It is understood that the execution of this Agreement secures the services of Zions as the City's Municipal Advisor for a period necessary to complete the project indicated above. Either party may cancel and terminate this Agreement, for any reason, with 60 days prior written notice.

5. The information used in developing forecast assumptions will be derived from published information and other sources that Zions considers appropriate. However, Zions does not assume responsibility for the accuracy of such material. Forecasts are subject to many uncertainties; therefore, Zions does not represent that any projections of growth will be representative of the results that actually will occur.

6. Zions agrees to indemnify, save harmless and defend the City from all claims, damages, demands, actions, costs and charges, including attorney's fees, arising out of or by reason of Zions' negligent performance hereunder as such negligence may be determined by law.

7. Zions' services consist solely in providing expert and experienced assistance to municipalities as a municipal advisor and consultant. Zions does not render any legal, accounting or actuarial advice.

8. This Agreement constitutes the entire Agreement between the parties.

9. This Agreement shall be interpreted under the laws of and enforced in the courts of the State of Utah.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

LEHI CITY
UTAH COUNTY, UTAH

By _____
Title:

ATTEST:

_____

ZIONS PUBLIC FINANCE, Inc.
A wholly-owned subsidiary of
Zions Bancorporation, N.A.

By _____
Senior Vice President

Principal Approval

By _____
Executive Vice President

Exhibit A
FEE Schedule
For Services outlined in Section 1(a) through 1(p) of the Agreement

For Bonds issued in an estimated amount of approximately $4 million to $6 million, the City will pay Zions from developer contributions or bond proceeds a one-time fee ranging from $35,000 to $50,000. The fee will be determined by the size and complexity of the transaction along with the types of bonds issued.

FEE Schedule
For Studies Services outlined in Section 1(r) of the Agreement

If the City desires that Zions prepare a study as outlined in Section 1(r) above, the City, from developer contributions or bond proceeds, will pay Zions an additional fee based on a mutually-agreed upon total or hourly rate after the scope of the study has been determined.

Vice President or above: $300 per hour
Analyst: $150 per hour
Administrative: $75 per hour

Fee Schedule for Optional Services

For POS and OS Services outlined in Section 1(s) of the Agreement

If the City desires that Zions draft the preliminary official statement and final official statement, and such documents are needed for the marketing of the bonds, the City will pay Zions an additional fee of $7,000 for each issue.

For Special Assessment Administration Services outlined in Section 1(t) of the Agreement

If the City desires that Zions administer the billing, collecting and accounting functions related to Special Assessment Areas, the City will pay Zions from property owner contributions an additional fee of up to $35,000 per year.

For Continuing Disclosure Services outlined in Section 1(u) of the Agreement

If the City desires, and necessary based on method of sale, that Zions prepare and file its continuing disclosure reports required by SEC Regulation 15c2-12, the [Type of Entity] will pay Zions an additional, fee based on the following schedule:

Filing Fees[1]:	Fee for Annual Financial Information Filing
Base Fee for all Bonds Issued	$2,000.00
Additional Bonds Issued:	
G.O. or Lease Revenue Annual Appropriation Bonds (includes all lease revenue bonds issued).....	1,000.00
Utility Revenue Bonds (includes all enterprise revenue bonds issued).....	1,000.00
Tax Increment Bonds (includes all tax increment bonds issued).....	1,000.00
Excise Tax Revenue Bonds (includes all excise revenue bonds issued).....	1,000.00
All Other Bonds (includes all other bonds issued).....	1,500.00
Material Event Notice Filing Fees:	
Fee for Late Filing (submitted after [Insert date]).....	750.00
Fee for Material Event Filing.....	500.00

Annually, operating and financial information and audited financial statements will be submitted to the Electronic Municipal Market Access ("EMMA") by February 28 or other agreed upon date. If the information is not filed within the specified timeframe, a Material Event Notice will be filed indicating the "late filing."

When applicable, Zions Public Finance, Inc. would charge a filing fee for services rendered in the event of a Material Event Notice. A "Material Event" in which disclosure is required may consist of the following:

(a) The Issuer shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner but not more than ten (10) Business Days after the event:

(i) Principal and interest payment delinquencies;
(ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
(iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
(iv) Substitution of credit or liquidity providers, or their failure to perform;

[1] Zions reserves the right to increase the annual information filing fee (singularly or collectively for all types of bond issues) by not more than 2% per year for cost inflation factors. Zions will notify the issuer of these increases at each billing period.

(v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds;
(vi) Defeasances;
(vii) Tender offers;
(viii) Bankruptcy, insolvency, receivership or similar proceedings; or
(ix) Rating changes.

(b) The Issuer shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner not more than ten (10) Business Days after the Listed Event, if material:

(i) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination;
(ii) Appointment of a successor or additional trustee or the change of the name of a trustee;
(iii) Non-payment related defaults;
(iv) Modifications to the rights of the owners of the Bonds;
(v) Bond calls; or
(vi) Release, substitution or sale of property securing repayment of the Bonds.

Exhibit B
Zions Public Finance, Inc.
Disclosure Statement of
Municipal Advisor

The Municipal Securities Rulemaking Board (MSRB) adopted Rule G-42 on December 23, 2015. It became effective on June 23, 2016. Section (b) of Rule G-42 requires all Municipal Advisors to disclose to their clients, in writing, any actual or potential material conflicts of interest, including with respect to certain specifically identified categories in Rule G-42, if applicable. Zions Public Finance, Inc. (hereinafter "Zions") makes the disclosures set forth below with respect to material actual or potential conflicts of interest in connection with our Agreement for Municipal Advisory Services (the "Agreement") dated 1st February, 2021 with the City, together with an explanation of how Zions addresses, or intends to manage or mitigate each conflict.

Conflicts of Interest

With respect to each actual or potential conflict disclosed below, Zions mitigates such conflicts through adherence to our fiduciary duty to the City, which includes a duty of loyalty in performing all municipal advisory activities for the City. This duty of loyalty obligates Zions to deal honestly and with the utmost good faith with the City and to act in the City's best interests without regard to Zions' financial or other interests. Because Zions is part of a much larger banking organization, our profitability is not dependent on maximizing short-term revenues generated from our municipal advisory activities, but instead is dependent on long-term profitability built on a foundation of integrity, quality service, and strict adherence to our fiduciary duty.

In connection with the issuance of municipal securities, Zions may receive compensation from the City for services rendered which may be contingent upon the successful closing of a transaction, and/or where our compensation may be based in whole or in part on the size of the transaction. In other situations, our compensation may be based upon an hourly rate or rates. In still other situations, our compensation may be based upon an annual retainer or a fixed fee for a given project.

Consistent with Rule G-42, Zions hereby discloses that each of these methods of compensation may present a potential conflict of interest regarding our ability to provide unbiased advice to enter into such transaction.

For example, fees that are (i) dependent upon the size of and successful closing of a transaction could create an incentive for Zions to recommend unnecessary, oversized, or disadvantageous financings in order to increase our compensation; (ii) based upon an hourly rate could create an incentive for Zions to recommend alternatives that result in greater hours worked; and (iii) based upon an annual retainer or fixed fee could incentivize Zions to recommend less time-consuming alternatives or fail to do a more thorough analysis of alternatives.

In each case, Zions represents that the potential conflict of interest relating to compensation will not impair our ability to render unbiased and competent advice or to fulfill our fiduciary duty as described above to the City.

Also, Zions has numerous municipal advisory relationships with various governmental entities that may from time to time have interests that could have a direct or indirect impact on the City's interests. For example, Zions' other municipal advisory clients may from time to time, and depending on specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, Zions could potentially face a conflict of interest arising from these competing client interests.

In addition to serving as municipal advisor to the City, Zions may, from time to time, serve as a municipal advisor to a conduit borrower. In such event, the City and the conduit borrower may have conflicting interests with regard to fees, terms of the issuance, and other matters. In addition to the general mitigations described above, Zions will mitigate any such potential conflict through full written disclosure to both the conduit borrower and the City in a timely manner.

As a part of Zions Bancorporation, N.A., a nationally-chartered banking organization, Zions has many affiliated businesses that have provided, or desire to provide, services to governmental entities, including the City.

These affiliates include:

- Zions Bank Corporate Trust, a division of Zions Bancorporation, N.A, and an entity related to Zions ("Corporate Trust"), offers corporate trustee and custodial services to municipal issuers and obligated persons. If a client engages in these services, it is done directly with Corporate Trust under a separate engagement.

- Zions Capital Advisor Institutional Liquidity Management ("ZCA"), an affiliate and SEC registered investment advisor provides discretionary money management to institutional clients for a fee. If the client engages ZCA for these services, they will be dealing directly with ZCA under their own agreement and disclosures.

- Zions Bank Capital Markets, an affiliated bank dealer, provides underwriting and dealer services to institutional clients including municipal issuers. Additionally, the dealer may take positions or underwrite securities for other municipal issuers.

- Zions Bank, a division of Zions Bancorporation, N.A, provides traditional banking services to municipal clients through their branch locations and treasury departments. Any products or services offered are subject to the terms and conditions of the bank agreement for the engagement.

Corporate Trust is the only affiliate that may be expected to provide services that are directly related to the Municipal Advisory activities to be provided by Zions within the scope of services under the Agreement. Corporate Trust acts as a Paying Agent, Registrar, Trustee, and Escrow Agent to municipal clients on municipal financings. Corporate Trust's desire to do business with the City could create an incentive for Zions to recommend a course of action that increases the level of the City's business activity with this affiliate. In addition to the general mitigations described above, in the event that Zions makes a recommendation to the City that could influence the level of business with Corporate Trust, Zions will consider alternatives to such recommendations which will be disclosed to the City along with the potential impact such recommendations and alternatives would have on the City and the affiliate.

As further described below, Zions Bank, an affiliate of Zions, may from time to time make bank loans to, or purchase leases or securities from, the City, which such loans and purchases are expressly excluded from the scope of the Agreement.

Issuing bonds that benefit both a developer and the City presents a conflict of interest since both parties have different objectives and such a financing requires a balancing act of each party's interests. This conflict is mitigated by coming to terms that are agreeable to both parties. In the end, the City must agree to all terms or conditions that ultimately are included in the bond issue, and both parties' interests will be met, but not perfectly.

After reviewing our list of our other existing client relationships and upcoming transactions, we cannot identify any other existing material conflicts of interest that would prevent us from serving the City's best interests. If Zions becomes aware of any additional potential or actual conflicts of interest after this initial disclosure, Zions will proactively disclose the detailed information, in writing, to the City in a timely manner.

Legal or Disciplinary Events

Zions does not have any legal events or disciplinary history on Zions' Form MA and/or Form MA-I. These forms include information about any criminal actions, regulatory actions, investigations, terminations, judgements, liens, civil judicial actions, customer complaints, arbitrations and civil litigation when they occur. Each of Zions' most recent Form MA and Form MA-I filed with the SEC may be accessed electronically on the following website: www.sec.gov/edgar/searchedgar/companysearch.html.

There have been no material changes to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed with the SEC. If any material legal or regulatory action is brought against Zions, Zions will provide complete disclosure to you in detail, allowing you to evaluate Zions, its management and personnel.

MSRB Rule G-10: Formal Complaints

The MSRB adopted a revision of its Rule G-10 in which all Municipal Advisors are now required to provide their clients a notice which provides information regarding the process for filing formal complaints.

Zions Public Finance, Inc. is registered as a municipal advisor with the SEC (Securities Exchange Commission) and the MSRB, as required by section 15B of the Securities Exchange Act. The MSRB protects investors, state and local governments and other municipal entities, and the public interest, by regulating municipal securities firms, banks and municipal advisors that engage in municipal securities and advisory activities.

Additional information about the protections provided by MSRB Rules as well as procedures to file a formal complaint surrounding any suspected violation or unfair practice by a regulated entity, may be found in the MSRB's Investor Brochure located at www.msrb.org.