Lehi City Council Meeting
Agenda
April 11, 2023

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Hutchings Museum Annual Report

   2.2. Fiber Network Update

   2.3. Power Purchase Plans Update

   2.4. Water Management Plan 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

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 March 14, 2023 City Council Meeting.
   031423CC.pdf

3.2. Approve Purchase Orders
PO Index.pdf
PO 7451 Mountainland.pdf
Skye Substation PO.pdf
Stuart C Irby Co - $250598.pdf
po #7456.pdf

Regular Agenda

4. 2023 Budget Amendment
a. Public Hearing
b. Consideration of Resolution #2023-14 amending the Budget for the City of Lehi for Fiscal Year 2023.
Res 2023-14.doc
Budget Adjustment #2.pdf

5. Consideration of Resolution #2023-18 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2024.
Petitioner: Lehi City
Res 2023-18.docx
FY 2024 MAYOR'S TENTATIVE BUDGET.pdf

6. Real Property Lease with Option to Purchase
a. Public Hearing
b. Consideration of Resolution #2023-15 approving a lease agreement with STRATA Networks.

Petitioner: Lehi City
Res 2023-15.docx
Agreement-Strata Networks Option and Lease.docx

7. Consideration of Resolution #2023-16 approving a water infrastructure development and cost sharing agreement with Geneva Rock Products.
Petitioner: Lehi City
Res 2023-16.docx
Geneva Rock - Water Infrastructure Cost Sharing Agreement with Lehi City 2023-April 03 - to Council.pdf

8. Consideration of Ordinance #27-2023 the Lehi Fire Station 84 Zone Change on 4.1 acres located at approximately 1500 North 3600 West from TH-5 (transitional holding) to Public Facility.
Petitioner: Lehi City
CC Staff Report Lehi Fire Station 84 Zone Change 04.11.23.docx
Aerial Map.pdf

Lehi Fire Station 84 Zone Change Narrative.pdf
Zoning Map.pdf
General Plan.pdf
Ordinance - Lehi Fire Station 84 Zone Change 04.11.23.docx

9. Consideration of Resolution #2023-19 approving a Development Agreement for Green Forest Landscaping located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), allowing a landscaping business in a Neighborhood Commercial Zone.
   Petitioner: Lehi City and Jose Arias
   Res 2023-19.docx
   Development Agreement-Green Forest Landscaping (final).docx

10. Consideration of Ordinance #21-2023 the Arias General Plan Amendment on 1.97 acres of property located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), changing the land use designation from Neighborhood Commercial to Heavy Commercial. (Tabled at the March 14th meeting)
    Petitioner: Jose Arias
    CC Staff Report Arias Heavy Commercial General Plan Amendment 04.11.23.docx
    Arias Heavy Commercial General Plan Amendment DRC 01.18.23.docx
    Ordinance -Arias Heavy Commercial General Plan Amendment 04.11.23.docx
    Arias General Plan Amendment narrative.pdf
    Arias Heavy Commercial General Plan Amendment 01.18.23.pdf
    Arias Aerial.pdf
    Arias General Plan.pdf
    Arias Zoning.pdf

11. Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community. (Tabled at the March 14th meeting)
    Petitioner: Perry Homes
    CC Staff Report Fox Canyon A1 and I1 Subdivision 04.11.23.docx
    Fox Canyon Plats A1 and I1 Subdivision DRC 11.16.22.docx
    Fox Canyon A1 Adjustments DRC 03.01.23.docx
    Fox Canyon Traffic Study DRC 03.01.23.docx
    Fox Canyon A1 and I1 Preliminary - narrative.pdf
    Fox Canyon A1 I1 - Preliminary Plans Original.pdf
    Fox Canyon A1 Updated.pdf
    Fox Canyon I1 Updated.pdf
    Fox Canyon Traffic Impact Study.pdf
    Traverse Mountain Area Plan Amendment extending maximum block length.pdf
    Aerial Map.pdf
    General Plan Map.pdf

Zoning Map.pdf

12. Consideration of Preliminary subdivision approval for the Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community. (Tabled at the March 14th meeting)
    Petitioner: Perry Homes
    CC Staff Report Fox Canyon Townhomes J1 and L1 Subdivision 04.11.23.docx
    Fox Canyon J1 and L1 Adjustments DRC 03.01.23.docx
    Fox Canyon Townhomes Plats J1 and L1 DRC 11.16.22.docx
    Fox Canyon Traffic Study DRC 03.01.23.docx
    Fox Canyon J1 and L1 Preliminary - narrative.pdf
    Fox Canyon J1 and L1 Preliminary Plans Original.pdf
    FOX CANYON J1 and L1 Updated.pdf
    Preliminary Elevations.pdf
    Fox Canyon Traffic Impact Study.pdf
    Traverse Mountain Area Plan Amendment extending maximum block length.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

13. Consideration of Capital Real Estates request for approval of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial.
    Petitioner: Capital Real Estate
    CC Staff Report Capital Real Estate General Plan Amendment 04.11.23.docx
    Capital Real Estate General Plan Amendment DRC 02.22.23.docx
    Ord 23-2023.docx
    Narrative Response Post Planning Commission.pdf
    Capital Real Estate General Plan Amendment DRC 02.22.23.pdf
    CRE GPA aerial.pdf
    CRE GPA General Plan.pdf
    CRE GPA Zoning.pdf

14. Consideration of the Vantage Concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street.
    Petitioner: Chad Jones
    CC Staff Report Vantage Concept & Land Use Plan 04.11.23.docx
    Vantage Concept Plan DRC 02.22.23.docx
    Lehi Vantage Apartments Concept Narrative.pdf
    Vantage Concept 02.22.23.pdf
    Vantage Aerial.pdf
    Vantage GP.pdf

Vantage Zoning.pdf

15. Consideration of Ordinance #24-2023 the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning.
    Petitioner: Jared Osmond
    CC Staff Report Pioneer Plaza Zone Change 04.11.23.docx
    Lehi Pioneer Plaza Zone Change DRC 03.01.23.docx
    Ord 24-2023.docx
    Pioneer Plaza Zone Change 03.01.23.pdf
    Pioneer Plaza ZC aerial.pdf
    Pioneer Plaza ZC General Plan.pdf
    Pioneer Plaza ZC Zoning.pdf

16. Consideration of Preliminary and Final subdivision approval of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West.
    Petitioner: Ryan Coombs
    CC Staff Report Coombs Corner Preliminary & Final Subdivision 04.11.23.docx
    Coombs Corner Final Subdivsion DRC 03.08.23.docx
    Coombs Corner Final Subdivision DRC 03.08.23 drc response, plans.pdf
    Coombs Corner Aerial.pdf
    Coombs Corner GP.pdf
    Coombs Corner zoning.pdf

17. Consideration of granting a Grading Permit for the Skye Area West Side on approximately 145-acres located at approximately 4340 North Center Street.
    Petitioner: DR Horton
    CC Staff Report Skye Area West Grading Permit 04.11.23.docx
    Skye Area West Side Grading Permit DRC 02.22.23.docx
    Skye Grading Permit Narrative 1.31.23.pdf
    Skye Mass Grading 2-14-23.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

18. Consideration of Final subdivision approval of the Vivian Estates Phase 3, a 22-lot residential development located at approximately 2200 North 500 East in an RA-1 zone.
    Petitioner: JDH Development
    CC Staff Report Vivian Estates Phase 3 Final Subdivision 04.11.23.docx
    Vivian Estates Subdivision Phase 3 DRC 03.22.23.docx
    Vivian Estates Phase 3 Plans.pdf
    Aerial Map.pdf
    General Plan Map.pdf

Zoning Map.pdf

19. Consideration of Ordinance #26-2023 approval of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services.
Petitioner: Mary Kelly
CC Staff Report Kelly Dev Code Amendment 04.11.23.docx
Kelly Development Code Amendment Dog Care Facilities DRC 03.08.23.docx
Ord 26-2023.docx
TBL05.030-B Nonresidential zones - Kelly recommendations.pdf
Kelly Development Code Update Ch21TemporaryUses.pdf
Ch39Definitions- Kelly Proposed Edits.pdf

20. Consideration of Final subdivision approval of the Jordan Walk Towns Phase 1 residential subdivision located at approximately 3410 West Hardman Way.
Petitioner: Ivory Homes
CC Staff Report Jordan Walk Towns Phase 1 Final Subdivision 04.11.23.docx
Jordan Walks Towns Phase 1 DRC 03.29.23.docx
Jordan Walks Towns Phase 1 Final Resubmittal 03.29.23.pdf
Aerial Map.pdf
Zoning Map.pdf
General Plan Map.pdf

21. Consideration of Final subdivision approval of Vistas at the Point Backbone Phases 1, 2, 3, and 4 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.
Petitioner: GWC Capital
CC_Staff_Report__Vistas_at_the_Point_Phase_1_Final_Subdivision_04.11.23 (1).docx
Vistas_at_the_Point_Backbone_Phase_1_DRC_03.22.23.docx
Vistas_at_the_Point-Phase_1_Final_Plan_Set_3-14-23.pdf
230201_Vistas_PH1_landscape_irrigation_plans.pdf
Aerial_Map Phase 1.pdf
General_Plan_Map phase 1.pdf
Zoning_Map phase 1.pdf
CC_Staff_Report__Vistas_at_the_Point_Phase_2_Final_Subdivision_04.11.23.docx
Vistas_at_the_Point_Backbone_Phase_2_DRC_03.22.23.docx
Vistas_at_the_Point-Phase_2_Final_Plans_3-14-23.pdf
230303_Vistas_PH2_landscape_irrigation_plans.pdf
Aerial_Map Phase 2.pdf
General_Plan_Map phase 2.pdf
Zoning_Map Phase 2.pdf
CC_Staff_Report__Vistas_at_the_Point_Phase_3_Final_Subdivision_04.11.23 (1).docx
Vistas_at_the_Point_Backbone_Phase_3_DRC_03.29.23.docx

Vistas_at_the_Point_Phase_3_Final_Plans_3-21-23.pdf
230303_Vistas_PH3_landscape_irrigation_plans.pdf
Aerial_Map Phase 3.pdf
General_Plan_Map Phase 3.pdf
Zoning_Map Phase 3.pdf
CC_Staff_Report__Vistas_at_the_Point_Phase_4_Final_Subdivision_04.11.23.docx
Vistas_at_the_Point_Backbone_Phase_4_DRC_03.29.23.docx
Vistas_at_the_Point_Phase_4_Final_Plans_3-21-23.pdf
230303_Vistas_PH4_landscape_irrigation_plans.pdf
Aerial_Map Phase 4.pdf
General_Plan_Map Phase 4.pdf
Zoning_Map Phase 4.pdf

22. Consideration of Ordinance #25-2023 an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning.
    Petitioner: Lehi City
    CC Staff Report Lehi City Z-Act Open Space GPA & Zone Change 04.11.23.docx
    Lehi City Z-Act Open Space GPA & Zone Change DRC 03.01.23.docx
    Ord 25-2023.docx
    Lehi City Z-Act Open Space GPA & Zone Change 03.01.23.pdf
    Lehi City Open Space GPA & ZC Aerial.pdf
    Lehi City Open Space GPA & ZC General Plan.pdf
    Lehi City Open Space GPA & ZC Zoning.pdf

23. Consideration of Resolution #2023-17 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the Administration of the 2023 Municipal Elections.
    Petitioner: Lehi City
    Res 2023-17.docx
    Lehi ILA.pdf
    Exhibit A.pdf
    Lehi Exhibit B.pdf

24. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Hutchings Museum Annual Report

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Fiber Network Update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Power Purchase Plans Update

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Water Management Plan Presentation

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the March 14, 2023 City Council Meeting.

Suggested Action:

Attachments:

031423CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **March 14, 2023,** 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; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilors Hancock and Condie attended virtually. Mayor Johnson gave the opening comment.

2. Presentations and Reports

2.1 Fiber Network Update

Shaye Ruitenbeek gave an update on the project construction.

2.2 Hutchings Museum Annual Report

This item was pulled.

2.3 HTRZ Application Discussion- Economic Development

Marlin Eldred distributed to the Council a draft of the application that they are planning to submit to the State and asked for the Council's feedback. He then further explained the details of the application and the process for applying for the HTRZ funds.

3. Agenda Questions

None.

4. Administrative Report

Jason Walker, City Administrator, updated the Council on city operations.

5. Mayor and Council Reports

The Mayor and Council reported on their assigned committees.

DRAFT

6. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Albrecht moved to adjourn into a Closed session to discuss the purchase, exchange, or lease of real property; and to discuss the character, performance or competence of an individual. Councilor Koivisto seconded the motion.

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

The meeting recesses at approximately 6:20 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilors Hancock and Condie were attending virtually. Councilor Koivisto led the Pledge of Allegiance.

2. Presentations and Reports

2.1) Arbor Day Proclamation

Mayor Johnson read and signed the Arbor Day Proclamation.

3. 20 Minute Citizen Input

None.

4. Consent Agenda

4.1) Approve Minutes from the February 2023 City Council meetings.

4.2) Approve Purchase Orders

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

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

5. Consideration of Resolution #2023-13 approving an agreement between Lehi City and Brightview Landscape Services for parks and detention mowing services.

Motion: Councilor Southwick moved to approve Resolution #2023-13 approving an agreement between Lehi City and Brightview Landscape Services for parks and detention mowing services. Councilor Koivisto seconded the motion.

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

DRAFT

6. **Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community**. Items 6 and 7 were heard simultaneously. Mayor Johnson asked for a motion to untable items 6 and 7.

Motion: Councilor Koivisto moved to untable items 6 and 7. Councilor Albrecht seconded the motion.

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

Merlin Huff was representing Perry Homes. He noted the changes that have been made since the last meeting to address concerns. He stated that the density was decreased, and the road alignments were adjusted to improve safety at the intersections.

Lorin Powell stated that the City's Traffic Engineer reviewed the updated traffic study and agreed with it's findings. There was discussion about the intersection that will require a signal to bring it up to the city's standards and when that signal would be installed.

There was discussion about the block lengths and connectivity standards and if any exceptions were made. Mr. Struthers stated that exceptions are allowed, but they could look specifically at those.

Mayor Johnson invited the public to make comments.

Rob Ludlow stated that there's a high level of standards in Traverse Mountain and those standards should be met without exceptions. He appreciates the modifications, but it's not enough.

Josh Cornia also expressed concerns with the development.

Shanny Capp was concerned with the added traffic and safety.

Rich Kindred was concerned with additional traffic and asked that the density be moved to a different location.

Lee Denning had concerns with emergency response because of the location and how it's dangerous to have so many people at that high elevation with snow storms and wildland fires.

There were concerns with the lack of a presentation being made by the applicant and that it's difficult for the Council to have all of their questions answered.

Motion: Councilor Koivisto moved to table item 6 and 7.

There was discussion about what direction the Council should give the applicant. Councilor Koivisto stated that she would have liked to see more of a presentation to address the previous concerns including answers to resolve the traffic.

The Motion failed due to a lack of a second.

Councilor Albrecht was concerned with the timing of when the traffic signal would be installed. She would prefer that it be installed before the intersection is at a failed level. She stated that she would be uncomfortable with the density of item #7 without a traffic signal being installed first. The Mayor suggested that as part of the motion, the Council could direct staff to install the traffic signal at a specific time.

Mr. Powell stated that they would need to confirm the block lengths, but it appears they are meeting the connectivity requirements.

Mr. Huff stated that he felt that all the concerns were addressed.

Motion: Councilor Koivisto moved to table items 6 and 7. Councilor Albrecht seconded the motion.

Councilor Hancock stated that they should provide some direction to the applicant as to what the Council expects. It sounds like there's some miscommunication among Perry Development employees.

Councilor Koivisto stated that she would like to see more clarification from the traffic study. Councilor Hancock was concerned with the density at this location if there were to be wildfires or large snowstorms. He said that the added density could compound the issues that are already there. He suggested that the applicant look at changing the townhomes to single family homes and move that density to the Perry Planning District.

Mayor Johnson stated that a density transfer may result in more apartments and that may not be the right direction for the City. He stated that townhomes allow younger people to build equity.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Hancock's and Mayor Johnson's comments.

Councilor Albrecht stated that she would like to have a plan for the traffic signal moving forward and also noted that the applicant may entertain some changes if it were to come back.

2nd Amendment to the Motion: Councilor Koivisto amended her motion to include Councilor Albrecht's comments and remove Mayor Johnson's comment from the pervious amended motion, and note that she would like to see the density moved.

Mr. Wood stated that this is an administrative preliminary subdivision approval, so they can ask the applicant to move the density, but if they deny it for the density, then they need a reason why it doesn't meet code.

There was discussion about the block length requirements. Mr. Struthers stated that based on the Transverse Mountain Area Plan, which is the governing document, it appears they are meeting those standards, but they could confirm that if it's tabled.

3rd Amendment to the Motion: Councilor Koivisto amended her motion to include that staff confirm that the block lengths meet the Traverse Mountain Area Plan standards, and noted that there are concerns with the traffic study. Councilor Albrecht seconded the amendments to the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Abstained; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed with 3 in favor, 1 opposed, and 1 abstained.

7. **Consideration of Preliminary subdivision approval of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.**

   This item was heard and voted on with item 6.

8. **Consideration of Ordinance #21-2023 the Arias General Plan Amendment on 1.97 acres of property located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), changing the land use designation from Neighborhood Commercial to Heavy Commercial.**

   Jose Arias was the applicant. He stated that to continue operating his business, he needs to change the zone. There was discussion of concerns about changing the zone and a development agreement was suggested.

   Motion: Councilor Southwick moved to table this item for the purpose of drafting a development agreement to operate the landscape business at the property for the time that the owner is located there, and that the development agreement include that the main entrance to the property be at 1085 South. Councilor Southwick seconded the motion.

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

9. **Consideration of Ordinance #22-2023 the Marwood zone change on 0.84-acres of property located at 301 East State, changing the zoning from Mixed Use to TOD.**

   Items 9 and 10 were heard together. The applicant was not present. Mr. Struthers stated that they have concerns with the access points that was not addressed in the Development Review Committee.

Motion: Councilor Koivisto moved to table items #9 and #10 and that these items be rescheduled after the concern with access is addressed. Councilor Southwick seconded the motion.

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

10. Adjournment

With no further business to come before the City Council at this time, Councilor Southwick moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:00 p.m.

Approved: March 14, 2023

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO 7451 Mountainland.pdf

Skye Substation PO.pdf

Stuart C Irby Co - $250598.pdf

po #7456.pdf

LEHI CITY
CITY COUNCIL AGENDA
March 14, 2023

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Mountainland	Supplies for PI Metering	$2,000,000.00	See Budget Amendment
Prolec GE Waukesha Inc	Skye Substation Unit	$1,240,539.00	Will be reimbursed through impact fees
Stuart C Irby	Construction materials	$250,598.00	Inventory
Staker Parson	Road Projects	$5,000,000.00	$378,816.00 & $775,760.00 Most projects will occur in the 2024 Budget Year

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7451

3075

ISSUED TO: MOUNTAINLAND SUPPLY CO.
P.O. BOX 127

OREM UT 84059-0127

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

DEPARTMENT:

PURCHASE ORDER DATE: 03/29/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SUPPLIES FOR PI METERING PROJECT	2,000,000.00	2,000,000.00	55-40-45-100

TOTAL 2,000,000.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	Prolec GE Waukesha Inc.	**Vendor #**		
	Street	400 S Prairie Ave	**Date**		4/4/2023
	City	Waukesha	**State**	WI	
	Zip	53186-5969	**Phone**		

Dean Lundell

Power — 73-50-23-002

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

Quanity	Unit	Materials and Description	Price	Total
1		SKYE SUBSTATION UNIT	$1,240,539.00	$1,240,539.00
		Total		$1,240,539.00

Justification:	Price Determination	
See Attached	State Bid	
	Informal Bid	
	Written Bid	
	State Bid	
	Other	

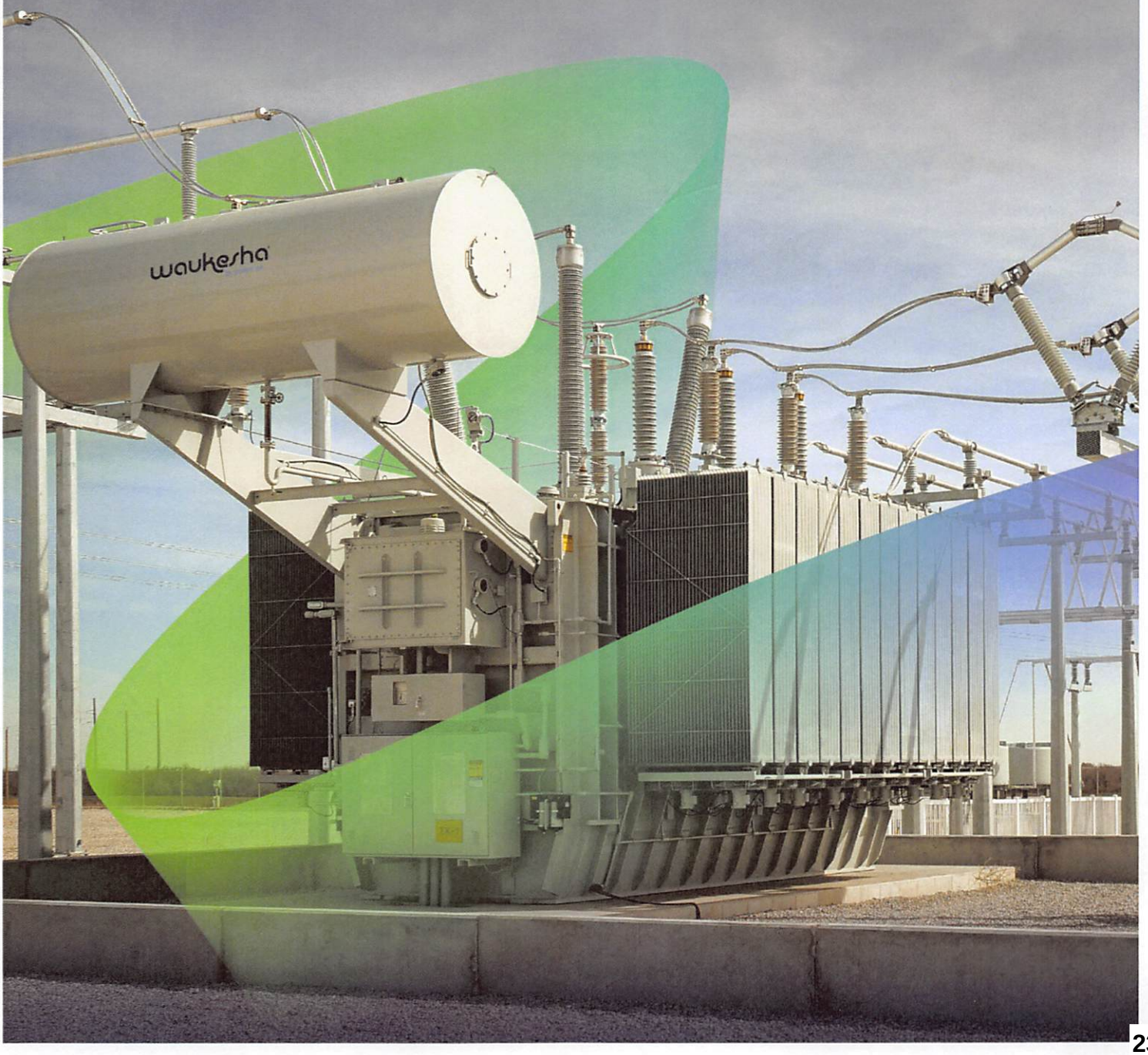
waukesha

LEHI CITY POWER

Prolec GE Waukesha Quotation 70012284

02/09/2023

REV.	DESCRIPTION	CREATED BY	DATE
0	Initial Release	Tina Chacon	02/09/2023



Prolec-GE Waukesha, Inc. Quotation

02/09/2023

LEHI CITY POWER
153 NORTH 100 EAST
LEHI, UT 84043

Inquiry	Ref. 2023-3
Quote Number	70012284
Specification Document(s)	NORTH CENTER 138KV-13.2KV SPEC

TEAM CONTACT INFORMATION

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angelique.matzen@prolec.energy

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waukesha

Quotation # 70012284
02/09/2023

QUOTE SUMMARY

Item Number	10
Price Per Unit	**$1,240,539.00**
Quantity	1
Warranty	Prolec GE Waukesha's 5 Year Power Transformer Warranty
Rating Information	20/26.667/33.333/37.333 MVA, ONAN/ONAF/ONAF 3 Phase, 60 Hz., 55/65 Degree C rise 138 kV DELTA To 13.2 kV GRDY with RMV Reduced Capacity LTC and MDIII motor drive
Ship To Destination	Lehi City, UT
Ship To Location	To Be Determined If the Ship To Location is not known as of the bid issue date, then the quoted freight and rigging costs may be subject to adjustment based upon final delivery location.
Shipment Lead Time	30-32 months after Waukesha Order Acknowledgment issue date, subject to plant loading at the time of receipt of order. Please consult the Channel Partner, Application Engineer or Product Sales Specialist identified in the CONTACT INFORMATION shown in this quotation if an alternate lead time is preferred.

ADDERS

- SFRA Testing (shipping configuration/fully assembled on pad) $2,000.00 per test

Customer requested Adders and Deducts shall be added to or deducted from the Transformer Price, and they shall be payable in accordance with agreed upon Payment Terms unless otherwise stated by Waukesha in writing.

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PRICE & PAYMENT TERMS POLICY

PRICE POLICY

Price Adjustment Policy
At the time of final invoicing, Waukesha will provide an updated selling price based on the change in material costs for copper, core steel, plate steel, mineral oil, paper insulation and labor since the time of quotation. The final selling price will be (adjusted upwards or downwards) using the indices identified below and the latest available at time of shipment.

The following material indices are the base indices for this quotation:

Material	Name	Value	Unit	Index Date	% of Transformer Sales Price
Copper	HG-Comex	$381.65	$/cwt	Dec – 22	10.0%
Core Steel	Waukesha Internal Pricing Index	$132.00	- -	Dec – 22	8.0%
Plate Steel	AMM Cut-to-length Plate Carbon Grade FOB mill US$/CWT	$72.71	$/cwt	Dec – 22	6.0%
Oil	Brent Crude Futures, Continuous Contract #1 (B1) (Front Month)	$81.46	42-gal barrel	Dec – 22	2.0%
Insulation	PIX U.S. NBSK Index	$1,716.66	ton	Dec – 22	2.0%
Labor	U.S. BLS NAICS Code 335 - Mfg Labor Cost Index	$24.36	- -	Dec – 22	22.0%

Note: The Quoted Item Price(s) does not include sales, use, excise or any other taxes. Any taxes imposed shall be the responsibility of customer and will be invoiced accordingly, unless Prolec GE Waukesha is presented with a valid exemption certificate.

PAYMENT TERMS & MILESTONES

Payment milestones, subject to credit approval, are as follows:

- 10% to be invoiced at time of Order Acknowledgement
- 40% to be invoiced at Approval Drawing Submittal
- 40% to be invoiced at time of Release to Manufacturing
- 10% to be invoiced at Delivery to pad/site

Note: All payments are Due Net 30 days from date of invoice.

LATE PAYMENT POLICY

If payment is more than 10 days past the due date of the applicable invoice, Prolec GE Waukesha may:

1. Charge interest of 1-½% per month of the unpaid balance, and/or;
2. Withhold shipment of the affected Transformer until Customer is current on all payment obligations as set forth under the applicable Purchase Order.

For the avoidance of doubt, any delay in shipment due to Customer's late payment shall be credited to Prolec GE Waukesha in regards to the calculation of any liquidated damages. Any additional costs incurred due to postponed shipment under this section shall be the responsibility of Customer.

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Lehi
North Center Street
138-13.2kV

2/23/2023

Description	SPEC	BIDDERS			
		Pacific Power Reps	Power West Engineering LLC	Rogers-Strong Associates	Stuart C Irby Co
138kV-13.2kV, 22/26.7/33MVA Transformer		$ 1,518,893.00	$ 1,455,775.00	$ 1,240,539.00	$ 2,050,000.00
Rating at 55 Deg	22/26.7/33.33 MVA	22/29.3/36.67 MVA	20/26.7/33.33 MVA	20/26.667/33.33 MVA	20/26.667/33.33MVA
Rating at 65 Deg	22.4/29.87/37.33 MVA	22.4/29.9/37.3 MVA	22.4/29.87/37.33 MVA	22.4/29.87/37.33 MVA	22.4/29.87/37.33 MVA
Primary Voltage	138KV	138KV	138KV	138KV	138KV
Primary Winding	DELTA	DELTA	DELTA	DELTA	DELTA
Primary BIL	650KV	650KV	650KV	650KV	
Primary Winding Material	COPPER	COPPER	COPPER	COPPER	
NLTC	YES	YES	YES	YES	
Secondary Voltage	13.2KV	13.2	13.2	13.2	12.47
Secondary Winding	GROUNDED WYE	WYE	WYE	WYE	
Secondary BIL	110KV	110KV	110KV	110KV	
Secondary Winding Material	COPPER	COPPER	COPPER	COPPER	
Cylindrical Windings	YES	YES	YES	Yes	
Cylindrical CORE	YES		YES		
Transformer Impedance		10%	10%	10%	
LTC	YES	Yes	Yes		
Manufacturer		Reinhausen	Reinhausen	Reinhausen	
Model		RMV-II-2000-15	RMV-II	RMV-II-2000-25	
Rating					
Operations					
Auxiliary Transformer	Y/N	N	N	N	N
Seller		Virginia Transformer Corp.	Niragara Power Transformer	Prolec-GE Waukesha	Hitachi Energy
Factory Location		Pocatello, ID	Buffalo, NY	Goldsboro, NC	Crystal Springs, MS
Approval Drawings Lead Time		14-16 weeks ARO	16-18 weeks	30 weeks before shipping	20-24 weeks ARO
Equipment Delivery Lead Time		80-84 weeks	94 weeks	120-128 weeks	112-120 weeks ARO
Service Engineer	3 DAYS	$ 7,000.00	$ 9,000.00	Included in quote	Included in quote
Cost of additional Service Engineer Days		$2334/DAY	$2500/ DAY	$1685/ day	
Spare HV Bushing		$ 4,000.00	$ 12,000.00	$ 4,390.00	
Spare LV Bushing		$ 2,500.00	$ 5,000.00	$ 2,060.00	
Oil Volume in Gallons		8530,Type II inhibited mineral oil	7,779 gallons mineral oil	6,448 gallons mineral oil	
Shipment Method		TRUCK	TRUCK	TRUCK	TRUCK
Rail Siding		N/A	N/A	N/A	N/A
No-Load Losses at Nominal (kW)		27	15.3	16	
No-Load Losses at 110% Nominal (kW)		38.88	21	20.6	
Full Load losses (kW)		90	361.4	73.5	
Aux Losses (kW)		3.2	7.5	8.6	
Exciting Current 100%		0.27%	0.20%	0.50%	
Exciting Current 110%		1.07%	0.35%	1%	
Positive Sequence impedance		9%	10%	10%	
Positive Impedance X/R		6.59	19.26	27.21	
Sound level ONAN		74 dBA	70 dBA	71 dBA	
Sound level ONAF		76 dBA	72 dBA	74 dBA	
Sound Level ONAF		76 dBA	73 dBA	74 dBA	
Regulation ONAN 1.0PF		99.44%	1.02%	0.86%	
Regulation ONAN 0.8PF		99.30%	6.70%	6.57%	
Core and Coil Weight (lb)		45200	60008	56515	
Tank and Accessories (lb)		51025	43989	44000	

Oil Weight (lb)		63975	56788	48360	
Total Weight (lb)		175000	160785	148875	
Shipping Weight (lb)		98525	93163	85685	
Tank Height (in)		155	153	152	
Height of HV bushing (in)		229	224	210	
Height of LV bushing (in)		165	179	146	
Bearing Dimensions (in)		173(W)" X 92(L)"	138(W) " X 206(L)"	171(W) " X 78(L)"	
Overall dimensions (in)		173(W)" X 96(L)"	192(W) " X 260(L)"	288(W) " X 136(L)"	
Outline Drawings		14-16 weeks	16-18 weeks	30 weeks	
Nameplate		14-16 weeks	16-18 weeks	30 weeks	
Schematic		14-16 weeks	16-18 weeks	30 weeks	
Wiring		14-16 weeks	16-18 weeks	30 weeks	
NOTED Exception		See proposal	None		Signed bid spec sheet is missing for this bid
Subtotal Cost		$ 1,518,893.00	$ 1,455,775.00	$ 1,409,121.00	$ 2,050,000.00
Freight Cost		$ 17,517.00	Included		
On Site Cost		$ 7,000.00	$ 9,000.00	Included	
5-Year Warranty		Included	Included	Included	Included
Offload ESTIMATE			Included		
Assembly, Vacuum Filling and Testing			Included	Included	
Additional Day		$ 2,334.00	$ 2,500.00	$ 1,685.00	
Loss Evaluation (See Attached)		$ 157,289.63	$ 265,149	$ 105,810	$ -
		$ 1,700,699.63	$ 1,729,924.19	$ 1,514,931.44	$ 2,050,000.00

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	4/4/2023
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
7		S&C 65152R1 (PME-9) 15KV DEADFRONT	$17,400.00	$121,800.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (2) 600 AMP SWITCHED WAYS AND		
		(2) 200 AMP FUSED WAYS FOR SME-20 FUSING		
2		S&C 65162R1 (PME-11) 15KV DEADFRONT	$18,500.00	$37,000.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (3) 600 AMP SWITCHED WAYS AND		
		(1) 200 AMP FUSED WAYS FOR SME-20 FUSING		
8		CONCAST FC74-76-20-6264 FIBERCRETE	$1,020.00	$8,160.00
		BOX PAD 74-X 76-X-20-IN DEEP FOR PME-9		
		PME-11 PME-10 PME-12		
50		BURNDY K6B28-4N GROUNDING PAD	$110.00	$5,500.00
150		FAULT INDICATOR 29-6115-000 PWR DEL.	$204.00	$30,600.00
30		612125 FUSE UNIT SMU-20 125E STANDARD SPD	$175.00	$5,250.00
201		COPS LJ215C4U 4 POINT JUNCTION	$170.00	$34,170.00
		15 KV WITH U STRAP		
75		49-6007-306 6' 3-PH FIBER OPTIC CABLE	$82.00	$6,150.00
		W/SCREW/NUT SOCKET		
48		PWTR PJ-320 2-1/2GAL PULLING LUBE	$41.00	$1,968.00
		SKYE BACKBONE 1 AND 2		
				$250,598.00

Justification:	Price Determination	
THESE ITEMS ARE IN STOCK IN SLC.	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

LEHI CITY
POWER DEPARTMENT

4/4/2023

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
801-975-7300

QUOTE DATE	ORDER NUMBER
04/04/23	S013487343

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	PME		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		04/04/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/UOM	Ext Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
50EA		1	BURN K6B284N 4 HOLE NEMA PAD TO S/6	110.000EA	5500.00
150EA		2	+PODP 29-6115-000 FAULT INDICATOR FOR 1.57"-2.37" CABLE TIME/MANUAL 4HR RESET	204.000EA	30600.00
30EA		3	+SANC 612125 FUSE UNIT SMU-20 125E STANDARD SPEED 14.4KV	175.000EA	5250.00
201EA		4	*COPS LJ215C4U 4 POINT JUNCTION, 15KV WITH U STRAP	170.000EA	34170.00
75EA		5	+PODP 49-6007-306 6' 3PH FIBER OPTIC CABLE	82.000EA	6150.00
48EA		6	PWTR PJ-320 2-1/2GAL WIRE PULL LUB	41.000EA	1968.00

*** This is a quotation ***

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

Subtotal	83638.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	83638.00

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** Reprint ** Reprint ** Reprint **

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
801-975-7300

QUOTE DATE	ORDER NUMBER
04/04/23	S013487343

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	PME		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		04/04/23	Yes	120 UTAH COUNTY

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
7EA		1	+SANC 65152R1 PME-9 PD MTG GEAR	17400.000EA	121800.00
2EA		2	*SANC 65162R1 PME-11 SWITCHGEAR, PDMT, DEADFRONT, 15KV, 95KV BIL, 3 SWITCH CABINETS, 1 FUSE CABINET, SMU-20	18500.000EA	37000.00
8EA		3	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	1020.000EA	8160.00

*** This is a quotation ***

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

Subtotal	166960.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	166960.00

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** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7456

4080
ISSUED TO: STAKER & PARSON COMPANIES
2350 SOUTH 1900 WEST SUITE 100

OGDEN UT 84401

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

DEPARTMENT:

PURCHASE ORDER DATE: 03/31/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	TRAVERSE BLVD WIDENING	350,000.00	350,000.00	49-70-70-106
0	1.00	600 EAST SUBDIVISION	700,000.00	700,000.00	32-70-70-246
0	1.00	ROAD CONSTRUCTION PROJECTS	850,000.00	850,000.00	11-50-09-010
0	1.00	ROAD CONSTRUCTION PROJECTS (ROAD TAX)	3,100,000.00	3,100,000.00	11-50-20-004

TOTAL 5,000,000.00

Authorized By:

Department Head 4/2/2023

City Council Approval Date *

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

Mayor or City Administrator

LEHI CITY PURCHASE REQUISITION REQUEST

Dean Lundell

Supplier

Name Staker Parson Materials & Construction
Street 89 West 13490 South
City Draper **State** UT
Zip 84020 **Telephone** 801-871-6632

Vendor

Date March 31, 2023

Lin Powell

Engineering	See below	
Requesting Department	**Department Account Numbers**	**Department Head Signature**

Quantity	Unit	Materials and Description		Price	Total
1	LS	Traverse Blvd Widening	49-70-70-106	$350,000.00	$350,000.00
1	LS	600 East Subdivison	32-70-70-246	$700,000.00	$700,000.00
1	LS	Road Construction Projects	11-50-09-010	$850,000.00	$850,000.00
		100 South			
		200 South			
		2300 West			
		300 East			
1	LS	Road Construction Projects (Road Tax)	11-50-20-004	$3,100,000.00	$3,100,000.00
		Mill & Overlays			
		Rebuild roads with 3" of asphalt and other improvements			
		Widen roads			
		Staker's contract will be extended to December 31, 2023			
					$5,000,000.00

JUSTIFICATION:
This is part of the multi-year Roads Project with Staker.
Their work to date has been acceptable.
The Family Park Roads need to be constructed.
The Road repair/construction projects need to be done this year.

PRICE DETERMINATION	
Verbal Quote	
Informal Bid	
Written Bid	x
State Bid	
Other	

From: Dean Lundell
To: Candida Tanner; Teisha Wilson
Subject: PO for Stake
Date: Friday, March 31, 2023 11:11:58 AM
Attachments: Staker PO - Lorin.pdf

Hi Candida/Teisha:

This PO is for Staker Parson asphalt work. Lorin just needs it on the 4/11 agenda. Budget for 11-50-09-010 is $378,816 and the budget for 11-50-20-004 is $775,760. However, most of these projects will occur in next year's budget with the fiscal year's Class C funding. Budgets for Traverse Blvd Widening and 600 E Subdivision will need to be amended. Let me know if you need a better explanation and we can discuss the best way to show this on the Council agenda.

Thanks,
Dean

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
2023 Budget Amendment
a. Public Hearing
b. Consideration of Resolution #2023-14 amending the Budget for the City of Lehi for Fiscal Year 2023.

Suggested Action:

Attachments:

Res 2023-14.doc

Budget Adjustment #2.pdf

LEHI CITY

RESOLUTION NO. 2023-14

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2023 (JULY 1, 2022 – JUNE 30, 2023).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2023; and

WHEREAS, for the purpose of amending the Fiscal Year 2023 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

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

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

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

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

Section 1. General Fund Budget. (See attachment A)

Section 2. Revenues in Excess of Amounts Anticipated. Any revenues received in excess of the amounts anticipated to cover current expenditures shall be applied as per attachment A:

Section 3. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 11th day of April, 2023.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #2

FISCAL YEAR 2022-2023

Lehi City
Budget Amendment #2
Fiscal Year 2022-23
March 2023

Amendment 1a – Legacy Center Outdoor Pool Wages

- In order to maintain staffing levels and keep competitive wages, the part-time wages were increased at the Legacy Center The increased wages will be covered by participation and membership fees.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Legacy Center	Wages/Benefits	3,493,599	120,000	3,613,599	Program Fees

Amendment 1b – Communities That Care Program

- The City has received grant to fund community outreach and youth support programs. The City's matching portion is $10,000.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Police Wages	6,198,290	13,000	6,211,290	Grant
General Fund	Communities That Care	0	10,000	10,000	Fund Balance

Amendment 1c – State Asset Forfeiture Grant

- The City received a grant from the State using Forfeiture funds. The City's match will use $1,010 of internal City funds. Proceeds will be used to purchase traffic control equipment and on-site evidence tent.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Police Supplies	23,890	13,079	36,969	Grant with Match

Amendment 1d – Fiber Fund Employees

- As the City's city-wide fiber system continues to evolve, employees are needed for development, inspection, and administration.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fiber	Wages	96,900	123,100	220,000	Bond Working Capital
Fiber	Benefits	50,185	37,000	87,185	Bond Working Capital
Fiber	Travel & Training	0	1,500	1,500	Bond Working Capital
Fiber	Office Supplies	0	7,500	7,500	Bond Working Capital
Fiber	Professional/Technical	0	25,000	25,000	Bond Working Capital
Fiber	Miscellaneous	0	10,000	10,000	Bond Working Capital

Amendment 1e – Class C Projects

- The City is falling behind in its responsibility for proper signage throughout the City. Also, with the heavy snowfall this year, the Streets salt budget is depleted. This amendment will used funds from the Class C Road funds to add to these projects.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Class C Funds	Street Signs	85,000	30,000	115,000	Reserves
Class C Funds	Snow Removal	132,000	25,000	155,000	Reserves

Amendment 1f – Legacy Center Utilities

- Natural gas prices have risen at unprecedented levels in recent months. The cost for natural gas to heat the recreation center has risen dramatically.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Legacy Center	Utilities	116,477	150,000	266,477	Reserves

Amendment 1g – Library Grant

- The Library recently received a grant for books and programs.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Library - Story Hour	5,000	1,800	6,800	Grant
General	Library – Books	210,000	15,795	225,795	Grant

Amendment 1h – City Recorder and Council Chambers Upgrades

- Purchases were necessary to upgrade the recording and streaming capabilities of the City Council Chambers.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Recorder – Equipment	20,800	52,190	72,990	Reserves

Amendment 1i – Police Grant – Mental Health and Wellness Grant

- HB23 from the 2022 legislative session, requires agencies to provide mental health support for its first responders. Lehi has received a grant to fund this service for this year.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Police – Professional and Technical Services	144,378	50,000	194,378	Grant

Amendment 1j – Risk Insurance Premiums

- Current funding to insure City properties and liabilities is insufficient. This year, that insufficiency can be covered from fund balance. Increased funding is included in the FY2024 budget.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Risk Management	Insurance	997,500	300,000	1,297,500	Reserves

Amendment 1k – PI Meters

- Legislation requiring metering of all pressurized irrigation connection was passed during the 2022 session. Most of this will be funded through grants and loans from the State. These supplies will all be used to purchase meters as part of this replacement program.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
PI	PI Meters	75,000	7,000,000	7,075,000	Grants/ Loans

Amendment 1l – Fire Overtime

- Fire employees have incurred overtime wages due to wildfire support, which is funded from grants and additional ambulance transfers, which is funded from medical reimbursement fees.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Fire Overtime	177,729	15,000	192,729	Grants
General Fund	Fire Overtime	192,729	30,000	222,729	Ambulance Fees

Amendment 1m – Power Purchases

- Due to extremely difficult market conditions, the price to acquire power resources has increased greatly. These additional costs are necessary to continue to provide power to Lehi Power customers. Funding will come from reserves in the Power Fund.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Power	Power Purchases	33,297,591	12,000,000	45,297,591	Reserves

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-18 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2024.

Suggested Action:

Attachments:

Res 2023-18.docx

FY 2024 MAYOR'S TENTATIVE BUDGET.pdf



RESOLUTION NO. 2023-18

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2024 (JULY 1, 2023 – JUNE 30, 2024)

WHEREAS, the Budget Officer of Lehi City has prepared a tentative budget covering the period July 1, 2023 to June 1, 2024, and;

WHEREAS, Utah State Code 10-6-111 requires the Budget Officer to submit the tentative budget to the governing body on or before their first regularly scheduled meeting in May and,

WHEREAS, Lehi City wishes to comply with this statute.

NOW, THEREFORE, be it resolved by the City Council of the City of Lehi, Utah to adopt the tentative budget for fiscal year 2024 as outlined in Attachment A.

Resolved this this 10th day of April, 2023.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2024



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2024

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2024

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2024

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Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projections will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

- Reports will be made quarterly to the City Council to report performance and identify areas in the budget that may need to be adjusted.

Taxation

- Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will consider adjusting property tax rates to recover lost purchasing power associated with the certified tax rate every two years. Increases in the property tax rate will primarily increase to make tax revenue consistent with inflation.

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- Any debt issuance will be accompanied by the identification of the specific revenue stream which will be utilized to make debt service payments.

- The City will analyze its current debt to identify opportunities to take advantage of long-term borrowing to restructure or refund current debt to achieve improved interest rate and/or debt service payments.

- Finance professionals will be utilized in the area of advising and underwriting to obtain the best possible credit rating and interest rate. These professionals will be chosen based on their expertise and experience.

- Lehi City will regularly evaluate factors related to its credit rating. These factors will be used to develop policies which will maintain a high credit rating for the City.

- Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.

Investment Policies

- Lehi City seeks to invest its idle cash in securities and deposits that provide safety and liquidity, while maintaining compliance with Utah State law.

- The City's objectives when determining investment alternatives will be based on (1) safety of principal, (2) liquidity, and (3) return on investment.

- The City will utilize the State of Utah's Public Treasurer's Investment Fund (PTIF) to invest its funds to emphasize security and liquidity.

- Lehi City will also engage investment advisors/brokers as needed to boost return, while keeping in line with liquidity needs and strict adherence to the Utah Money Management Act.

- As required by Utah State law, balances of all public funds will be reported semi-annually.

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Fees will be evaluated on a regular basis. All fees should cover the full cost of the service provided. These costs include a fair allocation of administrative and facilities costs.

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds:
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- The City will develop and use a multi-year financial plan to identify issues of financial stress. The plan will propose possible solutions to any difficulties which are identified.

- Lehi will use a five-year rolling capital improvement plan with funding identified for all years linked to the operating budget and long-term financing strategy.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Taxes						
Current property taxes	$ 12,294,991	$ 12,847,201	$ 13,797,201	$ 13,797,201	25%	$ 950,000
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	20,305,079	17,708,256	21,088,256	21,196,401	39%	3,488,145
Franchise taxes	5,127,558	4,900,000	4,900,000	5,000,000	9%	100,000
Cell phone taxes	687,862	550,000	550,000	625,000	1%	75,000
Innkeeper taxes	318,250	180,000	180,000	230,000	0%	50,000
Total Taxes	**$ 38,733,740**	**$ 36,185,457**	**$ 40,515,457**	**$ 40,848,602**		
License and Permits						
Business licenses	$ 111,358	$ 115,000	$ 115,000	$ 115,000	0%	-
Building permits	3,901,605	3,229,000	3,229,000	3,229,000	6%	-
Accessory Dwelling Unit	4,278	-	-	-	0%	-
Plan reviews	2,066,978	1,625,000	1,625,000	1,625,000	3%	-
Micron plan review & inspection	-	75,000	75,000	75,000	0%	-
Inspection fees	704,076	700,000	700,000	700,000	1%	-
State 1% building permit fees	39,709	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 6,828,003**	**$ 5,764,000**	**$ 5,764,000**	**$ 5,764,000**		
Intergovernmental Revenue						
Library grant	$ 60,435	$ -	$ -	$ -	0%	-
Fire department grants	81,957	268,568	268,568	268,568	0%	-
County recreation grants	-	32,000	32,000	32,000	0%	-
State grants	25,492	75,000	98,000	98,000	0%	23,000
Grants	4,735,308	70,000	187,000	187,000	0%	117,000
Sr citizen building rental income	325	5,000	5,000	5,000	0%	-
Senior citizen income	36,579	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	119,500	103,000	157,500	157,500	0%	54,500
County fire allocation	8,137	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 5,067,733**	**$ 618,568**	**$ 813,068**	**$ 813,068**		
Charges For Service						
Library receipts	$ 20,158	$ 70,000	$ 70,000	$ 70,000	0%	-
Library video rental fees	6,884	25,000	25,000	25,000	0%	-
Special police revenue	106,117	50,000	50,000	50,000	0%	-
Sale of cemetery lots	425,370	130,000	250,000	250,000	0%	120,000
Headstone setting fee	7,848	4,500	4,500	4,500	0%	-
Cemetery burial fees	102,925	52,000	52,000	52,000	0%	-
Fire fees	259,876	195,600	195,600	195,600	0%	-
Ambulance fees	2,107,884	1,224,000	2,224,000	2,224,000	4%	1,000,000
Passports	76,844	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,113,907**	**$ 1,851,100**	**$ 2,971,100**	**$ 2,971,100**		
Fines and Forfeitures						
Court fines & forfeitures	$ 715,893	$ 732,500	$ 732,500	$ 732,500	1%	-
Enforcement fees	1,500	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 717,393**	**$ 737,500**	**$ 737,500**	**$ 737,500**		
Miscellaneous Revenues						
Interest earnings	$ 91,611	$ 100,000	$ 100,000	$ 100,000	0%	-
Traffic school	29,801	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Miscellaneous Revenues - continued						
Park rental	112,705	42,000	42,000	42,000	0%	-
Portable stage rental	1,000	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	3,760	65,000	65,000	65,000	0%	-
Sale of fixed assets	22,156	10,000	10,000	10,000	0%	-
Sale of city property	-	-	-	-	0%	-
Sale of materials	328	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	2,083	3,250	3,250	3,250	0%	-
Miss Lehi revenue	8,340	21,000	21,000	21,000	0%	-
Lehi roundup revenue	22,351	64,500	64,500	64,500	0%	-
Misc revenue contractors	121,730	50,000	50,000	50,000	0%	-
Family Week	-	-	-	-	0%	-
Alpine School District Rec Fee	18,932	15,000	15,000	15,000	0%	-
Office building rental fee	36,175	40,000	40,000	40,000	0%	-
Miscellaneous revenue	103,684	80,000	80,000	80,000	0%	-
Total Miscellaneous Revenues	**$ 574,655**	**$ 533,000**	**$ 533,000**	**$ 533,000**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,500	$ 590,500	$ 590,500	$ 590,500	1%	-
Allocation from electric	541,000	541,000	541,000	541,000	1%	-
Administrative charges RDA	1,167,851	1,600,000	1,600,000	1,600,000	3%	-
Fund balance reappropriation	-	986,271	3,814,695	492,616	1%	(493,655)
Total Contributions & Transfers	**$ 2,299,351**	**$ 3,717,771**	**$ 6,546,195**	**$ 3,224,116**		
Total General Fund Revenues	**$ 57,334,782**	**$ 49,407,396**	**$ 57,880,320**	**$ 54,891,386**	**100%**	**$ 5,483,990**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Justice court	$ 593,817	$ 682,175	$ 700,778	$ 748,247	1%	$ 66,072
City recorder	263,442	215,709	411,677	411,677	1%	195,968
Administration	1,164,160	1,470,331	1,659,502	1,588,686	3%	118,355
Human resources	329,452	402,537	609,952	499,751	1%	97,214
Treasury	526,507	569,261	597,787	597,787	1%	28,526
Finance	645,207	752,596	757,849	761,849	1%	9,253
Mayor & City Council	420,930	407,159	419,668	427,668	1%	20,509
Legal services	625,670	782,790	929,092	807,092	1%	24,302
Emergency management	110,001	167,968	173,057	173,057	0%	5,089
Information Center	479,205	615,430	615,822	615,822	1%	392
Police	10,145,487	12,537,622	13,274,700	13,031,661	24%	494,039
Fire	8,084,557	9,092,980	11,510,319	10,851,937	20%	1,758,957
Planning & zoning	938,087	1,095,257	1,273,154	1,266,454	2%	171,197
Development Services (Building Dept)	1,349,325	1,813,987	1,833,414	1,838,414	3%	24,427
Economic development	215,939	259,036	267,522	271,522	0%	12,486
Streets & public improvements	1,858,918	2,080,129	2,434,264	2,407,015	4%	326,886
Engineering	911,054	1,046,433	1,116,384	1,105,884	2%	59,451
Parks	2,934,694	3,944,337	5,105,266	4,315,155	8%	370,818
Community events	461,882	495,700	495,700	495,700	1%	-
Senior citizen	233,800	368,040	385,336	395,336	1%	27,296
Library	1,511,585	1,636,328	1,676,929	1,721,929	3%	85,601
Literacy center	311,690	441,087	597,338	494,208	1%	53,121
Cemetery	454,656	640,952	661,819	679,819	1%	38,867
Museum	285,231	299,750	299,750	311,800	1%	12,050
Non-departmental	19,126,074	8,297,997	10,073,241	9,072,917	17%	774,920
Total General Fund Expenditures	**$ 53,981,368**	**$ 50,115,591**	**$ 57,880,320**	**$ 54,891,386**	**100%**	**$ 4,775,795**
Surplus/(Deficit)	**$ 3,353,414**	**$ (708,195)**	**$ 0**	**$ (0)**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	3	3	5	4		1
Salaries & Wages	$ 195,095	$ 224,237	$ 357,869	$ 269,833	54%	45,596
Employee Benefits	88,584	101,245	153,028	127,863	26%	26,618
Books, Subscriptions, Memberships	250	1,500	1,500	1,500	0%	-
Travel & Training	3,025	5,000	5,000	5,000	1%	-
Office Supplies	463	2,750	3,750	2,750	1%	-
IT Fund Charges	14,000	44,000	45,000	45,000	9%	1,000
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	800	800	800	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	5,000	1%	4,000
Professional & Technical	26,759	21,005	36,005	36,005	7%	15,000
Miscellaneous	277	1,000	6,000	6,000	1%	5,000
Total HR Expenditures	**$ 329,452**	**$ 402,537**	**$ 609,952**	**$ 499,751**	**100%**	**$ 97,214**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	4.3	5.5	5.5	5.5		0
Salaries & Wages	$ 326,429	$ 367,447	$ 383,320	$ 361,789	48%	$ (5,658)
Overtime	332	750	750	750	0%	-
Employee Benefits	152,386	171,043	142,262	142,262	19%	(28,781)
Books, Subscriptions, Memberships	464	1,000	1,000	1,000	0%	-
Travel & Training	3,652	13,100	13,100	13,100	2%	-
Office Supplies	9,784	11,000	11,000	11,000	1%	-
Building & Grounds	25,000	25,000	25,000	90,000	12%	65,000
IT Fund Charges	20,000	35,000	35,000	35,000	5%	-
Utilities	24,732	18,000	18,000	18,000	2%	-
Equipment Maintenance	4,456	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	5,000	1%	4,000
Electricity - Lehi City Power	3,608	5,575	5,575	5,575	1%	-
Professional & Technical	17,200	23,460	23,460	23,460	3%	-
Witness & Jury Fees	-	4,000	4,000	4,000	1%	-
Miscellaneous	4,774	4,000	4,000	4,000	1%	-
Capital Outlay	-	-	31,511	31,511	4%	31,511
Total Justice Court Expenditures	**$ 593,817**	**$ 682,175**	**$ 700,778**	**$ 748,247**	**100%**	**$ 66,072**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 78,188	$ 85,529	$ 89,337	$ 89,337	22%	$ 3,808
Employee Benefits	43,274	47,280	49,441	49,441	12%	2,161
Books, Subscriptions, Memberships	440	5,000	5,000	5,000	1%	-
Public Notices	662	7,500	7,500	7,500	2%	-
Travel & Training	774	4,000	4,000	4,000	1%	-
Office Supplies	172	2,500	2,500	2,500	1%	-
IT Fund Charges	4,000	19,000	19,000	19,000	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	27,644	20,800	20,800	20,800	5%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	1,000	0%	-
Professional & Technical	8,041	12,100	12,100	12,100	3%	-
Miscellaneous	393	11,000	11,000	11,000	3%	-
Election Expense	98,854	-	190,000	190,000	46%	190,000
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 263,442**	**$ 215,709**	**$ 411,677**	**$ 411,677**	**100%**	**$ 195,968**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	8	9	10	9.5		0.5
Salaries & Wages	$ 675,217	$ 819,968	$ 926,656	$ 892,064	56%	$ 72,096
Overtime	2,947	-	-	-	0%	-
Employee Benefits	297,894	371,500	431,484	395,759	25%	24,259
Books, Subcriptions, Memberships	6,063	6,500	6,500	6,500	0%	-
Public Notices	-	1,000	1,000	1,000	0%	-
Travel & Training	54,777	47,000	49,000	49,000	3%	2,000
Office Supplies	6,386	18,700	18,700	18,700	1%	-
Fleet Fund Charges	19,162	19,162	24,162	18,662	1%	(500)
Fuel	-	-	500	500	0%	500
IT Fund Charges	8,000	24,601	24,601	24,601	2%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	10,000	1%	8,000
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	21,343	40,000	40,000	40,000	3%	-
Public Defender	42,930	100,000	100,000	100,000	6%	-
Miscellaneous	27,443	19,900	31,900	31,900	2%	12,000
Capital	-	-	2,999	-	0%	-
Total Administration Expenditures	**$ 1,164,160**	**$ 1,470,331**	**$ 1,659,502**	**$ 1,588,686**	**100%**	**$ 118,355**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 287,997	$ 302,151	$ 315,711	$ 315,711	53%	$ 13,560
Employee Benefits	190,931	190,410	205,376	205,376	34%	14,966
Books, Subscriptions, Memberships	250	1,000	1,000	1,000	0%	-
Travel & Training	1,432	4,000	4,000	4,000	1%	-
Office Supplies	5,129	3,200	3,200	3,200	1%	-
IT Fund Charges	16,000	46,000	46,000	46,000	8%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	10,000	10,000	10,000	10,000	2%	-
Professional & Technical	13,765	11,000	11,000	11,000	2%	-
Miscellaneous	1,003	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 526,507**	**$ 569,261**	**$ 597,787**	**$ 597,787**	**100%**	**$ 28,526**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 384,789	$ 410,394	$ 427,847	$ 427,847	56%	$ 17,453
Employee Benefits	172,775	200,417	188,216	188,216	25%	(12,201)
Books, Subscriptions, Memberships	2,489	2,246	2,246	2,246	0%	-
Travel & Training	6,266	6,500	6,500	6,500	1%	-
Office Supplies	4,873	10,000	10,000	10,000	1%	-
IT Fund Charges	10,000	40,489	40,489	40,489	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	5,000	1%	4,000
Professional & Technical	12,388	30,000	30,000	30,000	4%	-
Yearly audit	48,912	46,000	46,000	46,000	6%	-
Budget award	1,099	550	550	550	0%	-
Miscellaneous	617	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 645,207**	**$ 752,596**	**$ 757,849**	**$ 761,849**	**100%**	**$ 9,253**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 145,230	$ 164,243	$ 170,551	$ 170,551	40%	$ 6,308
Employee Benefits	123,669	135,916	142,117	142,117	33%	6,201
Books, Subscriptions, Memberships	54,498	35,000	35,000	35,000	8%	-
Travel & Training	12,557	-	-	-	0%	-
Office Supplies	374	3,000	3,000	3,000	1%	-
Reimb. Expenses	-	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	10,000	2%	8,000
IT Fund Charges	5,000	20,000	20,000	20,000	5%	-
Professional & Technical	73,539	25,000	25,000	25,000	6%	-
Miscellaneous	4,063	17,000	17,000	17,000	4%	-
Total City Council Expenditures	**$ 420,930**	**$ 407,159**	**$ 419,668**	**$ 427,668**	**100%**	**$ 20,509**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	5	5.5	6.5	5.5		0
Salaries & Wages	$ 389,130	$ 473,715	$ 585,745	$ 475,745	59%	$ 2,030
Employee Benefits	161,656	187,041	251,314	201,314	25%	14,273
Books, Subscriptions, Memberships	6,898	8,500	8,500	8,500	1%	-
Travel & Training	1,697	5,500	5,500	5,500	1%	-
Office Supplies	1,414	10,000	10,000	10,000	1%	-
IT Fund Charges	8,000	23,534	23,534	23,534	3%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	10,000	1%	8,000
Professional & Technical	34,922	40,000	40,000	40,000	5%	-
Prosecutor Outside Counsel	18,220	30,000	-	30,000	4%	-
Miscellaneous	1,732	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 625,670**	**$ 782,790**	**$ 929,092**	**$ 807,092**	**100%**	**$ 24,302**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	0.5	1	1	1		0
Salaries & Wages	$ 64,630	$ 70,109	$ 73,222	$ 73,222	42%	$ 3,113
Employee Benefits	37,971	43,159	45,135	45,135	26%	1,976
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	640	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Professional & Technical	-	10,000	10,000	10,000	6%	-
Miscellaneous	639	21,700	21,700	21,700	13%	-
Cert Program	6,062	12,500	12,500	12,500	7%	-
Rehab Program	59	6,500	6,500	6,500	4%	-
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 110,001**	**$ 167,968**	**$ 173,057**	**$ 173,057**	**100%**	**$ 5,089**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	1.5	7.5	7.5	7.5		0
Salaries & Wages	$ 304,144	$ 356,884	$ 366,133	$ 366,133	59%	$ 9,249
Overtime	-	-	-	-	0%	-
Employee Benefits	153,101	208,881	196,874	196,874	32%	(12,007)
Books, Subscriptions, Memberships	2,625	1,000	1,000	1,000	0%	-
Travel & Training	2,352	3,000	6,150	6,150	1%	3,150
Office Supplies	1,790	5,600	5,600	5,600	1%	-
IT Fund Charges	3,000	27,065	27,065	27,065	4%	-
Professional & Technical	2,763	4,000	4,000	4,000	1%	-
Miscellaneous	9,430	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 479,205**	**$ 615,430**	**$ 615,822**	**$ 615,822**	**100%**	**$ 392**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	69	75	78	76		1
Salaries & Wages	$ 5,168,336	$ 6,466,988	$ 6,757,323	$ 6,658,236	51%	$ 191,248
Overtime	558,874	291,000	311,370	311,370	2%	20,370
Employee Benefits	3,061,364	3,991,762	4,081,256	4,049,920	31%	58,158
Uniforms	96,229	59,500	83,260	69,020	1%	9,520
Tactical Equipment	6,772	36,650	36,650	29,875	0%	(6,775)
Books, Subscriptions, Memberships	5,693	4,338	4,338	4,338	0%	-
Travel & Training	53,428	57,550	57,550	57,550	0%	-
Office Supplies	32,420	31,000	31,000	31,000	0%	-
Fleet Fund Charges	475,948	659,111	696,589	490,589	4%	(168,522)
Fuel	-	-	206,000	206,000	2%	206,000
Buildings & Grounds O&M	75,000	75,000	75,000	175,000	1%	100,000
Utilities	7,337	17,500	17,500	17,500	0%	-
Equipment Maintenance	88,011	218,553	214,414	210,946	2%	(7,607)
Miscellaneous Supplies	18,166	23,890	23,890	23,890	0%	-
Electricity - Lehi City Power	76,070	60,000	60,000	60,000	0%	-
Professional & Technical	114,082	243,338	309,118	309,118	2%	65,780
IT Fund Charges	164,868	173,254	173,254	173,921	1%	667
Risk Mgmt Fund Charges	24,000	29,000	29,000	50,000	0%	21,000
K9 Supplies	22,912	12,000	12,000	12,000	0%	-
Firearms & Supplies	61,375	51,600	51,600	47,800	0%	(3,800)
Miscellaneous	28,169	25,588	25,588	25,588	0%	-
Capital Outlay	-	-	-	-	0%	-
Communities That Care	-	2,000	10,000	10,000	0%	8,000
NOVA Expenses	6,234	6,000	6,000	6,000	0%	-
RAD Kids Expenses	200	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 10,145,487**	**$ 12,537,622**	**$ 13,274,700**	**$ 13,031,661**	**100%**	**$ 494,040**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	67	68	83	83		15
Salaries & Wages	$ 4,071,228	$ 4,580,518	$ 5,660,653	$ 5,384,718	50%	$ 804,200
Overtime	255,719	177,729	241,729	241,729	2%	64,000
Employee Benefits	2,179,708	2,425,389	2,895,487	2,782,296	26%	356,907
Uniforms	91,098	87,907	179,407	179,407	2%	91,500
Books, Subscriptions, Memberships	6,476	20,150	20,150	20,150	0%	-
Travel & Training	25,796	62,110	62,110	62,110	1%	-
Office Supplies	11,590	22,400	22,400	22,400	0%	-
Fleet Fund Charges	895,392	995,394	995,394	1,244,394	11%	249,000
Fuel	-	-	101,000	101,000	1%	101,000
Buildings & Grounds O&M	37,816	37,650	37,650	90,000	1%	52,350
Utilities	28,213	24,000	24,000	24,000	0%	-
Equipment Maintenance	62,980	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	41,771	50,000	50,000	50,000	0%	-
Professional & Technical	31,108	75,200	75,200	75,200	1%	-
IT Fund Charges	31,833	67,573	67,573	67,573	1%	-
Risk Mgmt Fund Charges	10,000	10,000	10,000	50,000	0%	40,000
Education	27,247	26,650	26,650	26,650	0%	-
First Aid Supplies	129,920	122,950	122,950	122,950	1%	-
Miscellaneous	146,661	232,860	232,860	232,860	2%	-
Capital Outlay	-	-	610,606	-	0%	-
Total Fire Expenditures	**$ 8,084,557**	**$ 9,092,980**	**$ 11,510,319**	**$ 10,851,937**	**100%**	**$ 1,758,957**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	7.25	7.25	7.25	7.25		0
Salaries & Wages	$ 583,241	$ 657,884	$ 693,824	$ 686,624	54%	$ 28,740
Employee Benefits	267,622	292,226	309,315	304,315	24%	12,089
Books, Subscriptions, Memberships	1,349	3,000	3,000	3,000	0%	-
Public Notices	342	9,000	9,000	9,000	1%	-
Travel & Training	12,016	23,300	13,300	13,300	1%	(10,000)
Office Supplies	8,082	12,500	12,500	12,500	1%	-
Fleet Fund Charges	4,004	4,000	4,000	3,500	0%	(500)
Fuel	-	-	500	500	0%	500
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	24,512	32,320	32,320	32,320	3%	-
IT Fund Charges	14,000	29,534	29,534	29,534	2%	-
Risk Mgmt Fund Charges	4,000	4,000	4,000	10,000	1%	6,000
Recording Fees	15,030	6,000	6,000	6,000	0%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Enviornmental Sustainablitity Program	-	-	15,600	15,600	1%	15,600
Miscellaneous	3,887	2,500	2,500	2,500	0%	-
Capital Outlay	-	11,232	130,000	130,000	10%	118,768
Total Planning Expenditures	**$ 938,087**	**$ 1,095,257**	**$ 1,273,154**	**$ 1,266,454**	**100%**	**$ 171,197**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	13	15	15	15		0
Salaries & Wages	$ 826,431	$ 1,122,597	$ 1,150,738	$ 1,150,738	63%	$ 28,141
Overtime	14,638	10,000	10,000	10,000	1%	-
Employee Benefits	422,889	584,397	555,182	555,182	30%	(29,215)
Uniforms	-	3,100	3,100	3,100	0%	-
Books, Subscriptions, Memberships	8,487	9,000	9,000	9,000	0%	-
Travel & Training	11,994	17,000	17,000	17,000	1%	-
Office Supplies	9,191	9,000	9,000	9,000	0%	-
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	-	-	20,500	20,500	1%	20,500
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	10,000	1%	5,000
Professional & Technical	-	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	22,500	22,882	22,882	22,882	1%	-
Miscellaneous	3,595	4,210	4,210	4,210	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,349,325**	**$ 1,813,987**	**$ 1,833,414**	**$ 1,838,414**	**100%**	**$ 24,427**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 127,075	$ 137,575	$ 143,369	$ 143,369	53%	$ 5,794
Employee Benefits	55,959	61,186	63,878	63,878	24%	2,692
Books, Subscriptions, Memberships	18,023	19,200	19,200	19,200	7%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	5,466	7,875	7,875	7,875	3%	-
Office Supplies	400	1,500	1,500	1,500	1%	-
IT Fund Charges	2,000	10,000	10,000	10,000	4%	-
Permits & Licenses	-	1,500	1,500	1,500	1%	-
Risk Management Charges	2,000	1,000	1,000	5,000	2%	4,000
Professional & Technical	-	8,000	8,000	8,000	3%	-
Miscellaneous	5,017	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 215,939**	**$ 259,036**	**$ 267,522**	**$ 271,522**	**100%**	**$ 12,486**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	17.75	17.75	18.75	17.75		0
Salaries & Wages	$ 816,235	$ 907,778	$ 1,028,866	$ 983,647	41%	$ 75,869
Overtime	32,007	50,000	70,000	70,000	3%	20,000
Employee Benefits	445,090	542,821	590,583	554,217	23%	11,396
Uniforms	7,588	7,900	8,700	8,700	0%	800
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	25,561	25,000	25,000	25,000	1%	-
Office Supplies	5,242	5,500	5,500	5,500	0%	-
Fleet Fund Charges	379,198	378,914	461,010	437,234	18%	58,320
Fuel	-	-	77,000	77,000	3%	77,000
Buildings & Grounds	25,810	25,000	25,000	75,000	3%	50,000
Utilities	8,801	7,612	9,000	7,612	0%	-
Equipment Maintenance	15,857	25,000	25,000	25,000	1%	-
Risk Mgmt Fund Charges	11,500	11,500	11,500	25,000	1%	13,500
Electricity - Lehi City Power	27,754	30,000	30,000	30,000	1%	-
Professional & Technical	23,199	25,094	25,094	25,094	1%	-
IT Fund Charges	14,000	15,388	15,388	15,388	1%	-
Department Supplies	21,074	19,922	23,922	23,922	1%	4,000
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	-	-	16,000	1%	16,000
Total Streets Expenditures	**$ 1,858,918**	**$ 2,080,129**	**$ 2,434,264**	**$ 2,407,015**	**100%**	**$ 326,886**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	5	6	6.5	6.5		0
Salaries & Wages	$ 582,086	$ 643,114	$ 689,649	$ 675,649	61%	$ 32,535
Employee Benefits	279,421	305,397	323,113	323,113	29%	17,716
Uniforms	876	600	600	600	0%	-
Books, Subscriptions, Memberships	2,527	1,300	2,500	2,500	0%	1,200
Travel & Training	4,447	9,500	9,500	9,500	1%	-
Office Supplies	846	4,500	4,500	4,500	0%	-
Fleet Fund Charges	4,000	4,000	4,000	3,000	0%	(1,000)
Fuel	-	-	1,000	1,000	0%	1,000
IT Fund Charges	6,000	25,022	25,022	25,022	2%	-
Equipment Maintenance	12,738	27,500	31,000	27,500	2%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	10,000	1%	8,000
Professional & Technical	15,609	23,000	23,000	23,000	2%	-
Miscellaneous	502	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 911,054**	**$ 1,046,433**	**$ 1,116,384**	**$ 1,105,884**	**100%**	**$ 59,451**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	33	39	45	42		3
Salaries & Wages	$ 1,172,385	$ 1,824,166	$ 2,041,965	$ 1,840,309	43%	$ 16,143
Overtime	78,028	50,000	55,000	55,000	1%	5,000
Employee Benefits	540,361	691,753	998,208	807,319	19%	115,566
Uniforms	8,291	9,330	11,030	10,130	0%	800
Travel & Training	12,214	17,000	22,000	22,000	1%	5,000
Office Supplies	3,265	2,000	2,000	2,000	0%	-
Fleet Fund Charges	97,657	105,538	176,513	81,347	2%	(24,191)
Fuel	-	-	82,000	82,000	2%	82,000
Buildings & Grounds O&M	112,427	84,500	89,500	225,000	5%	140,500
Utilities	28,025	29,979	29,979	29,979	1%	-
Equipment Maintenance	59,849	40,000	40,000	40,000	1%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	25,000	1%	20,000
Electricity - Lehi City Power	93,038	100,000	100,000	100,000	2%	-
Professional & Technical	300,958	419,500	319,500	319,500	7%	(100,000)
IT Fund Charges	11,000	31,021	31,021	31,021	1%	-
Tree Trimming	46,192	60,000	60,000	60,000	1%	-
Purchase of Trees	34,159	108,000	108,000	108,000	3%	-
Miscellaneous	17,628	22,850	22,850	22,850	1%	-
Park Maintenance	234,754	206,700	366,700	366,700	8%	160,000
Park Pavilion & Playground Upgrades	25,456	87,000	87,000	87,000	2%	-
Capital Outlay	54,008	50,000	457,000	-	0%	(50,000)
Total Parks Expenditures	**$ 2,934,694**	**$ 3,944,337**	**$ 5,105,266**	**$ 4,315,155**	**100%**	**$ 370,818**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	45,209	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	152,201	102,500	102,500	102,500	21%	-
Youth City Council	-	4,000	4,000	4,000	1%	-
Family Week	-	5,000	5,000	5,000	1%	-
Foam Day	15,000	13,000	13,000	13,000	3%	-
Lehi Silver Band	4,200	2,500	2,500	2,500	1%	-
Community Beautification	8,316	11,000	11,000	11,000	2%	-
Brochures Published	84	3,000	3,000	3,000	1%	-
Santa Parade	2,807	1,500	1,500	1,500	0%	-
Special Projects	17,869	90,000	90,000	90,000	18%	-
Summer Splash Party	1,017	20,000	20,000	20,000	4%	-
Teen Event	-	2,500	2,500	2,500	1%	-
National Night Out Event	1,088	5,000	5,000	5,000	1%	-
Outdoor Movies	5,371	12,200	12,200	12,200	2%	-
Archives Donation	28,000	33,000	33,000	33,000	7%	-
Fireworks Show	26,642	25,000	25,000	25,000	5%	-
Parks & Trails Committee	54	1,700	1,700	1,700	0%	-
Christmas in Lehi	-	1,000	1,000	1,000	0%	-
Easter Egg Hunt	9,556	7,000	7,000	7,000	1%	-
Miscellaneous special events	32,059	10,000	10,000	10,000	2%	-
Just for Kids	20,410	20,000	20,000	20,000	4%	-
Volunteer Celebration	-	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-
Total Comm Events Expenditures	**$ 461,882**	**$ 495,700**	**$ 495,700**	**$ 495,700**	**100%**	**$ -**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 130,896	$ 179,074	$ 182,458	$ 182,458	46%	$ 3,384
Overtime	-	-	-	-	0%	-
Employee Benefits	51,234	56,899	59,076	59,076	15%	2,177
Travel & Training	353	2,000	12,000	12,000	3%	10,000
Office Supplies	4,405	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	-	15,000	15,000	25,000	6%	10,000
Utilities	-	-	-	-	0%	-
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	-	1,650	1,650	1,650	0%	-
Program Expenditures	29,882	69,612	79,152	79,152	20%	9,540
Meal Management	13,987	23,000	23,000	23,000	6%	-
Miscellaneous	3,043	9,000	9,000	9,000	2%	-
Capital Outlay	-	7,805	-	-	0%	(7,805)
Total Senior Citizen Expenditures	**$ 233,800**	**$ 368,040**	**$ 385,336**	**$ 395,336**	**100%**	**$ 27,296**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	22	22	22	22		0
Salaries & Wages	$ 722,705	$ 826,697	$ 853,330	$ 853,330	50%	$ 26,633
Employee Benefits	291,130	328,676	344,192	344,192	20%	15,516
Books	263,100	210,000	210,000	210,000	12%	-
Subscriptions	17,022	10,000	10,000	10,000	1%	-
Travel & Training	1,137	7,000	7,000	7,000	0%	-
Office Supplies	25,595	22,000	26,000	26,000	2%	4,000
Equipment Maintenance	59,473	58,267	62,267	62,267	4%	4,000
Buildings & Grounds O&M	25,000	25,000	25,000	50,000	3%	25,000
Utilities	7,124	10,000	10,000	10,000	1%	-
Story Hour Expense	8,095	8,250	12,250	12,250	1%	4,000
Risk Mgmt Fund Charges	5,000	5,000	5,000	25,000	1%	20,000
Electricity - Lehi City Power	15,094	18,000	18,000	18,000	1%	-
Professional & Technical	14,166	17,500	15,000	15,000	1%	(2,500)
Collections	1,520	2,000	2,000	2,000	0%	-
IT Fund Charges	50,000	66,560	66,560	66,560	4%	-
Miscellaneous	5,425	10,330	10,330	10,330	1%	-
Capital Outlay	-	11,048	-	-	0%	(11,048)
Total Library Expenditures	**$ 1,511,585**	**$ 1,636,328**	**$ 1,676,929**	**$ 1,721,929**	**100%**	**$ 85,601**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 212,113	$ 281,059	$ 407,445	$ 288,885	58%	$ 7,826
Employee Benefits	51,109	95,278	107,642	98,572	20%	3,294
Books, Subscriptions, Memberships	355	500	1,500	500	0%	-
Travel & Training	559	1,000	1,500	1,000	0%	-
Office Supplies	4,688	5,000	7,000	5,000	1%	-
Buildings & Grounds O&M	15,000	15,000	15,000	25,000	5%	10,000
Utilities	5,742	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	5,251	5,000	5,000	25,000	5%	20,000
Electricity - Lehi City Power	5,704	6,500	6,500	6,500	1%	-
Professional & Technical	-	2,500	2,500	2,500	1%	-
IT Fund Charges	5,000	20,000	20,000	20,000	4%	-
Miscellaneous	6,170	3,000	5,000	3,000	1%	-
Capital Outlay	-	-	12,000	12,000	2%	12,000
Total Literacy Center Expenditures	**$ 311,690**	**$ 441,087**	**$ 597,338**	**$ 494,208**	**100%**	**$ 53,121**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 240,971	$ 306,052	$ 324,038	$ 324,038	48%	$ 17,986
Overtime	2,932	3,500	3,500	3,500	1%	-
Employee Benefits	110,326	120,043	138,425	138,425	20%	18,382
Uniforms	2,192	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	-	-	2,000	2,000	0%	2,000
Office Supplies	2,838	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,046	15,000	15,000	15,000	2%	-
Fuel	-	-	-	-	0%	-
Cemetery Maintenance	32,860	29,000	29,000	29,000	4%	-
Utilities	5,642	5,879	5,879	5,879	1%	-
Equipment Maintenance	11,690	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	20,000	3%	18,000
Electricity - Lehi City Power	3,376	3,000	3,000	3,000	0%	-
Professional & Technical	3,705	5,000	5,000	5,000	1%	-
IT Fund Charges	4,238	9,321	9,321	9,321	1%	-
Safety	-	-	-	-	0%	-
Purchase Trees	7,082	8,500	8,500	8,500	1%	-
Miscellaneous	9,758	9,000	9,000	9,000	1%	-
Capital Outlay	-	104,500	87,000	87,000	13%	(17,500)
Total Cemetery Expenditures	**$ 454,656**	**$ 640,952**	**$ 661,819**	**$ 679,819**	**100%**	**$ 38,867**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee Benefits	-	-	-	-	0%	-
Publicity	-	-	-	-	0%	-
Office Supplies	-	-	-	-	0%	-
Lehi Archives Office Supplies	-	-	-	-	0%	-
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-
Buildings & Grounds O&M	2,952	2,950	2,950	15,000	5%	12,050
Utilities	2,730	6,800	6,800	6,800	2%	-
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-
Professional & Technical	260,000	260,000	260,000	260,000	83%	-
IT Fund Charges	-	-	-	-	0%	-
Risk Mgmt Fund Charges	-	-	-	-	0%	-
Miscellaneous	9,250	20,000	20,000	20,000	6%	-
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 311,800**	**100%**	**12,050**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Utilities	$ 246,110	$ 245,000	$ 245,000	$ 245,000	3%	$ -
Credit Card & Bank Charges	48,823	20,000	20,000	20,000	0%	-
Document Imaging	-	30,000	30,000	30,000	0%	-
Contribution to Risk Fund	518,013	518,013	518,013	385,000	4%	(133,013)
Contribution to Fleet Fund	100,000	-	-	-	0%	-
Employee Appreciation	80,797	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	1,872,396	1,931,717	2,798,226	2,082,226	23%	150,509
Museum Project Thanksgiving Point	102,500	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	10,000	10,000	10,000	0%	-
Fox Hollow Golf Course	235,133	275,000	275,000	275,000	3%	-
Contingency	59,950	100,000	100,000	100,000	1%	-
MAG Contribution	38,434	25,000	25,000	25,000	0%	-
Branding	2,240	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	3,549	50,000	50,000	50,000	1%	-
Contribution to IT Fund	457,500	309,500	309,500	448,089	5%	138,589
Contribution to Capital Projects Fund	12,000,000	1,250,500	1,000,000	1,000,000	11%	(250,500)
Intergovernmental Relations	-	50,000	50,000	50,000	1%	-
Employee Wellness	135,949	152,000	152,000	152,000	2%	-
UVSSD dispatch costs	461,130	400,907	400,907	400,907	4%	-
Market Adjustment	-	180,000	180,000	180,000	2%	-
Youth Council	768	5,000	5,000	5,000	0%	-
Information fair	5,585	10,000	10,000	10,000	0%	-
VIPS	4,792	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	869,672	892,022	892,022	602,122	7%	(289,900)
Transfer to Local Building Authority	-	-	1,220,675	1,220,675	13%	1,220,675
Transfer to Debt Service	1,872,733	1,618,338	1,556,898	1,556,898	17%	(61,440)
Total Non-Departmental Expenditures	**$ 19,126,074**	**$ 8,297,997**	**$ 10,073,241**	**$ 9,072,917**	**100%**	**$ 774,920**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Class 'C" Road Allotment	$ 3,107,669	$ 2,900,000	$ 3,000,000	$ 3,000,000	38%	$ 100,000
Utah County Transportation Tax	1,909,916	1,500,000	1,600,000	1,600,000	20%	$ 100,000
Interest Earnings	4,265	-	-	-	0%	-
Re-appropriate balance	-	-	3,337,017	3,337,017	42%	3,337,017
Total Revenues	$ 5,021,850	$ 4,400,000	$ 7,937,017	$ 7,937,017	**100%**	**$ 3,537,017**
Expenditures						
Road Maintenance	$ 1,233,198	$ 1,729,700	$ 1,700,000	$ 1,700,000	21%	(29,700)
Snow Removal & Salt	53,907	132,000	140,000	140,000	2%	8,000
Striping	198,998	200,000	250,000	250,000	3%	50,000
Equipment rental	5,467	60,000	75,000	75,000	1%	15,000
Street signs	86,041	85,000	105,000	105,000	1%	20,000
Traffic Control Updates	8,959	20,000	20,000	20,000	0%	-
Salt Sander & Dump Body	-	-	-	-	0%	-
Asphalt Roller	-	-	-	-	0%	-
Crack Seal Machine	-	-	-	-	0%	-
Road Reconstruction Projects	2,210,454	2,190,000	1,800,000	1,800,000	23%	(390,000)
Signal Lights & Signal Development	97,041	540,000	300,000	300,000	4%	(240,000)
Marathon Mastic Melter	-	-	-	-	0%	-
Future Site Plan Land Purchase	-	-	3,500,000	3,500,000	44%	3,500,000
Fleet Fund Charges	-	-	47,017	47,017	1%	47,017
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 3,894,065	$ 4,956,700	$ 7,937,017	$ 7,937,017	**100%**	**$ 2,980,317**
Surplus(Deficit)	**$ 1,127,785**	**$ (556,700)**	**$ -**	**$ -**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	76,498	60,000	70,000	70,000	100%	10,000
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 76,498	$ 60,000	$ 70,000	$ 70,000	100%	$ 10,000
Expenditures						
Wages > DUI enforcement	$ 39,870	$ 18,000	$ 28,000	$ 28,000	40%	$ 10,000
Benefits	17,088	6,500	6,500	6,500	9%	-
Miscellaneous	19,540	35,500	35,500	35,500	51%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 76,498	$ 60,000	$ 70,000	$ 70,000	100%	$ 10,000
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
PARC Tax Revenue	$ 488,102	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	$ -
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 488,102	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	$ -
Expenses						
PARC Tax Arts Programs	$ -	$ 450,000	$ 450,000	$ 450,000	30%	$ -
Transfer to Capital Projects Fund	-	1,050,000	1,050,000	1,050,000	70%	-
Total Expenses	$ -	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	$ -
Surplus(Deficit)	**$ 488,102**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 1,113	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,583,941	1,550,000	1,550,000	1,725,000	27%	175,000
Charges For Service	1,386,674	1,262,400	1,262,400	1,412,400	22%	150,000
Merchandise Sales	43,627	30,000	30,000	30,000	0%	-
Offsite Concession Sales	7,482	60,000	60,000	60,000	1%	-
Center Court Receipts	197,830	200,000	200,000	200,000	3%	-
Swim Program Revenue	448,297	325,000	325,000	325,000	5%	-
Outdoor Pool	-	-	207,068	207,068	3%	207,068
Contribution From General Fund	1,872,396	1,931,717	2,798,226	2,082,226	32%	150,509
Contribution From Fund Balance	-	608,482	420,000	420,000	6%	(188,482)
Total Revenues	$ 5,541,360	$ 5,968,599	$ 6,853,694	$ 6,462,694	100%	$ 494,095
Total Fund Expenses						
Legacy Center	$ 5,391,407	$ 5,968,599	$ 6,042,378	$ 6,042,378	93%	$ 73,779
Outdoor Pool	209,228	170,000	209,000	209,000	3%	39,000
Curtis Center	-	-	602,316	211,316	3%	211,316
Total Recreation Fund Expenses	**$ 5,600,635**	**$ 6,138,599**	**$ 6,853,694**	**$ 6,462,694**	**100%**	**$ 324,095**
Surplus/(Deficit)	**$ (59,275)**	**$ (170,000)**	**$ (0)**	**$ (0)**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	76.77	76.77	81.05	81.05		4.28
Salaries & Wages	$ 2,726,233	$ 2,875,808	$ 3,094,930	$ 3,094,930	51%	$ 219,122
Overtime	1,169	1,000	1,000	1,000	0%	-
Employee Benefits	570,436	616,791	631,825	631,825	10%	15,034
Uniforms	5,277	3,700	3,700	3,700	0%	-
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	-	-	2,500	2,500	0%	2,500
IT Fund Charges	56,600	67,608	67,608	67,608	1%	-
Risk Mgmt Fund Charges	65,000	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	3,719	4,000	4,000	4,000	0%	-
Recreation Public Notices	1,582	5,000	5,000	5,000	0%	-
Travel & Training	14,794	18,500	18,500	18,500	0%	-
Office Supplies	20,229	24,515	24,515	24,515	0%	-
Buildings & Grounds O&M	92,317	92,000	92,000	92,000	2%	-
Utilities	128,990	116,477	140,000	140,000	2%	23,523
Offsite Concession Expenses	2,117	64,000	64,000	64,000	1%	-
Center Court Expenses	148,099	165,500	165,500	165,500	3%	-
Electricity - Lehi City Power	221,088	230,000	230,000	230,000	4%	-
Professional & Technical	139,319	124,000	140,000	140,000	2%	16,000
Program Expenditures	112,275	148,000	148,000	148,000	2%	-
Gymnastics	43,016	76,000	76,000	76,000	1%	-
Dance	9,417	11,900	12,900	12,900	0%	1,000
Itty Bitty Ball	3,191	10,000	10,000	10,000	0%	-
Birthday Parties	11,219	8,500	8,500	8,500	0%	-
Facilities Stations	14,466	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	158,402	140,000	144,600	144,600	2%	4,600
Miscellaneous	3,223	23,000	23,000	23,000	0%	-
Swimming Program	131,449	97,800	100,800	100,800	2%	3,000
Tennis	3,401	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Legacy Center - Expenditures continued						
Golf	6,460	7,800	7,800	7,800	0%	-
Adult Softball League	-	-	2,000	2,000	0%	2,000
Soccer Program Expense	34,120	26,000	26,000	26,000	0%	-
Volleyball Expense	8,103	10,200	10,200	10,200	0%	-
Baseball Expense	50,068	66,000	66,000	66,000	1%	-
Girls Softball	16,766	22,000	22,000	22,000	0%	-
Basketball Expense	150,003	150,000	150,000	150,000	2%	-
Flag Football Expense	10,831	9,600	9,600	9,600	0%	-
Wrestling Program Expense	2,415	2,000	2,500	2,500	0%	500
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	103,582	-	-	-	0%	-
Capital Outlay	83,921	93,500	395,000	395,000	7%	301,500
Pool Capital Outlay	236,106	565,000	50,000	50,000	1%	(515,000)
Total Legacy Center Expenses	**$ 5,391,407**	**$ 5,968,599**	**$ 6,042,378**	**$ 6,042,378**	**100%**	**$ 73,779**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee benefits	-	-	-	-	0%	-
Outdoor Pool Operation & Maintenance	$ 209,228	$ 143,000	$ 144,000	$ 144,000	69%	$ 1,000
Capital Outlay	-	27,000	65,000	65,000	31%	38,000
Total Expenditures	$ 209,228	$ 170,000	$ 209,000	$ 209,000	100%	$ 39,000

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	0	0	3.5	3.5		3.5
Expenditures						
Salaries & Wages	$ -	$ -	$ 208,592	$ 71,592	34%	$ 71,592
Employee benefits	-	-	66,724	39,724	19%	39,724
Buildings & Grounds Fund	-	-	58,000	-	0%	-
Program Expenditures	-	-	74,000	-	0%	-
Curtis Center Operation & Maintenance	-	-	150,000	100,000	47%	100,000
Capital Outlay	-	-	45,000	-	0%	-
Total Expenditures	$ -	$ -	$ 602,316	$ 211,316	100%	$ 211,316

LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Bond Proceeds	-	-	-	-	0%	-
Transfer from General Fund	-	-	1,220,675	1,220,675	75%	1,220,675
Transfer from Fire Impact Fees	-	-	400,000	400,000	25%	400,000
Re-appropriate fund balance	-	-	31,500,000	-	0%	-
Total Revenues	$ -	$ -	$ 33,120,675	$ 1,620,675	100%	$ 1,620,675
Expenditures						
Cost of Issuance	$ -	$ -	$ -	$ -	0%	$ -
Bond Fees	-	-	-	-	0%	-
Bank Charges & Fees	-	-	-	-	0%	-
Debt Service - Interest	-	-	1,520,675	1,520,675	94%	1,520,675
Debt Service - Principal	-	-	100,000	100,000	6%	100,000
Fire Station - Engineering	-	-	-	-	0%	-
Fire Station - Sitework	-	-	-	-	0%	-
Fire Station - FF & E	-	-	-	-	0%	-
Fire Station - Building Construction	-	-	9,400,000	-	0%	-
City Hall - Engineering	-	-	-	-	0%	-
City Hall - Sitework	-	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	-	-	22,100,000	-	0%	-
Total Expenditures	$ -	$ -	$ 33,120,675	$ 1,620,675	100%	$ 1,620,675
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	36,529	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	17,995,248	20,259,606	20,510,106	83%	2,514,858
Sales tax	506,116	432,500	432,500	432,500	2%	-
PARC Tax (RAP tax)	-	-	-	-	0%	-
Transfer from General Fund	12,000,000	1,250,500	1,250,500	1,000,000	4%	(250,500)
Sale of Assets	492,385	-	-	-	0%	-
Bond Proceeds	-	29,400,000	-	-	0%	(29,400,000)
Transfer From PARC Tax Fund	-	1,050,000	1,050,000	1,050,000	4%	-
Miscellaneous	-	1,600,000	1,600,000	1,600,000	7%	-
Total Revenues	$ 13,035,030	$ 49,078,748	$ 24,593,106	$ 24,593,106	100%	$ (27,135,642)
Expenditures						
Transfer to Debt Service Fund	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	1,000,000	500,000	500,000	500,000	2%	-
Transfer to IT Fund	-	150,000	-	-	0%	(150,000)
Debt Service - Cabelas	377,863	427,500	427,500	427,500	2%	-
Debt Service Interest - Fire Station	-	-	-	-	0%	-
Debt Service Principal - Fire Station	128,248	-	-	-	0%	-
Bond Costs	4,900	5,000	5,000	5,000	0%	-
Irrigation Central Control Upgrade	-	276,248	-	-	0%	(276,248)
Sidewalks	360,982	400,000	500,000	500,000	2%	100,000
Home Demo/Parking Lot	72,002	-	-	-	0%	-
Road Widening & Infrastructure	-	-	-	-	0%	-
Safe Routes to School	-	-	-	-	0%	-
Parks Building	27,415	4,000,000	2,425,000	2,425,000	10%	(1,575,000)

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Nuisance Trees & Damaged Sidewalks	-	150,000	225,000	225,000	1%	75,000
Chipper	42,610	-	-	-	0%	-
Tractor	37,119	-	-	-	0%	-
Playground Replacements	-	60,000	-	-	0%	(60,000)
Fencing Replacement at Vets Ball Park	32,615	35,000	-	-	0%	(35,000)
UTV with Sprayer & Snow Plow	28,224	-	-	-	0%	-
Mellor Rhoades Park Construction	-	400,000	-	-	0%	(400,000)
Park Construction	13,735	10,000,000	10,000,000	10,000,000	41%	-
Family Park - All Abilities Playground	9,065	7,000,000	7,000,000	7,000,000	28%	-
Frisbee Golf Course	7,223	15,000	-	-	0%	(15,000)
Vets Ballpark Parking Lot	-	10,000	-	-	0%	(10,000)
Park N Ride	160,513	-	-	-	0%	-
Hospital Loop Road	32,497	2,600,000	2,600,000	2,600,000	11%	-
Property Improvements	8,800	-	-	-	0%	-
Dog Park Improvements	-	-	-	-	0%	-
City Hall Campus	-	20,000,000	-	-	0%	(20,000,000)
Fire Station 84	-	9,400,000	-	-	0%	(9,400,000)
Court House Design	-	300,000	300,000	300,000	1%	-
SCBA Equipment - Station 84	-	-	610,606	610,606	2%	610,606
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 3,001,094	$ 55,728,748	$ 24,593,106	$ 24,593,106	100%	$ (31,135,642)
Surplus(Deficit)	**$ 10,033,936**	**$ (6,650,000)**	**$ -**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	-	250,500	310,000	310,000	17%	$ 59,500
Transfer from General Fund	1,872,733	1,618,338	1,556,898	1,556,898	83%	$ (61,440)
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,872,733	$ 1,868,838	$ 1,866,898	$ 1,866,898	100%	$ (1,940)
Expenses						
Debt Service - Interest	$ 924,933	$ 898,838	$ 871,898	$ 871,898	47%	$ (26,940)
Debt Service - Principal	935,000	960,000	985,000	985,000	53%	25,000
Bond Costs	-	-	10,000	10,000	0%	10,000
Total Expenses	$ 1,859,933	$ 1,858,838	$ 1,866,898	$ 1,866,898	100%	$ 8,060
Surplus(Deficit)	**$ 12,800**	**$ 10,000**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	41,669	240,000	304,000	304,000	100%	64,000
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 41,669	$ 240,000	$ 304,000	$ 304,000	100%	$ 64,000
Expenditures						
CDBG Project improvements	$ 173,773	$ 277,000	$ 259,000	$ 259,000	100%	$ (18,000)
CDBG Adminstration Costs	$ 40,000	$ 40,000	$ 40,000	$ 40,000	100%	$ -
CDBG Program Expenses	$ 4,066	$ 2,500	$ 5,000	$ 5,000	100%	$ 2,500
Total Expenditures	$ 217,839	$ 319,500	$ 304,000	$ 304,000	100%	$ 2,500
Surplus(Deficit)	**$ (176,171)**	**$ (79,500)**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Income	$ 719	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	408,776	400,000	400,000	400,000	100%	-
Fund balance appropriation	-	-	-	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 409,495	$ 401,000	$ 401,000	$ 401,000	100%	$ -
Expenditures						
Future fire station	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Transfer to Local Building Authority	-	-	400,000	400,000	100%	400,000
Fire Station 84 Construction	68,203	-	-	-	0%	-
Fire Station 84 Equipment	-	-	-	-	0%	-
Reserves	-	401,000	1,000	1,000	0%	(400,000)
Total Expenditures	$ 68,203	$ 401,000	$ 401,000	$ 401,000	100%	$ -
Surplus(Deficit)	**$ 341,292**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 6,186	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	5,524,321	2,050,000	2,050,000	2,050,000	25%	-
Utah State Parks Grant	-	-	-	-	0%	-
Developer Contributions	-	4,683,693	4,683,693	4,683,693	58%	-
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	2,971,440	1,300,000	1,300,000	16%	(1,671,440)
Total Revenues	$ 5,530,507	$ 9,735,133	$ 8,063,693	$ 8,063,693	100%	$ (1,671,440)
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	-	250,000	250,000	250,000	3%	-
Mellor Rhodes Park - Design	131,102	-	-	-	0%	-
Shadow Ridge	17,174	2,140,000	2,140,000	2,140,000	27%	-
Monument Park	1,588,494	1,536,000	-	-	0%	(1,536,000)
Sage Vista 3 Acre Park	-	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	-	-	325,000	325,000	4%	325,000
Upsizing Trails	164,317	105,000	105,000	105,000	1%	-
Mountain Bike Trails	-	330,440	200,000	200,000	2%	(130,440)
Fire83 Park	-	-	-	-	0%	-
Lights at Sports Park	12,175	-	-	-	0%	-
Willow Park Upgrades	510,362	620,000	100,000	100,000	1%	(520,000)
Holbrook Farms Park	4,200	2,208,548	2,208,548	2,208,548	27%	-
Cold Springs Ranch Park	-	2,475,145	2,475,145	2,475,145	31%	-
Steve Roll Rotary Park	-	-	70,000	70,000	1%	70,000
Park Design Expense	-	-	190,000	190,000	2%	190,000
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 2,427,824	$ 9,665,133	$ 8,063,693	$ 8,063,693	100%	$ (1,601,440)
Surplus (Deficit)	**$ 3,102,682**	**$ 70,000**	**$ -**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 332	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	364,077	250,000	250,000	250,000	81%	-
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	-	-	59,500	19%	59,500
Total Revenues	$ 364,409	$ 250,500	$ 250,500	$ 310,000	100%	$ 59,500
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	-	250,500	250,500	310,000	100%	59,500
Reserves	-	-	-	-	0%	-
Total Expenditures	$ -	$ 250,500	$ 250,500	$ 310,000	100%	$ 59,500
Surplus(Deficit)	**$ 364,409**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ -	$ -	$ -	$ -	0%	$ -
Road Impact Fees	2,339,586	2,000,000	2,000,000	2,000,000	33%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	-	50,000	50,000	50,000	1%	-
County Contributions	5,483,404	4,000,000	4,000,000	4,000,000	66%	-
Reappropriate Fund Balance	-	235,000	-	-	0%	(235,000)
Total Revenues	$ 7,822,991	$ 6,285,000	$ 6,050,000	$ 6,050,000	100%	$ (235,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	-	250,000	275,000	275,000	5%	25,000
Streets Widening	1,037,227	275,000	275,000	275,000	5%	-
600 E North of Dry Creek	-	750,000	750,000	750,000	12%	-
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	50,000	30,000	30,000	0%	(20,000)
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	300,971	80,000	-	-	0%	(80,000)
Triumph (Frontage Rd to TRAX Xing)	-	-	-	-	0%	-
Main Street 2300 W to Crossroads	4,566,909	500,000	-	-	0%	(500,000)
1200 West	-	-	-	-	0%	-
Ashton Blvd Relocation	4,640	-	-	-	0%	-
I15 & 300 W Enhancement	-	-	-	-	0%	-
700 South Cycle Track Project	358,637	1,500,000	1,500,000	1,500,000	25%	-
1200 East Project	51,100	50,000	40,000	40,000	1%	(10,000)
2300 West - Main to 2100 North	9,773	2,500,000	2,500,000	2,500,000	41%	-
Thanksgiving Roads	-	-	100,000	100,000	2%	100,000
Accel/Decel - Redwood/2100N	82,072	200,000	200,000	200,000	3%	-
Road Master Plan & Impact Fee	28,114	100,000	60,000	60,000	1%	(40,000)
Reserves	-	-	290,000	290,000	5%	290,000
Total Expenditures	$ 6,439,443	$ 6,285,000	$ 6,050,000	$ 6,050,000	100%	$ (235,000)
Surplus(Deficit)	**$ 1,383,548**	**$ -**	**$ -**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Miscellaneous	$ 116,596	$ 100,000	$ 100,000	$ 100,000	1%	$ -
Interest Income	20,187	-	-	-	0%	-
Water service charges	7,265,357	7,319,354	7,839,028	7,851,833	80%	532,479
Water hook up fees	688,427	650,000	350,000	650,000	7%	-
CWP Water Revenues	2,867,704	1,000,000	1,000,000	1,000,000	10%	-
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-
Contributions from developers	6,525,516	-	-	-	0%	-
As Built Drawing Fees	123,700	135,000	135,000	135,000	1%	-
Bond Proceeds	-	-	8,000,000	-	0%	-
Contributions from developers	800	-	-	-	0%	-
Reappropriation of fund balance	-	36,948	1,433,679	94,335	1%	57,387
Total Revenues	$ 17,608,287	$ 9,241,302	$ 18,857,707	$ 9,831,168	100%	$ 589,866
Total Expenses	$ 10,620,543	$ 9,241,302	$ 18,857,707	$ 9,831,168		
Total Surplus/Deficit	**$ 6,987,744**	**$ -**	**$ 0**	**$ 0**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	15	16	18	18		2
Salaries	$ 1,105,229	$ 1,194,085	$ 1,348,500	$ 1,348,500	14%	$ 154,415
Overtime	58,367	40,000	56,000	56,000	1%	16,000
Employee Benefits	427,666	690,264	772,664	772,664	8%	82,400
Uniforms	737	7,800	8,850	8,400	0%	600
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	11,499	10,250	20,750	20,750	0%	10,500
Travel & Training	19,293	31,500	33,500	33,500	0%	2,000
Office Supplies	5,409	10,268	12,768	12,768	0%	2,500
Fleet Fund Charges	260,004	260,000	305,982	255,581	3%	(4,419)
Fuel	-	-	31,000	31,000	0%	31,000
Buildings & Grounds O&M	69,818	163,367	163,367	150,000	2%	(13,367)
Utilities	32,134	27,661	42,000	42,000	0%	14,339
Supplies & Maintenance	11,190	83,000	83,000	83,000	1%	-
Water Purchase (Share Rent)	1,534,790	1,882,060	2,079,980	2,079,980	21%	197,920
Risk Mgmt Fund Charges	60,000	60,000	60,000	106,720	1%	46,720
Electricity - Lehi City Power	405,811	600,000	600,000	600,000	6%	-
Professional & Technical	123,565	133,000	210,000	210,000	2%	77,000
IT Fund Charges	50,000	52,071	54,271	70,000	1%	17,929
Bond Fees	-	6,500	6,500	6,500	0%	-
Billing Expense	76,655	50,000	50,000	50,000	1%	-
Bad Debt Expense	6,393	15,000	15,000	15,000	0%	-
Special Department Supplies	5,451	12,000	12,000	12,000	0%	-
Tools	15,623	20,000	35,000	35,000	0%	15,000
System Maintenance	685,624	550,000	650,000	650,000	7%	100,000
Meter Replacement	-	125,000	125,000	125,000	1%	-
Debt Service	144,005	280,151	619,250	594,480	6%	314,329
Allocation to General Fund	300,000	300,000	300,000	300,000	3%	-
CWP Water Purchase	2,867,704	1,000,000	1,000,000	1,000,000	10%	-
Meter Annual Maintenance	45,943	62,325	62,325	62,325	1%	-

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Water expenses - continued						
Capital	-	-	-	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	3%	-
600 E Tank Replacement	-	500,000	-	-	0%	(500,000)
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-
2300 W Pioneer Crossing CWP Connection	-	100,000	-	-	0%	(100,000)
Public Works Facility Site Planning	-	75,000	9,000,000	-	0%	(75,000)
Security Equipment	-	50,000	-	-	0%	(50,000)
Dry Creek Well Rehabilitation	-	200,000	200,000	200,000	2%	-
SCADA Transition	-	-	250,000	250,000	3%	250,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,297,031	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 10,620,543**	**$ 9,241,302**	**$ 18,857,707**	**$ 9,831,168**	**100%**	**$ 589,866**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 1,277	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	2,512,346	1,000,000	1,000,000	1,000,000	12%	-
Contributions from Developers	-	4,700,000	4,700,000	4,700,000	57%	-
Reappropriate Fund Balance	-	4,612,000	2,567,000	2,567,000	31%	(2,045,000)
Total Revenues	$ 2,513,624	$ 10,337,000	$ 8,292,000	$ 8,292,000	100%	$ (2,045,000)
Expenses						
Pipe Oversizing	$ -	$ 72,000	$ 72,000	$ 72,000	1%	$ -
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Flight Park Well & Lines	-	2,400,000	2,400,000	2,400,000	29%	-
600 E Tank	-	500,000	500,000	500,000	6%	-
TP Booster Pump Station	-	65,000	20,000	20,000	0%	(45,000)
TM (PT) Flight Park Tank & Lines	3,600	2,300,000	2,300,000	2,300,000	28%	-
MICRON (SKYE) AP Well, BP, Lines	-	1,800,000	1,800,000	1,800,000	22%	-
1200 East Booster Pump Station	-	600,000	600,000	600,000	7%	-
West Side Tank #2	-	2,600,000	600,000	600,000	7%	(2,000,000)
Reserves	-	-	-	-	0%	-
Total Expenses	$ 3,600	$ 10,337,000	$ 8,292,000	$ 8,292,000	100%	$ (2,045,000)
Surplus(Deficit)	**$ 2,510,024**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Miscellaneous	$ 29,244	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	7,817	-	-	-	0%	-
Sewer charges	9,930,258	10,363,291	10,570,557	10,980,000	96%	616,709
Contributions capital funding	8,078,945	-	-	-	0%	-
Gain/Loss of Fixed Assets	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	1,262,738	1,018,314	454,848	4%	(807,890)
Total Revenues	$ 18,046,264	$ 11,651,029	$ 11,613,871	$ 11,459,848	100%	$ (191,181)
Total Expenses	$ 11,459,464	$ 11,651,029	$ 11,613,871	$ 11,459,848	100%	$ (191,181)
Surplus(Deficit)	**$ 6,586,800**	**-**	**$ (0)**	**$ 0**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	8	8	10	10		2
Salaries & Wages	$ 380,253	$ 497,885	$ 542,060	$ 542,060	5%	$ 44,175
Overtime	18,381	20,000	20,000	20,000	0%	-
Employee Benefits	130,392	321,321	313,250	313,250	3%	(8,071)
Uniforms	115	6,200	7,400	7,400	0%	1,200
Books, Subscriptions, Memberships	540	1,400	1,400	1,400	0%	-
Travel & Training	9,236	16,200	16,200	16,200	0%	-
Office Supplies	868	5,500	5,500	5,500	0%	-
Fleet Fund Charges	176,940	167,279	186,817	178,558	2%	11,279
Fuel	-	-	31,000	31,000	0%	31,000
Buildings & Grounds O&M	63,148	60,000	60,000	90,000	1%	30,000
Utilities	1,690	7,865	7,865	7,865	0%	-
Supplies & Maintenance	52,028	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	50,000	50,000	50,000	80,000	1%	30,000
Electricity - Lehi City Power	51,855	5,000	5,000	5,000	0%	-
Professional & Technical	13,710	50,000	50,000	50,000	0%	-
IT Fund Charges	9,000	29,135	29,135	40,000	0%	10,865
Timpanogos Special Service District	7,825,574	9,416,629	9,416,629	9,200,000	80%	(216,629)
Billing Expense	142,031	35,000	35,000	35,000	0%	-
Bad Debt Expense	9,067	30,000	30,000	30,000	0%	-
Department Supplies	488	10,000	10,000	10,000	0%	-
System Maintenance	50,875	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Sewer Expenses - continued						
Depreciation	2,323,273	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Manhole/Main Line Rehab	-	620,000	310,000	310,000	3%	(310,000)
Capital	-	-	185,000	185,000	2%	185,000
Capital Improvements	-	-	-	-	0%	-
Total Sewer Expenses	**$ 11,459,464**	**$ 11,651,029**	**$ 11,613,871**	**$ 11,459,848**	**100%**	**$ (191,181)**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 4,304	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	1,813,215	400,000	400,000	400,000	7%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	5,540,000	5,720,000	5,520,000	93%	(20,000)
Total Revenues	$ 1,817,518	$ 5,950,000	$ 6,130,000	$ 5,930,000	100%	$ (20,000)
Expenses						
Oversizing Pipe	$ -	$ 90,000	$ 90,000	$ 90,000	2%	$ -
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	-	20,000	-	-	0%	(20,000)
Jordan Willow Pump Station Addition	-	20,000	20,000	20,000	0%	-
Jordan Willow Pump Line	960	20,000	20,000	20,000	0%	-
850 E Sewer to 700 S	-	500,000	500,000	500,000	8%	-
2100 N Sewer 1200 W to 1700 W	320	300,000	500,000	300,000	5%	-
Jordan River Sewer (Main to 1900 S)	-	5,000,000	5,000,000	5,000,000	84%	-
Reserves	-	-	-	-	0%	-
Total Expenses	$ 1,280	$ 5,950,000	$ 6,130,000	$ 5,930,000	100%	$ (20,000)
Surplus(Deficit)	**$ 1,816,238**	**$ -**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Electric sales taxable	$ 35,284,675	$ 37,340,482	$ 47,342,804	$ 47,074,717	63%	$ 9,734,235
Electric sales tax exempt	4,192,821	3,246,998	4,821,744	4,821,744	6%	1,574,746
Electric hook up fees	703,747	275,000	275,000	275,000	0%	-
Miscellaneous	238,137	175,000	175,000	175,000	0%	-
Temporary power charges	100,597	75,000	75,000	75,000	0%	-
Damage revenue	90,273	25,000	25,000	25,000	0%	-
Interest income	34,827	40,000	40,000	40,000	0%	-
Salvage revenue	58,627	25,000	25,000	25,000	0%	-
Contribution capital funding	1,844,824	-	-	-	0%	-
Late payment penalties	114,946	185,000	185,000	185,000	0%	-
Pole attachment	63,855	50,000	60,000	60,000	0%	10,000
Bond Proceeds	-	-	18,000,000	18,000,000	24%	18,000,000
Subdivision reimbursement	3,973,977	3,500,000	3,500,000	3,500,000	5%	-
Fund Balance Appropriation	-	1,418,419	-	-	0%	(1,418,419)
Total Revenues	$ 46,701,308	$ 46,355,899	$ 74,524,548	$ 74,256,461	100%	$ 27,900,562
Total Expenses	$ 42,905,308	$ 46,355,899	$ 74,524,549	$ 74,256,462	100%	27,900,563
Surplus(Deficit)	**$ 3,796,000**	**$ -**	**$ (0)**	**$ (0)**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	34.5	39.5	41.5	40.5		1
Salaries & Wages	$ 2,584,041	$ 3,492,475	$ 3,891,006	$ 3,773,346	5%	$ 280,871
Overtime	193,920	282,967	276,847	276,847	0%	(6,120)
Employee Benefits	582,470	1,739,055	1,860,707	1,819,707	2%	80,652
Uniforms	22,255	45,215	48,715	48,215	0%	3,000
Books, Subscriptions, Memberships	2,213	3,000	3,000	3,000	0%	-
Travel & Training	31,558	63,600	83,600	83,600	0%	20,000
Office Supplies	15,258	21,000	21,000	21,000	0%	-
Fleet Fund Charges	568,812	526,637	534,992	466,274	1%	(60,363)
Fuel	-	-	72,000	72,000	0%	72,000
Buildings & Grounds O&M	177,483	162,500	162,500	225,000	0%	62,500
Utilities	48,422	56,000	35,000	35,000	0%	(21,000)
Supplies & Maintenance	8,200	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	0%	-
Electricity - Lehi City Power	68,658	55,000	76,000	76,000	0%	21,000
Professional & Technical	266,562	364,500	356,100	356,100	0%	(8,400)
IT Fund Charges	31,500	56,959	56,959	70,000	0%	13,041
Computer Maintenance	-	-	-	-	0%	-
Bond Fees	1,650	2,500	2,500	2,500	0%	-
Contract Services Expense	53,908	330,000	330,000	330,000	0%	-
Internal Generation Maintenance	179,323	54,200	350,000	350,000	0%	295,800
Safety	12,003	42,150	49,150	49,150	0%	7,000
Billing Expense	346,368	340,000	340,000	340,000	0%	-
Bad Debt Expense	5	65,000	65,000	65,000	0%	-
System Maintenance	721,289	820,000	820,000	820,000	1%	-
Miscellaneous	30,974	29,800	29,800	29,800	0%	-
Resale Power Purchase	30,685,678	33,297,591	42,600,922	42,600,922	57%	9,303,331
Line Maintenance	113,038	70,500	70,500	70,500	0%	-
Substation Maintenance	37,214	53,500	88,500	53,500	0%	-
Power Locating	8,937	16,000	18,000	18,000	0%	2,000

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Expenses - Continued						
Debt Service	579,295	1,255,250	1,255,250	1,256,500	2%	1,250
Allocation to General Fund	541,000	541,000	541,000	541,000	1%	-
Depreciation	4,449,450	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Improvements to system	-	700,000	400,000	400,000	1%	(300,000)
Capital outlay	-	285,000	462,000	380,000	1%	95,000
Street Light Project	-	350,000	350,000	350,000	0%	-
Subdivision Construction	-	300,000	300,000	300,000	0%	-
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	-	248,000	287,000	287,000	0%	39,000
Substation security	-	30,000	30,000	30,000	0%	-
Power Generation Facility	-	-	18,000,000	18,000,000	24%	18,000,000
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 42,905,308**	**$ 46,355,899**	**$ 74,524,549**	**$ 74,256,462**	**100%**	**$ 27,900,563**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 8,079	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Electric Impact Fees	5,528,192	3,000,000	3,000,000	3,000,000	28%	-
Reappropriate Fund Balance	-	6,957,000	7,532,000	7,532,000	71%	575,000
Total Revenues	$ 5,536,272	$ 9,992,000	$ 10,567,000	$ 10,567,000	100%	$ 575,000
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ 130,000	$ 130,000	$ 130,000	1%	$ -
Master Plan & Impact Fee Study	-	30,000	30,000	30,000	0%	-
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	5%	-
Ashton 6-21 & 6-22 Line Extension	-	130,000	-	-	0%	(130,000)
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-
3-11 Line Extension Upgrade	-	540,000	-	-	0%	(540,000)
8-22 Line Extension	-	325,000	-	-	0%	(325,000)
300 N Rebuild	-	115,000	-	-	0%	(115,000)
900 N Reconductor	-	100,000	100,000	100,000	1%	-
Pine Meadow Blvd Reconductor	-	170,000	-	-	0%	(170,000)
North Point Substation	-	7,000,000	7,000,000	7,000,000	66%	-
North Point Getaways	-	942,000	942,000	942,000	9%	-
New Spring Creek 1012 circuit	-	-	450,000	450,000	4%	450,000
850 E Spring Creek Ranch Rd Re-Build	-	-	150,000	150,000	1%	150,000
Circuit 711 Reconductor	-	-	400,000	400,000	4%	400,000
Circuit 322 4/0 - 477 Reconductor	-	-	225,000	225,000	2%	225,000
Circuit 612 Recondcutor	-	-	300,000	300,000	3%	300,000
Traverse Mtn Circuit 7-21 Reconductor	-	-	200,000	200,000	2%	200,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 10,122,000	$ 10,567,000	$ 10,567,000	100%	$ 445,000
Surplus(Deficit)	**$ 5,536,272**	**$ (130,000)**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Garbage Service Fees	$ 4,056,213	$ 3,995,518	$ 4,155,339	$ 4,460,842	92%	$ 465,324
Dump pass receipts	34,700	-	-	-	0%	-
Appropriate fund balance	-	35,217	-	383,025	8%	347,808
Interest Income	392	500	500	500	0%	-
Total Revenues	**$ 4,091,305**	**$ 4,031,235**	**$ 4,155,839**	**$ 4,844,367**	100%	$ 813,132
Expenses						
Garbage Contract Payment	$ 2,798,722	$ 3,001,500	$ 3,016,000	$ 3,722,120	77%	$ 720,620
Operations Exp/Tons Per Month	956,932	964,735	964,735	1,054,747	22%	90,012
Glass recyling	5,447	10,000	12,500	12,500	0%	2,500
Billing Expense	8,826	25,000	25,000	25,000	1%	-
Bad Debt Expense	3,323	10,000	10,000	10,000	0%	-
City Cleanup Expense	632	10,000	10,000	10,000	0%	-
Reserves	-	-	107,604		0%	-
Allocation to General Fund	10,000	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 3,783,882**	**$ 4,031,235**	**$ 4,155,839**	**$ 4,844,367**	100%	$ 813,132
Surplus(Deficit)	**$ 307,423**	**$ -**	**$ (0)**	**$ -**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Miscellaneous	$ 196,437	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	35,309	1,500	1,500	1,500	0%	-
Secondary water hook ups	367,638	350,000	350,000	350,000	3%	-
Contributions from developers	10,546,860	-	-	-	0%	-
Pressurized service charges	4,383,516	4,304,665	4,610,296	5,088,840	40%	784,175
Gain/Loss of Fixed Assets	4,655	-	-	-	0%	-
Bond Proceeds	-	-	6,925,000	6,925,000	54%	6,925,000
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	9,148,702	8,980,358	358,655	3%	(8,790,047)
Total Revenues	$ 15,534,415	$ 13,839,867	$ 20,902,154	$ 12,758,995	100%	$ (1,080,872)
Total Expenses	$ 5,725,894	$ 13,839,867	$ 20,902,154	$ 12,758,995	100%	$ (1,080,872)
Surplus/(Deficit)	**$ 9,808,521**	**$ -**	**$ 0**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	5	5	5	5		0
Salaries & Wages	$ 271,112	$ 313,857	$ 335,551	$ 335,551	3%	$ 21,694
Overtime	20,600	15,000	30,000	30,000	0%	15,000
Employee Benefits	116,428	198,734	209,944	209,944	2%	11,210
Uniforms	486	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	675	500	500	500	0%	-
Travel & Training	6,814	7,000	7,000	7,000	0%	-
Office Supplies	435	7,000	7,000	7,000	0%	-
Fleet Fund Charges	24,996	25,000	43,383	25,000	0%	-
Fuel	-	-	31,000	31,000	0%	31,000
Buildings & Grounds O&M	26,834	20,000	20,000	75,000	1%	55,000
Utilities	499	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	50,000	50,000	50,000	75,000	1%	25,000
Electricity - Lehi City Power	306,440	400,000	400,000	400,000	3%	-
Professional & Technical	38,291	40,000	40,000	40,000	0%	-
IT Fund Charges	-	-	40,000	40,000	0%	40,000
Bond Fees	2,224	3,000	3,000	3,000	0%	-
Billing Expense	7,522	15,000	15,000	15,000	0%	-
Bad Debt Expense	3,605	15,000	15,000	15,000	0%	-
Supplies & Maintenance	7,436	16,000	16,000	16,000	0%	-
PI Meters	72,659	75,000	7,000,000	7,000,000	55%	6,925,000
Water Share Assessments	1,179,692	1,300,000	1,300,000	1,300,000	10%	-
System Maintenance	282,323	400,000	400,000	400,000	3%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	599,521	1,048,796	1,048,796	844,020	7%	(204,776)
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	3%	-
SCADA Upgrades	-	20,000	20,000	20,000	0%	-
Reserves	-	-	-	-	0%	-

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
PI - expenses continued						
Depreciation	2,642,321	-	-	-	0%	-
Dry Creek Reservior	-	8,000,000	8,000,000	-	0%	(8,000,000)
Seasons Reservoir Repair	-	200,000	200,000	200,000	2%	-
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	9%	-
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	64,980	1%	-
Total PI Expenses	**$ 5,725,894**	**$ 13,839,867**	**$ 20,902,154**	**$ 12,758,995**	**100%**	**$ (1,080,872)**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -
PI Impact Fees	1,193,938	900,000	900,000	900,000	19%	-
Appropriated Fund balance	-	-	-	-	0%	-
Contributions From Developers	-	4,095,000	3,820,000	3,820,000	81%	(275,000)
Total Revenues	$ 1,193,938	$ 5,020,000	$ 4,745,000	$ 4,745,000	100%	$ (275,000)
Expenses						
Interest Expense	$ 905	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	1,454	20,000	-	-	0%	$ (20,000)
Pipe Oversizing	-	85,000	105,000	105,000	2%	20,000
Low Hills expansion & piping	-	370,000	20,000	20,000	0%	(350,000)
Railroad Well & Piping	-	80,000	10,000	10,000	0%	(70,000)
West Side PI Reservoir	-	1,000,000	400,000	400,000	8%	(600,000)
Allred Well w/Booster Pump	-	-	-	-	0%	-
Flight Park Reservoir & Pipeline	-	1,600,000	1,600,000	1,600,000	34%	-
Vialetto Reservoir & Pumps	-	1,400,000	1,800,000	1,800,000	38%	400,000
Brooks Res Expansion & PS	-	75,000	20,000	20,000	0%	(55,000)
Relocated 600 East Well	-	350,000	-	-	0%	(350,000)
Cedar Hollow Well (Design)	-	-	20,000	20,000	0%	20,000
Skye Reservior (Design)	-	-	50,000	50,000	1%	50,000
Reserves	-	40,000	720,000	720,000	15%	680,000
Total Expenses	$ 2,359	$ 5,020,000	$ 4,745,000	$ 4,745,000	100%	$ (275,000)
Surplus(Deficit)	**$ 1,191,579**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Income	$ 4,361	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	5,264,979	-	-	-	0%	-
Drainage service charges	2,508,517	2,458,575	2,633,134	2,812,019	98%	353,444
Reappropriate Fund Balance	-	121,769	143,960	44,505	2%	(77,264)
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 7,777,857	$ 2,584,344	$ 2,781,094	$ 2,860,524	100%	276,180
Total Expenses	$ 3,315,667	$ 2,584,344	$ 2,781,094	$ 2,860,524	100%	$ 276,180
Surplus(Deficit)	**$ 4,462,191**	**-**	**$ 0**	**$ (0)**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	**12**	**12**	**12**	**12**		**0**
Salaries & Wages	$ 549,843	$ 682,212	$ 694,034	$ 694,034	24%	$ 11,822
Overtime	16,447	20,000	20,000	20,000	1%	-
Employee Benefits	274,793	428,002	401,018	401,018	14%	(26,984)
Uniforms	473	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	1,023	3,500	3,500	3,500	0%	-
Travel & Training	10,848	25,000	25,000	25,000	1%	-
Office Supplies	410	800	800	800	0%	-
Fleet Fund Charges	170,004	170,000	170,000	139,000	5%	(31,000)
Fuel	-	-	31,000	31,000	1%	31,000
Buildings & Grounds	10,107	10,000	10,000	75,000	3%	65,000
Risk Mgmt Fund Charges	15,000	15,000	15,000	45,000	2%	30,000
Professional & Technical	22,847	60,000	60,000	60,000	2%	-
IT Fund Charges	7,000	27,900	27,900	40,000	1%	12,100
Bond Fees	1,500	2,750	2,750	2,750	0%	-
Billing Expense	1,364	7,895	7,895	7,895	0%	-
Bad Debt Expense	3,914	7,000	7,000	7,000	0%	-
Supplies	13,543	10,000	10,000	10,000	0%	-
System Maintenance	19,484	70,000	70,000	70,000	2%	-
Debt Service	27,112	210,885	210,885	214,216	7%	3,331
Detention Basin's Maintenance	124,652	42,000	42,000	42,000	1%	-
Reserves	-	69,089	-	-	0%	(69,089)
Remedial drainage	-	333,991	233,991	233,991	8%	(100,000)
Allocation to General Fund	65,520	65,520	65,520	65,520	2%	-
Capital outlay	-	-	350,000	350,000	12%	350,000
Depreciation	1,979,784	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	11%	-
Total Drainage Expenses	**$ 3,315,667**	**$ 2,584,344**	**$ 2,781,094**	**$ 2,860,524**	**100%**	**$ 276,180**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Interest Earnings	$ 487	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	491,504	350,000	350,000	350,000	77%	-
Contributions From Developers/Bonds	-	100,000	100,000	100,000	22%	-
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	-	-	-	0%	-
Total Revenues	$ 491,991	$ 455,000	$ 455,000	$ 455,000	100%	$ -
Expenses						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	12%	-
West Side Drains	-	50,000	50,000	50,000	11%	-
Traverse Mtn Drains	-	50,000	50,000	50,000	11%	-
Dry Creek 600 E Culvert	-	-	250,000	200,000	44%	200,000
Reserves	-	100,000	-	-	0%	(100,000)
Total Expenses	$ -	$ 255,000	$ 405,000	$ 355,000	78%	$ 100,000
Surplus(Deficit)	**$ 491,991**	**$ 200,000**	**$ 50,000**	**$ 100,000**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 2,011	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	320,000	400,000	400,000	80%	80,000
Payment in Lieu of Detention	30,182	100,000	100,000	100,000	20%	-
Total Revenues	$ 32,194	$ 420,000	$ 500,000	500,000	100%	$ 80,000
Expenses						
Jordan Narrow Detention Basin	$ -	$ 100,000	$ 150,000	$ 150,000	30%	$ 50,000
Misc Detention Projects	-	120,000	50,000	50,000	10%	(70,000)
Lambert Detention Basin	-	200,000	300,000	300,000	60%	100,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ -	$ 420,000	$ 500,000	$ 500,000	100%	$ 80,000
Surplus(Deficit)	**$ 32,194**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Fiber Revenue	$ -	$ -	$ -	$ 550,000	1%	$ 550,000
Interest Earned	268,441	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	-	39,022,489	39,347,439	99%	39,347,439
Total Revenues	$ 268,441	$ -	$ 39,022,489	$ 39,897,439	100%	$ 39,897,439
Total Expenses	**$ 1,978,842**	**$ 16,657,235**	**$ 39,022,489**	**$ 39,897,439**	**100%**	**$ 23,240,204**
Surplus(Deficit)	**$ (1,710,401)**	**$ (16,657,235)**	**$ (0)**	**$ (0)**	**$ -**	**$ 16,657,235**

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTEs	0	2	5	5		3
Salaries & Wages	$ -	$ 96,900	$ 415,443	$ 415,443	1%	$ 318,543
Overtime	-	-	15,513	15,513	0%	15,513
Benefits	-	50,185	215,591	215,591	1%	165,406
Uniforms	-	-	1,500	1,450	0%	1,450
Books, Subscriptions, Memberships	-	-	2,435	2,435	0%	2,435
Travel & Training	-	-	17,457	17,457	0%	17,457
Office Supplies	-	-	1,170	1,170	0%	1,170
Fleet Fund Charges	-	-	22,619	22,619	0%	22,619
Buildings & Grounds O&M	-	-	-	-	0%	-
Utilities	-	-	4,250	4,250	0%	4,250
Supplies & Maintenance	-	-	20,725	20,725	0%	20,725
Risk Management Charges	-	-	-	-	0%	-
Professional & Technical	110,000	-	148,745	148,745	0%	148,745
IT Fund Charges	-	-	-	-	0%	-
Computer Maintenance	-	-	1,000	1,000	0%	1,000
Bond Fees/Admin Fees	-	-	3,000	3,000	0%	3,000
Contract Services Expense	-	-	20,000	20,000	0%	20,000
Safety	-	-	500	500	0%	500
System Maintenance	-	-	5,000	5,000	0%	5,000
Miscellaneous	-	-	11,130	11,130	0%	11,130
Fiber Locating	-	-	10,000	10,000	0%	10,000
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Expenses - Continued						
New Equipment	-	-	18,500	18,500	0%	18,500
Debt Service	1,844,810	2,210,150	2,210,150	3,085,150	8%	875,000
Fiber System - Engineering	-	1,700,000	1,138,049	1,138,049	3%	(561,951)
Fiber System - Backbone	-	1,100,000	3,617,724	3,617,724	9%	2,517,724
Fiber System - Drops	-	-	5,797,918	5,797,918	15%	5,797,918
Fiber System - Distribution	-	11,500,000	25,324,071	25,324,071	63%	13,824,071
Cost of Issuance	24,032	-	-	-	0%	-
Total Fiber Expenses	**$ 1,978,842**	**$ 16,657,235**	**$ 39,022,489**	**$ 39,897,439**	**100%**	**$ 23,240,204**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Charge to General Fund	$ 718,701	$ 1,055,744	$ 1,055,744	$ 1,200,000	70%	$ 144,256
Charge to Legacy Fund	56,600	67,608	67,608	67,608	4%	-
Charge to Water Fund	50,000	52,071	52,071	70,000	4%	17,929
Charge to Sewer Fund	9,000	29,135	29,135	40,000	2%	10,865
Charge to Electric Fund	31,500	56,959	56,959	70,000	4%	13,041
Charge to PI Fund	-	26,601	26,601	40,000	2%	13,399
Charge to Drainage Fund	7,000	27,900	27,900	40,000	2%	12,100
Charge to Fleet Fund	2,300	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,600	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	5,750	7,140	7,140	7,140	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	4,353	-	-	-	0%	-
Reserves	-	268,950	457,625	161,035	9%	(107,915)
Interest Income	333	7,500	7,500	7,500	0%	-
Total Revenues	$ 890,138	$ 1,607,363	$ 1,796,038	$ 1,711,038	100%	$ 103,675
IT Operations Expenses	$ 1,115,931	$ 1,744,863	$ 1,796,038	$ 1,711,038	100%	$ (33,825)
Surplus(Deficit)	**$ (225,793)**	**$ (137,500)**	**$ 0**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	4	5	6	5		0
Salaries & Wages	$ 268,624	$ 385,254	$ 411,017	$ 361,017	21%	$ (24,237)
Employee Benefits	98,045	171,901	259,313	224,313	13%	52,412
Books, Subscriptions, Memberships	145	2,000	2,000	2,000	0%	-
Travel & Training	28	15,000	15,000	15,000	1%	-
Office Supplies	98	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	-	500	500	0%	500
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	280,810	303,483	303,483	303,483	18%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Professional & Technical	62,583	75,000	75,000	75,000	4%	-
Software Maintenance	54,720	45,000	45,000	45,000	3%	-
Miscellaneous	26,119	123,049	43,049	43,049	3%	(80,000)
Software Licensing	199,570	159,676	257,176	257,176	15%	97,500
O & M - Hardware	64,036	200,000	200,000	200,000	12%	-
Hardware Replacement	-	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Depreciation	53,152	-	-	-	0%	-
Software Upgrade	-	250,000	170,000	170,000	10%	(80,000)
Total IT Expenses	**$ 1,115,931**	**$ 1,744,863**	**$ 1,796,038**	**$ 1,711,038**	**100%**	**$ (33,825)**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Charge to General Fund	$ 2,027,510	$ 2,175,588	$ 2,175,588	$ 2,318,327	58%	$ 142,739
Charge to Legacy Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	260,004	260,000	260,000	255,581	6%	(4,419)
Charge to Sewer Fund	176,940	167,279	167,279	178,558	4%	11,279
Charge to Electric Fund	568,812	526,637	526,637	466,274	12%	(60,363)
Charge to Drainage Fund	170,004	170,000	170,000	139,000	3%	(31,000)
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-
Charge to Bldgs & Grounds Fund	22,500	35,867	35,867	35,867	1%	-
Charge to Class C Roads	-	47,017	47,017	47,017	1%	-
Charge to Fiber Fund	-	-	22,619	22,619	1%	22,619
Transfer from Capital Projects	-	-	500,000	500,000	12%	500,000
Reserves	-	68,975	-	-	0%	(68,975)
Miscellaneous	457	-	-		0%	-
Capital Lease	-	1,903,880	1,903,880	-	0%	(1,903,880)
Gain/Loss on Disposal of Fixed Assets	15,580	-	-	-	0%	-
Interest Income	1,078	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,277,888	$ 5,410,243	$ 5,863,887	$ 4,018,243	100%	$ (1,392,000)
Total Expenses	$ 3,065,991	$ 5,910,243	$ 7,723,010	$ 4,018,243	100%	$ (1,892,000)
Surplus(Deficit)	**$ 211,898**	**$ (500,000)**	**$ (1,859,123)**	**$ 0**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	4	4.5	5.5	4.5		0
Salaries & Wages	$ 265,602	$ 297,144	$ 401,375	$ 304,236	8%	$ 7,092
Overtime	20,174	-	-	-	0%	-
Employee Benefits	94,942	164,046	222,947	173,031	4%	8,985
Books, Subscriptions, Memberships	13,719	8,190	8,190	8,190	0%	-
Travel & Training	4,380	13,331	13,331	13,331	0%	-
Office Supplies	136	1,260	1,260	1,260	0%	-
Operating Expenses	709,677	572,500	772,875	722,875	18%	150,375
Fuel	789,767	701,000	876,250	10,000	0%	(691,000)
IT Fund Charges	2,300	3,155	3,155	3,155	0%	-
Utilities	2,426	-	-	-	0%	-
Supplies & Maintenance & Tires	53,338	75,000	75,000	75,000	2%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Professional & Technical	67	-	-	-	0%	-
Miscellaneous	1,617	12,911	12,911	12,911	0%	-
Capital	-	-	195,645	46,645	1%	46,645
New Vehicle Purchases	-	234,082	1,590,020	315,458	8%	81,376
Equipment Replacement	-	1,455,975	3,089,477	1,294,559	32%	(161,416)
Capital Lease Payments	39,615	455,574	455,574	1,032,592	26%	577,018
Capital Lease Purchases	-	1,903,880	-		0%	(1,903,880)
Reserves	-	7,195	-	-	0%	(7,195)
Depreciation	1,063,231	-	-	-	0%	-
Total Fleet Expenses	**$ 3,065,991**	**$ 5,910,243**	**$ 7,723,010**	**$ 4,018,243**	**100%**	**$ (1,892,000)**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Charge to General Fund	$ 614,513	$ 614,513	$ 614,513	$ 696,000	47%	$ 81,487
Charge to Legacy Fund	65,000	65,000	65,000	65,000	4%	-
Charge to Water Fund	60,000	60,000	60,000	106,720	7%	46,720
Charge to Sewer Fund	50,000	50,000	50,000	80,000	5%	30,000
Charge to Electric Fund	300,000	300,000	300,000	300,000	20%	-
Charge to PI Fund	50,000	50,000	50,000	75,000	5%	25,000
Charge to Drainage Fund	15,000	15,000	15,000	45,000	3%	30,000
Charge to IT fund	5,000	5,000	5,000	18,603	1%	13,603
Charge to Fleet Fund	5,000	5,000	5,000	45,000	3%	40,000
Charge to Bldgs & Grounds Fund	2,500	2,500	2,500	30,000	2%	27,500
Appropriated Fund Balance	-	-	303,433	9,123	1%	9,123
Miscellaneous revenue	286,906	-	-	-	0%	-
Interest Income	147	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,454,066	$ 1,171,112	$ 1,474,545	$ 1,474,545	100%	$ 303,433
Total Expenses	$ 983,895	$ 1,301,345	$ 1,474,545	$ 1,474,545	100%	$ 173,200
Surplus (Deficit)	**$ 470,171**	**$ (130,233)**	**$ 0**	**$ 0**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 92,809	$ 97,339	$ 103,713	$ 103,713	7%	$ 6,374
Employee Benefits	27,825	49,956	53,282	53,282	4%	3,326
Books, Subscriptions, Memberships	2,572	2,950	2,950	2,950	0%	-
Travel & Training	4,639	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-
Fuel	-	-	3,500	3,500	0%	3,500
Damage Repairs	79,418	45,000	45,000	45,000	3%	-
Utilities	-	500	500	500	0%	-
Safety	522	20,000	20,000	20,000	1%	-
IT Fund Charges	4,600	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	13,595	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	-	40,000	40,000	40,000	3%	-
Insurance Expense	752,718	997,500	1,157,500	1,157,500	78%	160,000
Miscellaneous	192	17,000	17,000	17,000	1%	-
Reserves	-	-	-	-	0%	-
Total Risk Mgmt Expenses	**$ 983,895**	**$ 1,301,345**	**$ 1,474,545**	**$ 1,474,545**	**100%**	**$ 173,200**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Charge to General Fund	$ 1,179,772	$ 1,172,122	$ 1,172,122	$ 1,372,122	56%	$ 200,000
Charge to Legacy Fund	92,000	92,000	92,000	150,000	6%	58,000
Charge to Water Fund	55,000	163,367	163,367	150,000	6%	(13,367)
Charge to Sewer Fund	60,000	60,000	60,000	90,000	4%	30,000
Charge to Electric Fund	162,500	162,500	162,500	225,000	9%	62,500
Charge to PI Fund	20,000	20,000	20,000	75,000	3%	55,000
Charge to Drainage Fund	10,000	10,000	10,000	75,000	3%	65,000
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	580	-	-	-	0%	-
Grants	-	10,000	-	-	0%	(10,000)
Reserves	-	559,728	1,014,787	313,327	13%	(246,401)
Total Revenues	$ 1,579,852	$ 2,249,717	$ 2,694,776	$ 2,450,449	100%	$ 200,732
Total Expenses	$ 1,618,045	$ 2,249,717	$ 2,694,776	$ 2,450,449	99%	$ 200,732
Surplus (Deficit)	**$ (38,193)**	**$ -**	**$ 0**	**$ 0**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Personnel FTE's	16.5	18.5	20.5	19.5		1
Salaries & Wages	$ 729,677	$ 1,161,468	$ 1,302,282	$ 1,258,748	51%	$ 97,280
Overtime	25,797	15,000	20,000	20,000	0%	5,000
Employee Benefits	230,901	422,169	609,466	573,540	23%	151,371
Uniforms	3,532	6,200	6,600	6,400	0%	200
Books, Subscriptions, Memberships	114	500	500	500	0%	-
Travel & Training	-	4,500	4,500	4,500	0%	-
Office Supplies	548	2,000	3,000	3,000	0%	1,000
Fleet Fund Charges	23,270	35,867	58,534	33,867	1%	(2,000)
Repairs	261,213	290,600	270,000	270,000	11%	(20,600)
Utilities	52,088	4,000	4,000	4,000	0%	-
Supplies	111,022	95,000	115,000	115,000	5%	20,000
IT Fund Charges	5,750	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	2,500	2,500	2,500	2,500	0%	-
Equipment Maintenance	60,282	107,900	107,900	107,900	4%	-
Bldg Beautification Expenses	17,541	16,500	21,500	21,500	1%	5,000
Miscellaneous	19,519	21,853	21,853	21,853	1%	-
Capital Outlay	-	56,520	140,000	-	0%	(56,520)
Depreciation	-	-	-	-	0%	-
Reserves	74,291	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 1,618,045**	**$ 2,249,717**	**$ 2,694,776**	**$ 2,450,449**	**99%**	**$ 200,732**

2024 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	ADMIN		**TRAVEL & TRAINING LINE ITEM INCREASE**	2,000		2,000
10	ADMIN		**SURVEY SOFTWARE**	12,000	12,000	
10	ADMIN/SPECIAL EVENTS		**FULL TIME EVENTS/PROJECTS**	83,317		12,000
10	ADMIN/SPECIAL EVENTS		**FULL TIME EVENTS/PROJECTS - TRUCK & TRAILER**	58,138	58,138	
10	CEMETERY		**TRAVEL & TRAINING LINE ITEM**	2,000		2,000
10	CITY RECORDER	1	**2023 ELECTIONS**	190,000		190,000
10	COURT	2	**SECURITY IMPROVEMENTS**	31,511		31,511
10	ENGINEERING		**LINE ITEM INCREASES**	4,700		4,700
10	FIRE	1	**OVERTIME LINE ITEM INCREASE**	64,000		64,000
10	FIRE	2	**TRAINING TRUCK**	9,425	9,425	
10	FIRE/STATION 84	3	**STATION/APPARATUS EQUIPMENT (LEASE)**	581,724		581,724
10	FIRE/STATION 84	3	**STATION EQUIPMENT (SCBA)**	610,606		610,606
10	FIRE/STATION 84	4	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84		**PARAMEDIC - ONE TIME (EACH)**	36,600		36,600
10	FIRE/STATION 84	5	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84	6	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84	7	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84	8	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84	9	**PARAMEDIC**	88,218		88,218
10	FIRE/STATION 84	10	**CAPTAIN**	113,830		113,830
10	FIRE/STATION 84		**CAPTAIN - ONE TIME (EACH)**	18,300		18,300
10	FIRE/STATION 84	11	**CAPTAIN**	113,830		113,830
10	FIRE/STATION 84	12	**CAPTAIN**	113,830		113,830
10	FIRE/STATION 84	13	**ENGINEER**	87,777		87,777
10	FIRE/STATION 84		**ENGINEER - ONE TIME (EACH)**	18,300		18,300
10	FIRE/STATION 84	14	**ENGINEER**	87,777		87,777
10	FIRE/STATION 84	15	**ENGINEER**	87,777		87,777
10	FIRE/STATION 84	16	**FIREFIGHTER**	74,328		74,328
10	FIRE/STATION 84		**FIREFIGHTER - ONE TIME (EACH)**	18,300		18,300
10	FIRE/STATION 84	17	**FIREFIGHTER**	74,328		74,328
10	FIRE/STATION 84	18	**FIREFIGHTER**	74,328		74,328
10	HUMAN RESOURCES	1	**BACKGROUND CHECK SCREENING**	15,000		15,000
10	HUMAN RESOURCES	2	**HR ANALYST**	121,447		63,224
10	HUMAN RESOURCES	3	**INTERNSHIP/RETURNSHIP PROGRAM**	56,978	56,978	
10	INFORMATION CENTER	1	**TRAVEL & TRAINING LINE ITEM INCREASE**	3,150		3,150
10	LEGAL SERVICES	1	**FULL TIME PROSECUTING ATTORNEY**	160,000	160,000	
10	LIBRARY		**OFFICE SUPPLIES LINE ITEM INCREASE**	4,000		4,000
10	LIBRARY		**EQUIPMENT MAINTENANCE LINE ITEM INCREASE**	4,000		4,000
10	LIBRARY		**STORY HOUR EXPENSE LINE ITEM INCREASE**	4,000		4,000
10	LITERACY CENTER	1	**SATELLITE CENTER - STAFFING**	136,700	136,700	
10	LITERACY CENTER	1	**SATELLITE CENTER - OPERATING COSTS**	5,000	5,000	
10	LITERACY CENTER	1	**SATELLITE CENTER - SET UP COSTS**	12,000		12,000
10	PARKS	1	**ADMINISTRATIVE ASSISTANT**	89,743		89,743
10	PARKS	2	**WORKER II WEEKEND PARKS**	89,743		89,743
10	PARKS	2	**WORKER II WEEKEND PARKS - FLEET**	14,902		14,902
10	PARKS	3	**WORKER I GENERAL PARKS**	83,316		83,316
10	PARKS	3	**WORKER I GENERAL PARKS - FLEET**	10,907		10,907
10	PARKS	4	**WORKER I GENERAL PARKS**	83,316	83,316	
10	PARKS	4	**WORKER I GENERAL PARKS - FLEET**	10,907	10,907	

2024 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	PARKS	5	**WORKER I TRAILS & OPEN SPACE**	89,743	89,743	
10	PARKS	5	**WORKER I TRAILS & OPEN SPACE - FLEET**	15,430	15,430	
10	PARKS	6	**WORKER I IRRIGATION TECHNICIAN**	89,743	89,743	
10	PARKS	7	**PARKS & FACILITIES COMPOUND FENCING**	35,000		35,000
10	PARKS	8	**PARK MAINTENANCE LINE ITEM INCREASE**	60,000		60,000
10	PARKS	9	**ASPHALT AROUND NEW SHOP**	250,000		250,000
10	PARKS	10	**WORKER I ARBORIST**	89,943	89,943	
10	PARKS	12	**HARPER TURBO VAC**	52,000	52,000	
10	PARKS	13	**CHIPPER TRUCK REPLACEMENT**	120,000	120,000	
10	PARKS	13	**CHIPPER TRUCK REPLACEMENT - FLEET**	18,829	18,829	
10	PARKS		**OVERTIME LINE ITEM INCREASE**	5,000		5,000
10	PARKS		**TRAVEL & TRAINING LINE ITEM INCREASE**	5,000		5,000
10	PARKS		**BUILDINGS & GROUNDS LINE ITEM INCREASE**	5,000		5,000
10	COMMUNITY DEVEL/PLANNING	1	**DOWNTOWN REVITALIZATION PLAN (TAG GRANT)**	130,000		130,000
10	PLANNING	1	**EMPLOYEE SERIES PROMOTIONS**	24,200		12,000
10	PLANNING/ENVIORNMENTAL SUSTAINABILITY	3	**GLASS RECYCLING LINE ITEM INCREASE**	5,000	2,500	2,500
10	PLANNING/ENVIORNMENTAL SUSTAINABILITY	4	**RAIN HARVEST RAIN BARRELL PROGRAM**	5,600		5,600
10	POLICE	1	**POLICE OFFICER - CODE ENFORCEMENT**	106,728		106,728
10	POLICE	1	**POLICE OFFICER - CODE ENFORCEMENT - FLEET**	18,739		18,739
10	POLICE	1	**POLICE OFFICER - CODE ENFORCEMENT - ONGOING**	3,468		3,468
10	POLICE	1	**POLICE OFFICER - CODE ENFORCEMENT - ONE TIME**	9,575		9,575
10	POLICE	2	**SPECIAL VICTIMS DETECTIVE**	106,728	106,728	
10	POLICE	2	**SPECIAL VICTIMS DETECTIVE - FLEET**	18,739	18,739	
10	POLICE	2	**SPECIAL VICTIMS DETECTIVE - ONGOING**	3,468	3,468	
10	POLICE	2	**SPECIAL VICTIMS DETECTIVE - ONE TIME**	9,575	9,575	
10	POLICE	3	**REDACTION TECHNICIAN**	75,700	75,700	
10	POLICE	4	**UNIFORM ALLOWANCE INCREASE**	23,760		7,920
10	POLICE	5	**LEXIS NEXIS DORS & ECOMMERCE COLLISION REPORTS**	15,780		15,780
10	POLICE	6	**FIRST WATCH WELLNESS**	50,000		50,000
10	SENIOR CENTER	2	**SENIOR TRANSPORTATION**	10,000		10,000
10	SENIOR CENTER	2	**PROGRAM LINE ITEM INCREASE**	10,000		10,000
10	STREETS	1	**OVERTIME LINE ITEM INCREASE**	20,000		20,000
10	STREETS	2	**STREETS VEHICLE**	17,073		8,198
10	STREETS	4	**ENCLOSED TRAILER**	3,122		16,000
10	STREETS	5	**SIDE CAST BROOM**	12,406	12,406	
10	STREETS	7	**NEW EMPLOYEE**	81,585	81,585	
10	STREETS	8	**PLOW TRUCK & WING**	49,495	49,495	
10	STREETS		**LINE ITEM INCREASES**	4,800		4,800
11	CLASS C ROADS	1	**MAINTENANCE LINE ITEM INCREASE**	207,000		207,000
11	CLASS C ROADS	2	**SIGNAL DEVELOPMENT LINE ITEM INCREASE**	100,000		100,000
11	CLASS C ROADS	3	**FUTURE SITE PLAN LAND PURCHASE**	3,500,000		3,500,000
11	CLASS C ROADS	4	**STRIPING LINE ITEM INCREASE**	50,000		50,000
11	CLASS C ROADS	5	**STREET SIGN LINE ITEM INCREASE**	20,000		20,000
11	CLASS C ROADS	6	**EQUIPMENT RENTAL LINE ITEM INCREASE**	15,000		15,000
11	CLASS C ROADS	7	**SNOW REMOVAL & SALT LINE ITEM INCREASE**	8,000		8,000

2024 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
11	CLASS C ROADS		**ROAD CONSTRUCTION PROJECTS**	1,800,000		1,800,000
21	LEGACY CENTER		**FINAL PAYMENT POOL LINER**	25,000		25,000
21	LEGACY CENTER	2	**LEISURE & LAP POOL CEILING PAINT**	80,000		80,000
21	LEGACY CENTER	3	**GYMNASIUM BLEACHER REPLACEMENT**	145,000		145,000
21	LEGACY CENTER	4	**LOCKER ROOM REPLACEMENT (MEN'S LOCKER ROOM)**	75,000		75,000
21	LEGACY CENTER	5	**ENGINEER BEAM REPAIR SOLUTION**	10,000		10,000
22	OUTDOOR POOL	1	**WATER SLIDES GEL COAT INTERIOR & PAINTED EXTERIOR**	65,000		65,000
32	STREETS/CAPITAL PROJECTS	3	**NUISANCE TREES - INCREASE**	75,000		75,000
32	STREETS/CAPITAL PROJECTS	6	**SIDEWALKS LINE ITEM INCREASE**	100,000		100,000
45	CDBG		**WEST SIDE OF 200 W - 600 NORTH TO 900 NORTH**	266,000		266,000
47	PARK IMPACT FEES	1	**PARKS & RECREATON MASTER PLAN**	325,000		325,000
47	PARK IMPACT FEES	2	**DESIGN FOR 2 PARKS (LAKE VIEW PARK & NORTH RIDGE PARK)**	190,000		190,000
47	PARK IMPACT FEES		**STEVE ROLL ROTARY PARK ADDITIONAL**	70,000		70,000
49	ROAD IMPACT FEES		**THANKSGIVING ROADS - DESIGN**	100,000		100,000
51	WATER/METER DEPT	1	**WATER OPERATOR 1,2,3,4**	96,445		96,445
51	WATER/METER DEPT	2	**LEAD OPERATOR**	10,000		10,000
51	WATER/METER DEPT	3	**FORD F150 PICKUP**	17,482		8,198
51	WATER/METER DEPT	3	**SKID STEER**	10,500	10,500	
51	WATER/SEWER	2	**ELECTRICIAN/INSTRUMENTATION TECHNICIAN**	122,035		122,035
51	WATER/SEWER	2	**ELECTRICIAN/INSTRUMENTATION TECHNICIAN - FLEET CHARGES**	18,383		18,383
51	WATER/SEWER	2	**ELECTRICIAN/INSTRUMENTATION TECHNICIAN - ONE TIME**	15,000		15,000
51	WATER/SEWER	3	**SCADA PROVIDER TRANSITION**	250,000		250,000
51	WATER		**FORD F350 MAINTAINER**	19,538		19,538
51	WATER/PI	4	**OPERATIONS LEAD OPERATOR**	12,200		12,200
51	WATER		**SYSTEM MAINTENANCE LINE ITEM INCREASE**	100,000		100,000
51	WATER	1	**PUBLIC WORKS CAMPUS IMPROVEMENTS PHASE I**	9,000,000	9,000,000	
51	WATER		**OVERTIME LINE ITEM INCREASE**	16,000		16,000
51	WATER		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	77,000		77,000
51	WATER		**BOOKS, SUBSCRIPTIONS & MEMBERSHIPS LINE ITEM INCREASE**	10,250		10,250
51	WATER		**CWP WATER MAINTENANCE INCREASE**	197,920		197,920
52	SEWER		**WASTEWATER OPERATOR**	91,945		91,945
52	SEWER		**WASTEWATER OPERATOR**	91,945		91,945
52	SEWER	2	**RETROFIT TV INSPECTION VAN**	185,000		185,000
52	SEWER	3	**FORD F350 MAINTAINER**	19,538	19,538	
53	POWER	1	**SAFETY LINE ITEM INCREASE**	7,000		7,000
53	POWER	6	**GENERATION TECHNICIAN**	132,558		132,558
53	POWER	6	**GENERATION TECHNICIAN - ONE TIME**	35,000		35,000
53	POWER	7	**DEPARTMENT VEHICLE**	8,355		8,355
53	POWER	8	**RESOURCE SCHEDULER**	52,750	52,750	
53	POWER	9	**BLUE STAKES TECHNICIAN SUPERVISOR**	106,410	106,410	
53	POWER	9	**BLUE STAKES TECHNICIAN SUPERVISOR - FLEET**	8,198	8,198	
53	POWER	9	**BLUE STAKES TECHNICIAN SUPERVISOR - ONE TIME**	12,000	12,000	
53	POWER	10	**INTERNAL GENERATION MAINTENANCE LINE ITEM INCREASE**	350,000		350,000
53	POWER	11	**TRAVEL & TRAINING LINE ITEM INCREASE**	20,000		20,000
53	POWER	12	**CIRCUIT 312 RE-CONDUCTOR FROM 400 E TO 700 E MAIN ST**	130,000		130,000

2024 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
53	POWER	15	**SLURRY SEAL ON ASPHALT**	82,000	82,000	
53	POWER	16	**SWEEP FREQUENCY RESPONSE ANALYSIS (SFRA) TEST SET**	25,000		25,000
53	POWER	17	**ENCLOSED STORAGE BUILDING**	100,000	100,000	
73	POWER IMPACT FEES	2	**NEW SPRING CREEK 1012 CIRCUIT**	450,000		450,000
73	POWER IMPACT FEES	3	**850 E SPRING CREEK RANCH ROAD RE-BUILD**	150,000		150,000
73	POWER IMPACT FEES	4	**CIRCUIT 711 RE-CONDUCTOR**	400,000		400,000
73	POWER IMPACT FEES	5	**CIRCUIT 3322 4/0 - 477 RE-CONDUCTOR**	225,000		225,000
73	POWER IMPACT FEES	13	**CIRCUIT 612 RE-CONDUCTOR FROM PIONEER CROSSING TO 1300 S**	300,000		300,000
73	POWER IMPACT FEES	14	**TRAVERSE MTN CIRCUIT 7-21 RE-CONDUCTOR**	200,000		200,000
55	IRRIGATION		**OVERTIME LINE ITEM INCREASE**	15,000		15,000
55	IRRIGATION		**FORD F350 WITH SERVICE BODY**	18,383	18,383	
75	PI IMPACT FEES		**CEDAR HOLLOW WELL DESIGN**	20,000		20,000
75	PI IMPACT FEES		**SKYE RESERVOIR DESIGN**	50,000		50,000
57	STORM DRAIN	1	**600 NORTH DRY CREEK BOX CULVERT**	350,000		350,000
59	FIBER		**FIBER FUND LINE ITEM START UP COSTS**	299,054		299,054
59	FIBER	1	**FIBER INSPECTOR**	104,712		104,712
59	FIBER	1	**FIBER INSPECTOR - FLEET**	8,198		8,198
59	FIBER	1	**FIBER INSPECTOR - ONGOING**	3,450		3,450
59	FIBER	1	**FIBER INSPECTOR - ONE TIME**	8,895		8,895
59	FIBER	2	**FIBER INSPECTOR**	104,712		104,712
59	FIBER	2	**FIBER INSPECTOR - FLEET**	10,000		10,000
59	FIBER	2	**FIBER INSPECTOR - ONE TIME**	13,300		13,300
59	FIBER	4	**GIS FIBER INFRASTRUCTURE DOCUMENTATION SOFTWARE**	15,000		15,000
63	IT		**CROWDSTRIKE ANNUAL LICENSING**	80,000		80,000
63	IT	1	**IT TECHNICIAN I - FULL TIME**	85,000	85,000	
63	IT	2	**KASEYA LICENSING INCREASE**	8,000		8,000
63	IT	3	**COMPLIANCE MANAGER**	9,500		9,500
63	IT	4	**RUKUS AP REPLACEMENTS**	70,000		70,000
64	FLEET FUND		**ADDITIONAL FLEET VEHICLES - DEPARTMENT REQUESTS**	1,590,020		315,458
64	FLEET FUND		**REPLACEMENT VECHICLES**	3,087,477		1,294,559
64	FLEET FUND	1	**TOW TRUCK**	149,000	149,000	
64	FLEET FUND	2	**MECHANIC**	97,139	97,139	
64	FLEET FUND	3	**TIRE MACHINES**	47,059		47,059
64	FLEET FUND		**OPERATING EXPENSE LINE ITEM INCREASE**	200,375		200,375
65	RISK MANAGEMENT		**INSURANCE EXPENSE LINE ITEM INCREASE**	160,000		160,000
69	BUILDINGS	3	**WORKER I - NIGHT JANITORIAL**	79,660	79,660	
69	BUILDINGS	4	**FURNITURE FOR PARKS & BUILDINGS SHOP**	140,000		140,000
69	BUILDINGS	5	**SUPPLIES FOR CURTIS CENTER**	15,000		15,000
69	BUILDINGS		**OVERTIME LINE ITEM INCREASE**	5,000		5,000
69	BUILDINGS		**OFFICE SUPPLIES LINE ITEM INCREASE**	1,000		1,000
69	BUILDINGS		**REPAIRS LINE ITEM INCREASE**	5,000		5,000
69	BUILDINGS		**SUPPLIES & MAINTENANCE LINE ITEM INCREASE**	5,000		5,000
69	BUILDINGS		**BLDG BEAUTIFICATION EXPENSES LINE ITEM INCREASE**	5,000		5,000
				32,895,757	**11,118,788**	**18,238,980**

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2024



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	1,992,500	1,992,500	1,992,500	100%	-
Interest Income	2,615	7,500	7,500	7,500	0%	-
Total Revenues	$ 2,615	$ 2,000,000	$ 2,000,000	$ 2,000,000	100%	-
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	12,690	-	-	-	0%	-
Millpond RDA water	-	400,000	400,000	400,000	20%	-
Road/Pedestrian w/bridge to Meadows	-	1,300,000	1,300,000	1,300,000	65%	-
Millpond RDA Properties	21,350	300,000	300,000	300,000	15%	-
Reserves	-	-	-	-	0%	-
Total Expenses	$ 34,040	$ 2,000,000	$ 2,000,000	$ 2,000,000	100%	-
Surplus(Deficit)	**$ (31,425)**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property Taxes	$ 8,012,408	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Total Revenues	$ 8,012,408	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Expenses						
Texas Instruments	$ 5,608,686	$ 9,100,000	$ 9,100,000	$ 9,100,000	70%	$ -
Lehi City	1,062,445	1,723,800	1,723,800	1,723,800	13%	-
Alpine School District	1,062,445	1,723,800	1,723,800	1,723,800	13%	-
Utah County	185,087	300,300	300,300	300,300	2%	-
TSSD	93,745	152,100	152,100	152,100	1%	-
Total Expenses	$ 8,012,408	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Surplus(Deficit)	**$ (0)**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ 374,288	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 374,288	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	363,059	315,250	315,250	315,250	97%	-
Administration	11,229	9,750	9,750	9,750	3%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 374,288	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ 240,216	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 240,216	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 12,011	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	228,205	285,000	285,000	285,000	95%	-
Total Expenses	$ 240,216	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ 1,231,875	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Total Revenues	$ 1,231,875	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,149,709	629,978	629,978	629,978	93%	-
Administration	82,166	45,022	45,022	45,022	7%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,231,875	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Sales Tax	$ 245,139	$ 820,000	$ 820,000	$ 820,000	69%	$ -
Property Taxes	191,155	375,000	375,000	375,000	31%	-
Total Revenues	$ 436,294	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -
Property tax reimbursement	-	375,000	375,000	375,000	31%	-
Total Expenses	$ -	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -
Surplus(Deficit)	**$ 436,294**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property Taxes	$ 5,864	$ -	$ -	$ -	0%	$ -
Sales Taxes	101,313	-	100,000	100,000	100%	100,000
Total Revenues	$ 107,177	$ -	$ 100,000	$ 100,000	100%	$ 100,000
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Reserves	-	-	100,000	100,000	100%	100,000
Property tax reimbursement	501,313	-	-	-	0%	-
Total Expenses	$ 501,313	$ -	$ 100,000	$ 100,000	100%	$ 100,000
Surplus(Deficit)	**$ (394,136)**	**$ -**	**$ -**	**$ -**		

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Real Property Lease with Option to Purchase
a. Public Hearing
b. Consideration of Resolution #2023-15 approving a lease agreement with STRATA Networks.

Suggested Action:

Attachments:

Res 2023-15.docx

Agreement-Strata Networks Option and Lease.docx

LEHI CITY

RESOLUTION NO. 2023-15

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A LEASE AGREEMENT WITH UINTAH BASIN ELECTRONICS TELECOMMUNICATIONS LLC, dba STRATA NETWORKS

WHEREAS, Lehi City is the owner of approximately 3.5 acres of real property located at approximately 1300 South and 1100 West, in Lehi ("Property");

WHEREAS, City desires to lease to Strata Networks ("Tenant") and Tenant desires to lease the Property from City for the purpose of staging of and storage of construction equipment, inventory and supplies related to the construction of a fiber optic network; and

WHEREAS, on April 11th, 2023, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Lease Agreement with Strata Networks; 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 Lease Agreement between Lehi City and Strata Networks 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 11th day of April, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

REAL PROPERTY LEASE WITH OPTION TO PURCHASE

THIS LEASE with Option to purchase, dated the _____ day of Aril, 2023, is by and between the Lehi City Corporation (“Owner"), and Uintah Basin Electronics Telecommunications LLC, a Utah limited liability company ("Tenant").

TERM: The Lease term shall commence upon the execution of this Lease and end October 31, 2023.

RENT: The rent is due and payable in monthly payments of $8,000.00 per month. Each payment is due in advance and will be in default if not paid before the 1st day of the month. Payments are to be made to Owner at 153 N. 100 E. Lehi, UT 84043.

PREMISES: Owner hereby leases to Tenant, and Tenant hereby leases from Owner, upon the terms and conditions herein set forth, those certain Premises located at approximately 1300 South and 1100 West Lehi, Utah 84043 described as:

Approximately 3.5 acres on the West side of the following described real property located in Utah County Utah, to wit:

Serial no. 13:033:0090

Com S. 1676.24 feet and E. 383.3 feet from the NW corner of Section 20, Township 5 South, Range 1 East SLB&M N. 89 deg. 34' 0" E. 661.07 feet; S. 0 deg. 23'14" E. 327.81 feet; S. 89 deg. 27'0" W. 661.25 feet; N. 0 deg. 25'0" E. 328.12 feet to beg. (4.985 ac.)

See the attached map outlining the Premises.

The property is hereinafter referred to as the "Premises”.

USE: Tenant shall use and occupy the Premises the entire lease term for staging of and storage of construction equipment, inventory and supplies and for the location and operation of a mobile office and purposes related thereto and for no other purpose(s) without the written consent of Owner.

UTILITIES: All utilities shall be the responsibility of the Tenant.

ACCEPTANCE OF PREMISES: Tenant has inspected the Premises and takes it AS IS. No representations, except such as are contained herein or endorsed hereon, have been made to the Tenant respecting the condition of said Premises, and the taking possession of the said Premises by Tenant shall be conclusive evidence against Tenant that Premises were in good and satisfactory condition when possession of the same was so taken.

MAINTENANCE/REPAIRS: Tenant shall, (if the option to purchase is not exercised) at the termination of this lease, by the expiration of time or otherwise, surrender and deliver up the Premises to Owner in as good condition as when received by Tenant or as thereafter improved by Owner, reasonable use and wear excepted.

Any alterations, additions, or improvements to the premises shall be at Tenant's sole expense. In the event of default, or, if Tenant elects not to exercise its option to purchase, Tenant shall remove its mobile office and any other improvements.

All damage or injury done to Premises by Tenant or by any persons who may be in or upon Premises with the consent of Tenant, shall be paid for by Tenant and Tenant shall pay for all damage to the Premises caused by Tenant's misuse of Premises or the appurtenances thereto.

TAXES AND ASSESSMENTS: Tenant shall be liable for all taxes and assessments during the lease term. Owner will promptly forward a copy of the tax notice to Tenants. Payment of the taxes will be made to Owner within 30 days after the tax notice is sent to Tenants.

ENTRY AND INSPECTION: Owner or its legal representatives shall have free access to the Premises hereby leased during usual business hours for the purpose of examining the same.

ACCIDENTS AND INDEMNITY BY TENANTS: Tenant shall defend and indemnify Owner and save it harmless from and against any and all liability, damages, costs or expenses, including attorneys' fees, on account of injuries to the person or property of Owner, Tenant or any other person rightfully on the Premises where such injuries are caused by the negligence, gross negligence, willful misconduct, or omission of Tenant, or any person on the Premises with their consent.

ASSIGNMENT AND SUBLETTING: Tenant shall not assign this lease or sublet Premises or any part thereof without first obtaining Owner's written consent which consent shall be up to the Owner's sole discretion to grant.

LIENS AND INSOLVENCY: Tenant shall keep Premises free from any liens arising out of any work performed, materials ordered or obligations incurred by Tenant.
If Tenant becomes insolvent, Owner may cancel this lease at Owner's option and it shall and may be lawful for the Owner to take possession of the said Premises and every and any part thereof, either with or without legal process, and without giving notice to quit, re- enter and again to repossess and enjoy the same as in Owner's first and former estate.

INSURANCE:
(1) Insurance Coverage of The Premises. Tenant shall, at all times during the term of this Lease and at Tenant's sole expense, insure its own property, and the Premises, at full replacement value against all loss or damage caused by fire, flood, or other hazards and shall name the Owner as a named insured on Tenant's policy.
(2) Personal Injury Liability Insurance. Tenant shall maintain in effect throughout the term of this Lease the insurance coverages in the types and amounts described in the Master Services Agreement executed between the parties effective on May 5, 2022.
(3) Owner's Right to Pay Premiums on Behalf of Tenant. All of the policies of insurance referred to in this section shall be written in form satisfactory to Owner and by insurance companies satisfactory to Owner. Tenant shall pay all of the premiums therefor and deliver such policies, or certificates thereof, to Owner, and in the event of the failure of Tenant, either to effect such insurance in the names herein called for or to pay the premiums therefor or to deliver such policies, or certificates thereof, to Owner, Owner shall be entitled, but shall have no obligation, to effect such insurance and pay the premiums therefor, which premiums shall be repayable to Owner with the next installment of rental, and failure to repay the same shall carry with it the same consequence as failure to pay any installment of rent. Each insurer shall agree, by endorsement on the policy or policies issued by it, or by independent instrument furnished to Owner, that it will give to Owner fifteen (15) days' written notice before the policy or policies in question shall be altered or canceled. Owner agrees that it will not unreasonably withhold its approval as to the form or to the insurance companies selected by Tenant.
(4) Definition of Full Replacement Value. The term "full replacement value" as used herein, shall mean the actual replacement cost thereof from time to time less exclusions in the normal fire insurance policy.
(5) Blanket Insurance Policies. Notwithstanding anything to the contrary contained in this section, Tenant's obligations to carry the insurance provided for herein may be brought within the coverage of a so-called blanket policy or policies of insurance carried and maintained by Tenant; provided, however, that the coverage afforded Owner will not be reduced or diminished or

otherwise be different from that which would exist under a separate policy meeting all other requirements of this lease by reason of the use of such blanket policy of insurance.

DEFAULT AND RE-ENTRY: Except for a default for which immediate right of termination is given to Owner, if Tenant fails to pay any installment of rent by the 1st of any month and after five days notice, or fail to perform any other covenant under this lease within thirty (30) days after written notice from Owner stating the nature of the default, Owner may cancel this lease and re-enter and take possession of Premises using all necessary force to do so.

In the event of default by Tenants' non-payment of rent, Tenants agree to pay interest at the rate of eighteen percent (18%) per annum on the unpaid amount plus a reasonable attorney's fee incurred in connection with the enforcement of the provisions of the terms of this contract.

If the default is other than for non-payment of rent, Tenant shall not be deemed to be in default if Tenant shall, within such time period, commence such cure and thereafter diligently prosecute the same to completion. Notwithstanding such retaking of possession by Owner, Tenant's liability for the rent provided herein shall not be extinguished for the balance of the term of this lease.

Tenant hereby waives all claims for damages that may be caused by Owner's re-entering and taking possession of Premises or removing and storing the property of Tenant, and will save Owner harmless from loss, costs or damages occasioned Owner thereby, and no such re- entry shall be considered and construed to be a forcible entry.

OPTION TO PURCHASE: At any time during the lease term, the Tenants shall have the OPTION to purchase the premises on the following terms:

Owner, for the nonrefundable option price of $1,000.00 receipt of which is acknowledged, grants to Tenant the exclusive option to purchase the Premises.

Exercise. This option may be exercised at any time during the lease term, but no later than October 31, 2023. The Option is exercised by written notice of same given to Owner at the address where rent is sent.

Purchase Price. The purchase price for the Premises is $1,010,000.00. The purchase price must be paid in full to Owner within 30 days after the notice is given by Tenant that it intends to exercise its option. The option price of $1,000.00 and all rent payments made by the Tenant shall be

applied to the purchase price.

Failure to exercise. If Tenant fails to exercise the option, Owner shall retain the consideration paid for the option and neither party shall have any further rights or claims against the other by reason of this transaction.

(1) Deed and title. (a) Deed. If Tenant exercises this option, Owner shall convey marketable title to the Property to Tenants by good and sufficient general warranty deed, warranting title to be free and clear of all liens, charges and encumbrances, clouds and defects, except for zoning ordinances and taxes and assessments, both general and special, which are a lien except any restrictions, reservations, limitations, easements, and conditions of record and approved by Purchaser and except for ordinances and general and special taxes and assessments, which are a lien but not due and payable.

(2) Title Insurance. Owner shall accompany its deed with a title guarantee policy in the amount of the purchase price issued by a title insurance policy acceptable to Tenant in its customary form guaranteeing record title to the property to be good in Purchaser, subject only to the exceptions to be contained in the deed.

(3) Owner's Costs. In closing this transaction, the Owner shall pay (a) the full amount of the real estate taxes and assessments prorated up to and including the date of transfer of title; (b) the cost of the title report, title search, and title guarantee policy in the amount of the purchase price; (c) one-half of the escrow fee and other charges properly borne by Owner consistent with the terms of this agreement.

(4) Tenant's Costs. On closing, Tenant shall pay (a) any cost of financing this transaction which Tenant arranges; (b) the cost of filing the deed for record; (c) one-half of the escrow fee; (d) all charges properly borne by Tenant consistent with the terms of this agreement.

(5) Closing. Closing shall be within 30 days from the date that Tenant gives notice of exercise of its option. The closing agent shall be Marlin Eldred with Lehi City.

NOTICES: All notices under this lease shall be in writing and delivered in person or sent by certified or registered mail to Owner at the same place rent payments are made, and to Tenant at Strata Networks attn: Bruce H. Todd, 211 East 200 North, Roosevelt, Utah 84066, or such addresses as may hereafter be designated by either party in writing. Notices mail as aforesaid shall be deemed given on the date of such mailing.

BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, and assigns.

GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

COUDNTERPARTS. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

TIME OF THE ESSENCE. Time is expressly declared to be the essence of this Agreement.

ENTIRE AGREEMENT. This Agreement supersedes all prior agreements between the parties with regard to the subject matter hereof and there are no other understandings or agreements between them.

COSTS AND ATTORNEYS' FEES: If Tenant or Owner shall bring any action for any relief against the other, declaratory or otherwise, arising out of this lease, including any suit by Owner for the recovery of rent or possession of Premises, the losing party shall pay the successful party a reasonable sum for attorneys' fees in such suit, and such attorneys' fees shall be deemed to have accrued on the commencement of such action.

IN WITNESS WHEREOF, Owner and Tenant have executed this Lease with Option to Purchase of the day and year first above written.

OWNER: Lehi City Corporation

_____
By:

Attest:

_____
Clerk

STATE OF UTAH)
)ss.
COUNTY OF)

On the _____day of ,2023, personally appeared

_____
before me, , signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

_____

My Commission Expires:

Notary Public
Residing at _____

_____

TENANT: Uintah Basin Electronics Telecommunications LLC

_____

By: Bruce H. Todd, CEO/general manager

STATE OF UTAH)
)ss.
COUNTY OF)

On the _____day of ,2023, personally appeared

_____
before me, , signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

_____

My Commission Expires:

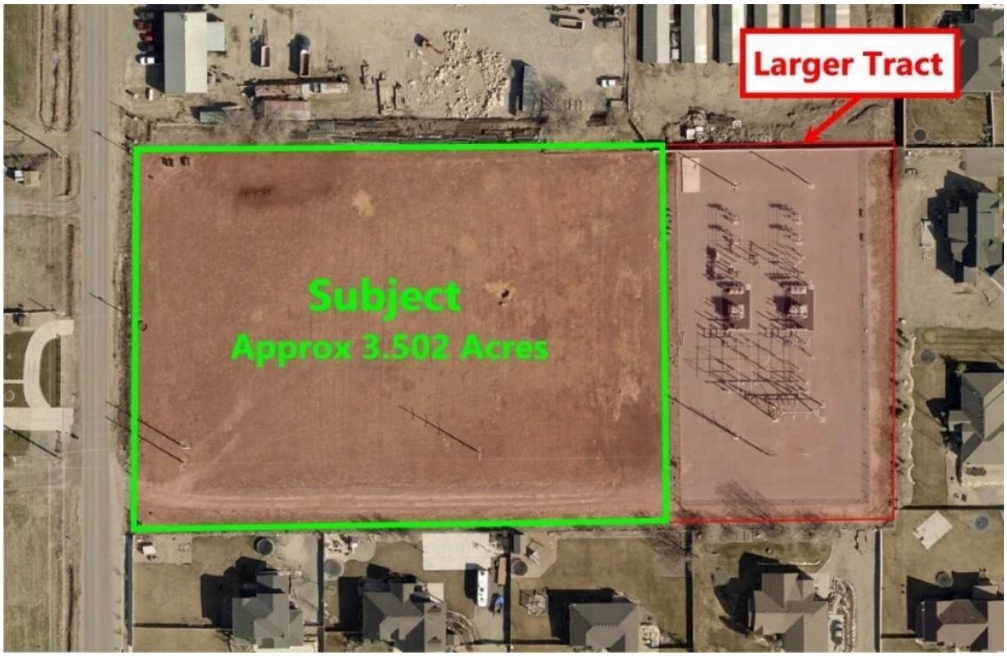
_____

Notary Public
Residing at _____

MAP ATTACHED

Aerial and Front Views

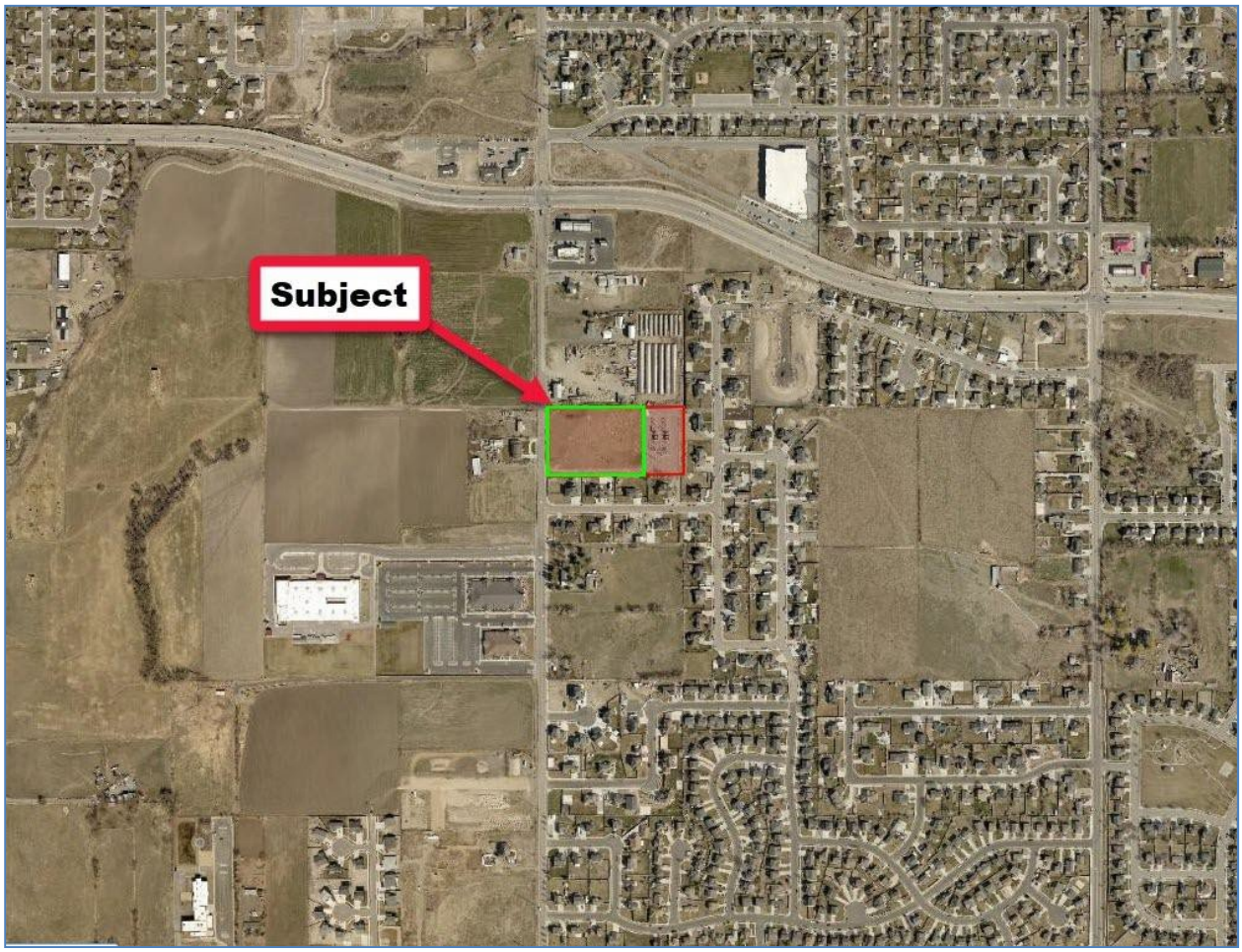
AERIAL VIEW



SUBJECT – FACING NORTHEAST FROM 1100 WEST

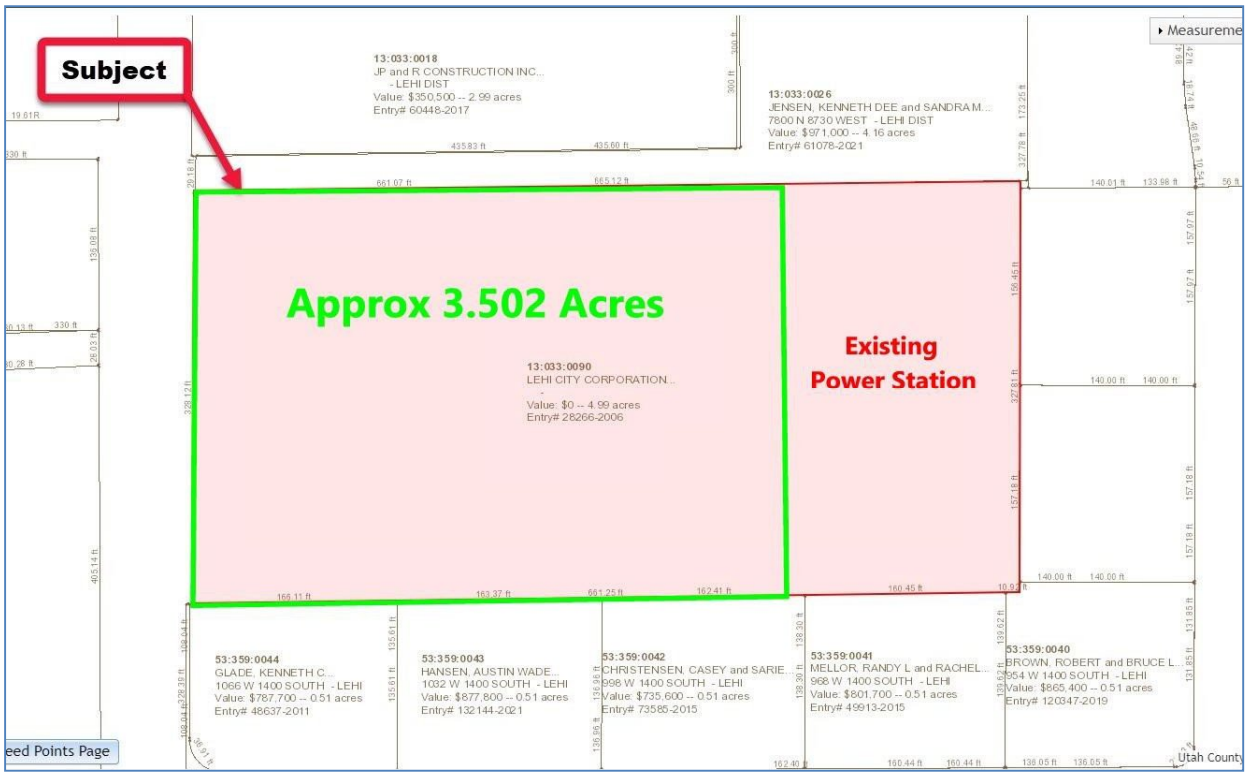


Location Map

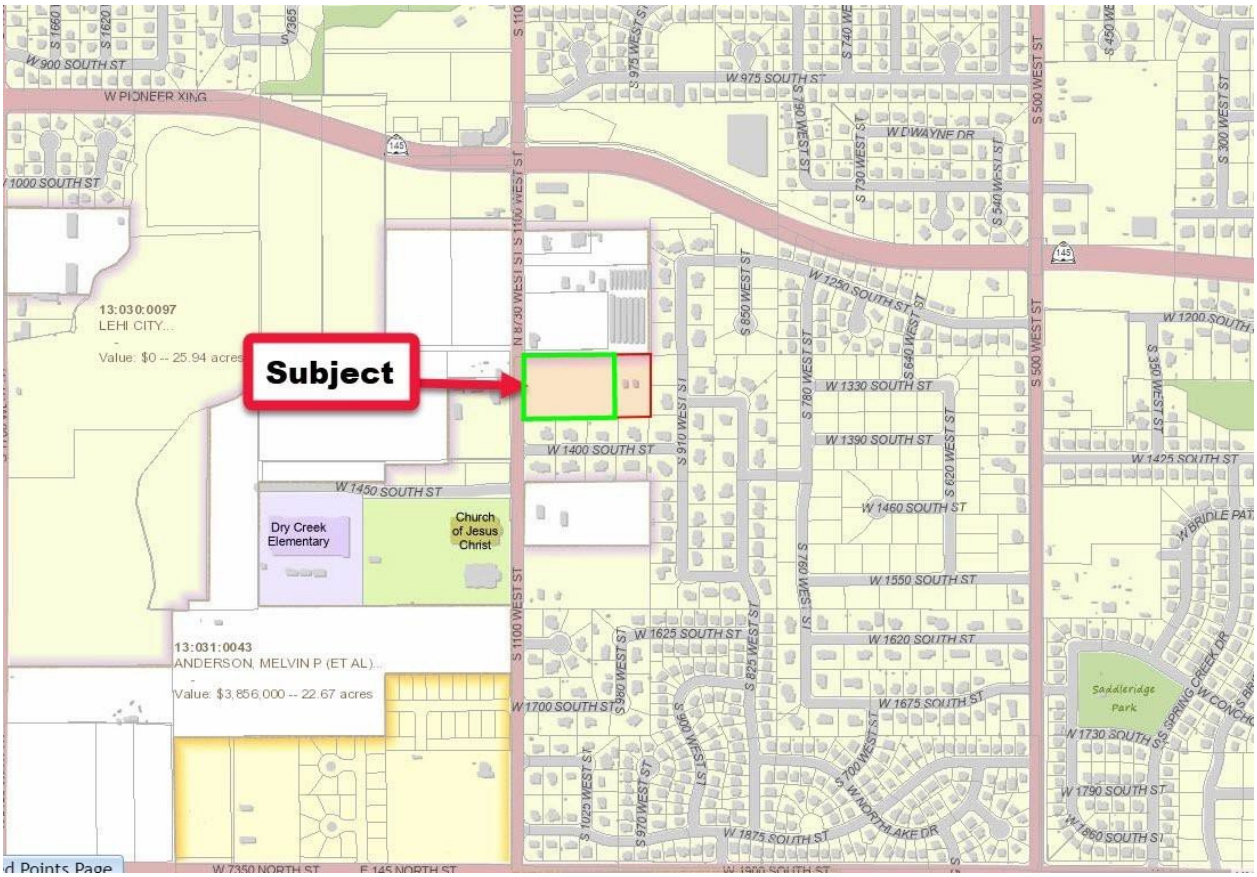


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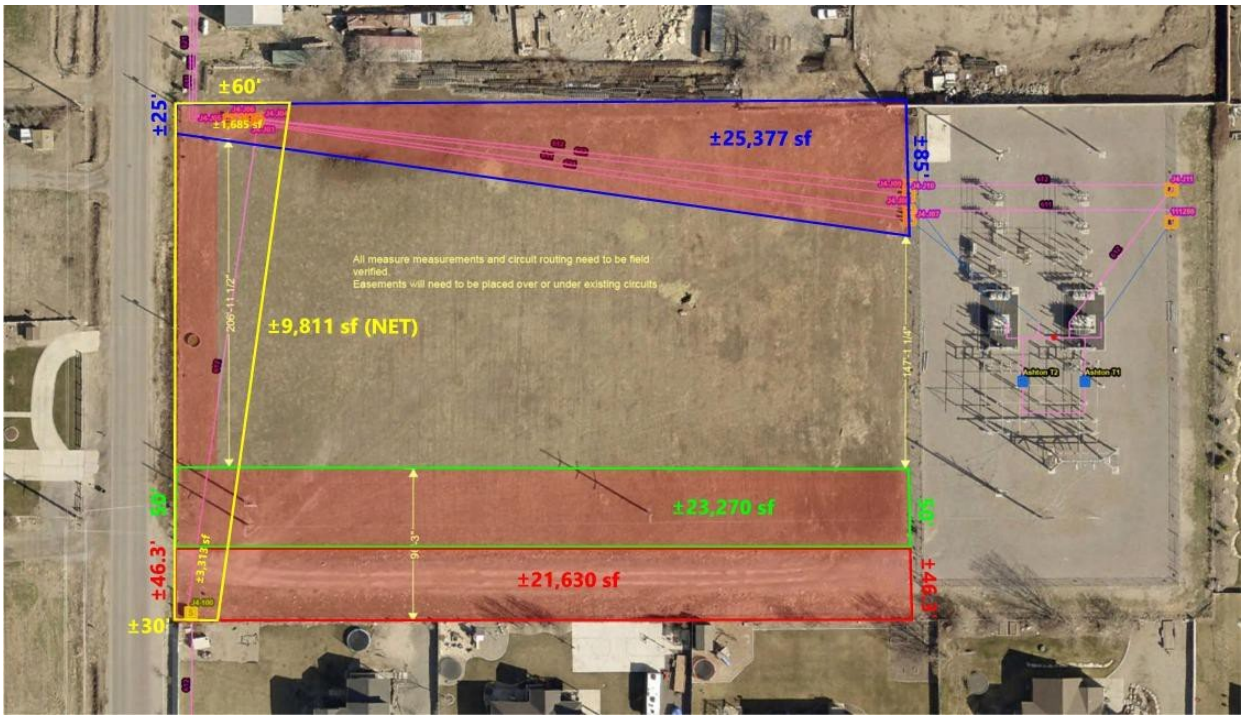
TAX / PLAT MAP(S)



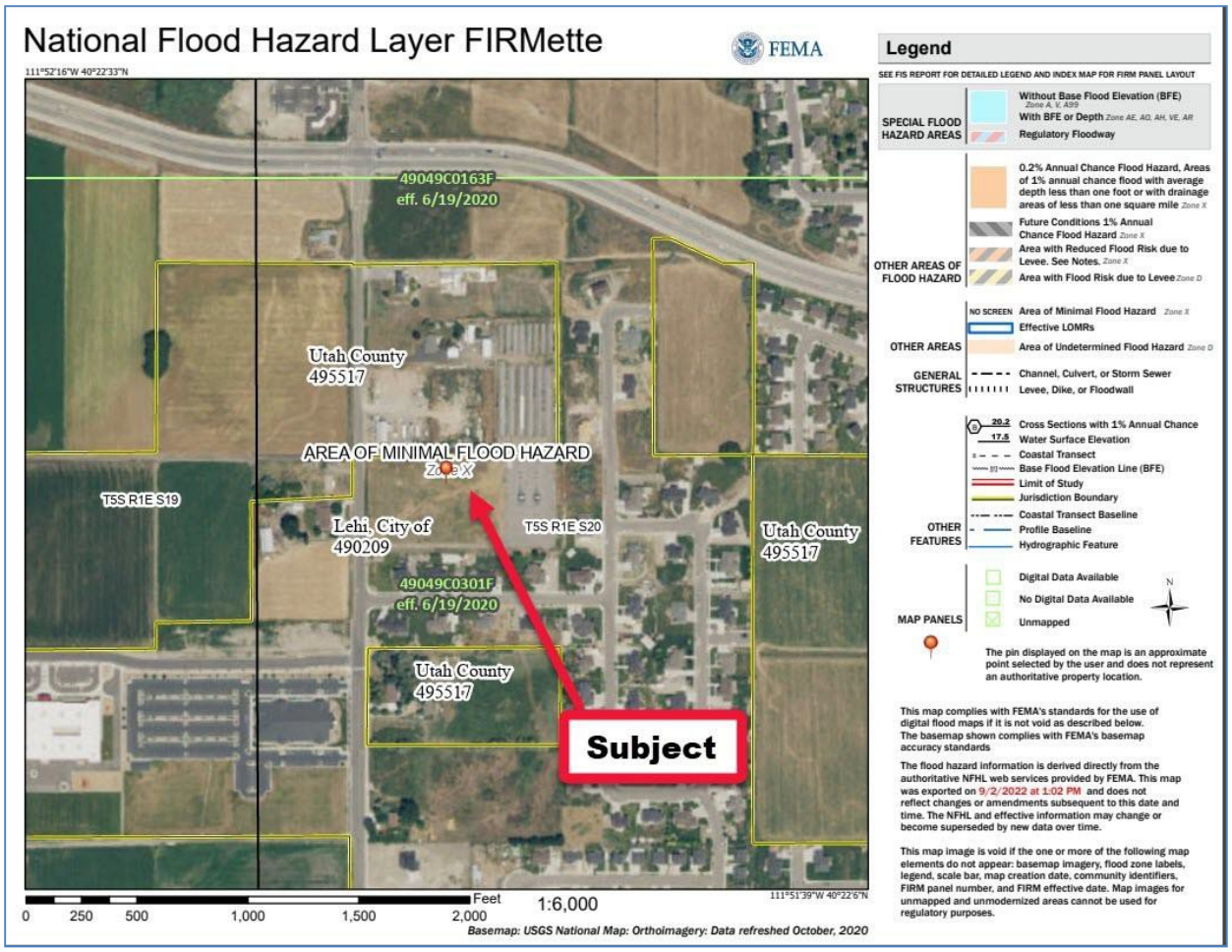
PARCEL MAP


Subject
13:030:0097
LEHI CITY...
Value: $0 -- 25.94 acres
13:031:0043
ANDERSON, MELVIN P (ET AL)...
Value: $3,856,000 -- 22.67 acres
Dry Creek Elementary
Church of Jesus Christ
Saddleridge Park
W 900 SOUTH ST
W PIONEER XING
1000 SOUTH ST
W 975 SOUTH ST
W DWAYNE DR
S 500 WEST ST
S 300 WEST ST
S 540 WEST ST
S 730 WEST ST
S 740 WEST ST
S 975 WEST ST
S 1100 WEST ST
N 1830 WEST ST
S 850 WEST ST
W 1250 SOUTH ST
S 640 WEST ST
W 1200 SOUTH
S 390 WEST ST
W 1330 SOUTH ST
S 780 WEST ST
S 910 WEST ST
W 1390 SOUTH ST
W 1400 SOUTH ST
S 620 WEST ST
W 1425 SOUTH ST
W 1460 SOUTH ST
W 1450 SOUTH ST
W BRIDLE PAT
S 760 WEST ST
W 1550 SOUTH ST
W 1625 SOUTH ST
S 825 WEST ST
S 880 WEST ST
W 1620 SOUTH ST
W 1700 SOUTH ST
S 900 WEST ST
W 1675 SOUTH ST
S 700 WEST ST
S SPRING CREEK DR
W 1730 SOUTH
S 1025 WEST ST
S 970 WEST ST
W NORTH LAKE DR
W 1790 SOUTH ST
W 1875 SOUTH ST
W 1860 SOUTH ST
W 7350 NORTH ST
E 145 NORTH ST

EXISTING EASEMENTS (ESTIMATED AREAS)



FLOOD MAP


National Flood Hazard Layer FIRMette
FEMA
111°52'16"W 40°22'33"N
49049C0163F
eff. 6/19/2020
Utah County
495517
AREA OF MINIMAL FLOOD HAZARD
Zone X
T5S R1E S19
Lehi, City of
490209
T5S R1E S20
Utah County
495517
49049C0301F
eff. 6/19/2020
Utah County
495517
Subject
0 250 500 1,000 1,500 2,000 Feet
1:6,000
111°51'39"W 40°22'6"N
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee
OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/2/2022 at 1:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-16 approving a water infrastructure development and cost sharing agreement with Geneva Rock Products.

Suggested Action:

Attachments:

Res 2023-16.docx

Geneva Rock - Water Infrastructure Cost Sharing Agreement with Lehi City 2023-April 03 - to Council.pdf

LEHI CITY

RESOLUTION NO. 2023-16

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A WATER INFRASTRUCTURE DEVELOPMENT AND COST SHARING AGREEMENT WITH GENEVA ROCK PRODUCTS INC.

WHEREAS, Geneva Rock Products Inc. ("Geveva") is the owner of land within Salt Lake County, Utah that on August 31, 2020, was annexed into Lehi City;

WHEREAS, the City owns and operates a municipal water system;

WHEREAS, the City and Geneva desire to provide for the construction, financing, and reimbursement of water improvements;

WHEREAS, on April 11th, 2023, the Lehi 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 Geneva; 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 Geneva 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 11th day of April, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stoel Rives LLP
Attn: Richard R. Hall
201 S. Main St., Suite 1900
Salt Lake City, Utah 83702

(Space Above For Recorder's Use)

WATER INFRASTRUCTURE DEVELOPMENT AND COST SHARING AGREEMENT

THIS **WATER INFRASTRUCTURE DEVELOPMENT AND COST SHARING AGREEMENT** (the "***Agreement***") is made and entered into this _____ day of _____, 2023 (the "***Effective Date***"), by and between GENEVA ROCK PRODUCTS INC., a Utah corporation, having a mailing address of 730 North 1500 West, Orem, Utah 84057 ("***Geneva Rock***"), and LEHI CITY, a Utah municipal corporation, having a mailing address of 153 North 100 East, Lehi, Utah 84043 (the "***City***"). Geneva Rock and Lehi City are sometimes referred to herein collectively as the "***Parties***," and individually, a "***Party***."

RECITALS:

A. WHEREAS, Geneva Rock is the owner of that certain parcel of land located within Salt Lake County, State of Utah, as generally depicted and more particularly described in Exhibit A attached hereto (the "***GR Property***");

B. WHEREAS, on August 31, 2020 the City signed and recorded the Golding Annexation Agreement related to the annexation of the property into Lehi City and the approval of property to be zoned Transit Oriented Development (TOD);

C. WHEREAS, the City is a municipal corporation that owns and operates a municipal water system, including certain distribution lines, wells, storage tanks and facilities for these operations (the "***City Water System***").

D. WHEREAS, the Parties desire to provide for the construction and operation of a one-million gallon culinary water tank, water transmission lines, a pressurized irrigation water well, a pressurized irrigation reservoir, upgrades to the Sandpit Well, and associated facilities as more particularly described and generally depicted on Exhibit B attached hereto and provide for the financing and reimbursement of said improvements, all on the terms and conditions set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the agreements herein, for good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, and intending to be legally bound, the following is agreed to by the Parties:

ARTICLE 1

CONSTRUCTION OF THE SYSTEM IMPROVEMENTS

1.1. Construction of the Point of the Mountain Pressurized Irrigation Water Well (the "PI Water Well"), Flight Park Culinary Water Tank (the "Culinary Water Tank"), and Water Transmission Lines together defined as (the "Geneva System Improvements). Geneva Rock shall provide/obtain all necessary easements, permits, approvals and licenses required to construct the Geneva System Improvements through the normal Lehi City infrastructure development process. Geneva Rock shall design and construct the Geneva System Improvements in accordance with this Article 1.1, and in substantial conformance with the Plans and Laws (as defined herein).

1.1.1. Preparation of Plans. Geneva Rock shall prepare plans and specifications for the Geneva System Improvements (the "***Geneva Plans***"), which Geneva Plans shall be subject to review and approval by the City. The City shall cooperate with Geneva Rock to provide any information that may be required to complete the Geneva Plans, including but not limited to, providing demand data, executing any applications, dedications, easements, or other documentation required to construct the Geneva System Improvements.

1.1.2. Permits and Approvals. Geneva Rock shall process and obtain all permits and approvals from the City and any other governmental authorities required to construct the Geneva System Improvements in accordance with the Geneva Plans. Geneva Rock shall provide payment and performance bonds to guarantee such construction and the payment of all construction costs arising thereunder, to the extent required by the City and/or other governmental authorities.

1.1.3. Construction Costs. Geneva Rock shall select the lowest responsible bidder (as determined by Geneva Rock in its reasonable discretion) as the contractor to perform any work on the Geneva System Improvements. Upon request, Geneva Rock will provide to the City copies of all contracts with design professionals, contractors, subcontractors, and suppliers relating to the System Improvements.

1.1.4. Compliance with Laws. Geneva Rock shall comply with all permits and authorizations issued in connection with the work and all other governmental laws, ordinances, rules, regulations and requirements (collectively, "***Laws***") in connection with the construction of the Geneva System Improvements.

1.1.5. PI Water Well Construction and Completion. Geneva Rock anticipates that construction of the PI Water Well pumphouse improvements will begin in the summer of 2023, and expects that the construction will be completed by the spring of 2024. PI

Water Well improvements will be considered "complete" after City staff has determined that they are operationally acceptable and able to pump into the City Water System.

1.1.6. Culinary Water Tank Construction and Completion. Geneva Rock anticipates that construction of the Culinary Water Tank will begin in the summer 2023 and expects that the construction will be completed by the spring/summer of 2024. The Culinary Water Tank will be considered "complete" after City staff have determined that it is operationally acceptable and after the State Department of Environmental Quality, Division of Drinking Water, has issued an "Operating Permit" for that tank.

1.1.7. Water Transmission Lines Construction and Completion. Geneva Rock has proceeded with the construction of the Water Transmission Lines, and expects that construction will be completed by the summer of 2023. The Water Transmission Lines will be considered "complete" after City staff have determined that they are operationally acceptable and able to pump into the City Water System.

1.1.8. Geneva Rock Payment of Costs. Geneva Rock shall pay, in a timely manner, all costs and expenses associated with the construction of the Geneva System Improvements, subject to reimbursement of a portion of the costs by the City in accordance with Article 3.

1.2. Construction of the Flight Park Pressurized Irrigation Reservoir (the "PI Reservoir") and upgrades for the Sandpit Well and booster station (the "Sand Pit Well"), together defined as (the "City System Improvements"). Lehi City shall design and construct the City System Improvements in accordance with this Article 1.2, and in substantial conformance with the Plans and Law (as defined herein).

1.2.1. PI Reservoir Construction and Completion. City anticipates that the PI Reservoir construction will begin in the summer/fall of 2023, and expects that construction will be completed by the summer of 2024. PI Reservoir construction will be deemed "complete" after City staff have determined that it is operationally acceptable.

1.2.2. Sand Pit Well Upgrade Installation and Completion. City anticipates that the Sand Pit Well upgrades will be installed in the spring/summer of 2023, and expects that these improvements will be tested and may be complete as early as fall 2023. The Sand Pit Well upgrades will be deemed "complete" after City staff have determined that they are operationally acceptable and have been acceptably operating for three months.

1.2.3. City Payment of Costs. City shall pay all costs and expenses associated with the construction of PI Reservoir and Sand Pit Well upgrades, subject to reimbursement of a portion of the costs by Geneva Rock in accordance with Article 3.

ARTICLE 2

2.1. Construction of Backbone Street and Utilities. Lehi City will allow Geneva Rock to construct the street and utility improvements for the Vista's at the Point subdivision prior to the Geneva System Improvements and City System Improvements being completed with the following conditions:

2.1.1. Continued City Lease of Pressurized Irrigation Water. Geneva Rock will continue to lease up to 4.43 acre feet per day (975 gallons/minute) of pressurized irrigation water to Lehi City without interruption during the irrigation season (May 1 through October 1) except for interruptions for reasonable maintenance and repairs until the PI Water Well is constructed, operationally complete and dedicated to the City.

2.1.2. Submission of Backbone Plans and Plats. Geneva Rock will submit street and utility improvement plans and Backbone Plats to the City without platting individual residential lot lines and will follow the City review and approval process for the Vista's at the Point.

2.2. Development and Recordation of First 50 Equivalent Residential Connections. Lehi City will allow Geneva Rock to record final plats for the first 50 Equivalent Residential Units of the Vista's at the Point subdivision subject to item 2.1.1 above, when the Sand Pit Well improvements are complete as defined within Article 1.2.2, and when Geneva Rock has paid $350,000 to Lehi City for the use of the Sand Pit Well as a culinary water source.

2.3. Development and Recordation of Remaining Subdivision Lots. Lehi City will allow Geneva Rock to record subdivision plats for the remainder of the Vista's at the Point subdivisions when the remaining Geneva System Improvements and City System Improvements are complete and able to provide water to the subdivision.

ARTICLE 3

IMPROVEMENT COSTS AND REIMBURSEMENTS

3.1. Improvement Costs. As used herein, "***Improvement Costs***" mean all costs incurred by Geneva Rock or City relating to the construction of the Geneva System Improvements or City System Improvements, including, but not limited to, design, the preparation of the Plans, engineering, fees, property costs and costs associated with the processing, permitting and issuance of governmental approvals, site acquisition, insurance and bonding costs and actual construction costs.

3.2. Documentation of the Work Performed. The Geneva Rock Improvement Costs and City Improvement Costs shall be documented by contracts, invoices, receipts, canceled checks, or other appropriate documentation. In the event that either Party is not reasonably satisfied with the documentation delivered to it for any of the prescribed Improvement Costs, or there is a

dispute with the amount being requested, that Party shall provide written notice thereof, including a detailed statement of the grounds for such dissatisfaction, within ten (10) business days following receipt of such documentation. Within ten (10) business days from the date of receipt of such written notice of dissatisfaction, requesting Party shall be provided with additional documentation to further substantiate said Improvement Costs.

3.3. Percentage Share. The Improvement Costs of the Geneva System Improvements and City System Improvements (including the respective associated facilities) shall be shared by the Parties in the following amounts and percentages:

- Culinary Water Tank
  - Geneva Rock - 23.3%
  - Lehi City - 76.7%

- Water Transmission Lines
  - Geneva Rock - 100%

- PI Water Well
  - Geneva Rock - 100%

- PI Reservoir
  - Geneva Rock- 17.6%
  - Lehi City- 82.4%

- Sandpit Well Improvement
  - Geneva Rock- $350,000.00 (defined lump sum)

Geneva Rock and City shall each reimburse the other Party for its portion of the Improvement Costs in accordance with the percentages set forth above ("***Percentage Share***").

3.4. Timing of Reimbursement. Reimbursement payments to Geneva Rock or City shall be made within twenty (20) business days of the receipt of the written notice of completion of the Geneva System Improvements and City System Improvements. Said notice of completion shall be given by the completing party within ten (10) business days of a System Improvement being complete.

ARTICLE 4

DEDICATION OF THE GENEVA SYSTEM IMPROVEMENTS

4.1. System Improvements Dedication. Within ten (10) business days following the full reimbursement of the City System Improvements Costs by the City, Geneva Rock will dedicate the Geneva System Improvements to the City (the "***Dedication***"). Pursuant to the Dedication, the City shall acquire full title to the Geneva System Improvements, and assume

all operational and maintenance costs and obligations associated with the Geneva System Improvements following the date of the Dedication. The City shall incorporate the Geneva System Improvements into the City Water System. In connection with the Dedication, Geneva Rock will grant to the City any necessary easements for access to, and the maintenance and operation of, the Geneva System Improvements.

Indemnification. Following the Dedication, the City agrees to defend, indemnify, and hold Geneva Rock, together with all of its successors in interest, agents, or employees, harmless from and against all liability, loss, or costs incurred, including without limitation reasonable attorney's fees, arising out of, related to, or caused by the City, or its contractors' or agents', acts or omissions to act, use, operation or maintenance of the Geneva System Improvements. Notwithstanding the foregoing, (i) the City shall not be held responsible for liabilities, losses or costs attributable to the negligence or willful misconduct of Geneva Rock or any Geneva Rock's contractors or agents.

ARTICLE 5

GENEVA SYSTEM IMPROVEMENTS CAPACITY

5.1. PI Water Well Capacity Allocation. While the City will own and be responsible for the cost of operation and maintenance of the Geneva System Improvements, the City agrees that it will not allow any additional water rights to be transferred to the PI Water Well without prior written agreement from Geneva Rock. Additionally, Geneva Rock agrees not to move any additional water rights into the PI Water Well without prior written agreement from City.

5.2. PI Water Well Capacity. City shall have full control and discretion over access to and use of the Geneva System Improvements and that capacity from the PI Water Well that has been (or may be) dedicated to City throughout the duration of this Agreement. Geneva Rock shall have the discretionary right to sell remaining water rights from the PI Water Well, provided that said water rights are dedicated to City and water from said PI Water Well is used within City limits as shown in Exhibit C (including City limits that may be expanded to the Utah County / Salt Lake County line).

ARTICLE 6

GENERAL PROVISIONS

6.1. Controlling Law. The interpretation and performance of this Agreement shall be governed by the laws of the State of Utah.

6.2. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Agreement shall be liberally construed in favor of the grant to effect the purpose of this Agreement. If any provision of this Agreement is found to be ambiguous, an interpretation consistent with the purpose of this Agreement that would render the provision valid shall be favored over any interpretation that would render it invalid.

6.3. Entire Agreement. This Agreement sets forth the entire agreement of the Parties with respect to rights and restrictions created hereby, and supersedes all prior discussions, negotiations, understandings, or agreements relating thereto, all of which are merged herein.

6.4. Successors. The covenants, terms, conditions, and restrictions of this Agreement shall be binding upon, and inure to the benefit of, the Parties hereto and their respective successors and assigns and shall continue as a servitude running in perpetuity with the GR Property and the PH Property.

6.5. Costs and Attorney's Fees. In the event of any legal, equitable or administrative action or proceeding brought by any Party against the other Party under this Agreement, the prevailing Party shall be entitled to recover the reasonable fees of its attorneys, and any costs incurred in such action or proceeding including costs of appeal, if any, in such amount as the court or administrative body having jurisdiction may award.

6.6. Modification. This Agreement shall not be modified except by an instrument in writing signed by the Parties hereto.

6.7. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one agreement after each of the Parties has executed such a counterpart.

IN WITNESS WHEREOF, the said Parties have executed this Agreement as of the date first written above.

THE CITY:

LEHI CITY,
a Utah municipal corporation

By: _____

Its: _____

Attest:

_____
Teisha Wilson, City Recorder

GENEVA ROCK:

GENEVA ROCK PRODUCTS INC.,
a Utah corporation

_____

By: _____

Its: _____

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, the _____of **GENEVA ROCK PRODUCTS INC.,** a Utah corporation.

_____
NOTARY PUBLIC

EXHIBIT A

General Depiction and Legal Description of the GR Property

[to be inserted]

EXHIBIT B

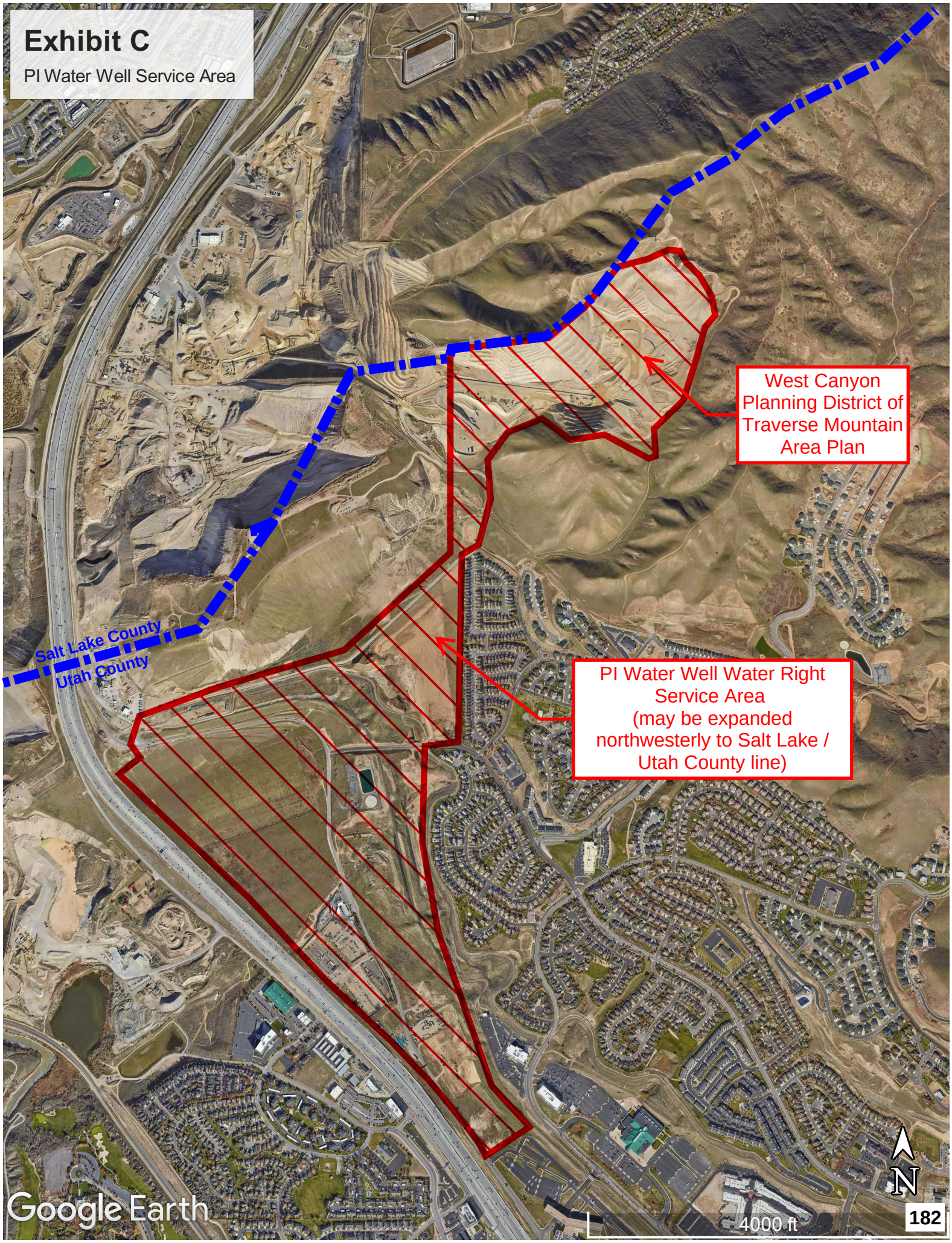
General Depiction and Description of the Geneva System Improvements and City System Improvements

[to be inserted]

EXHIBIT C

PI Water Well Service Area

[to be inserted]


Exhibit C
PI Water Well Service Area
West Canyon Planning District of Traverse Mountain Area Plan
Salt Lake County
Utah County
PI Water Well Water Right Service Area (may be expanded northwesterly to Salt Lake / Utah County line)
N
Google Earth
4000 ft
182

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #27-2023 the Lehi Fire Station 84 Zone Change on 4.1 acres located at approximately 1500 North 3600 West from TH-5 (transitional holding) to Public Facility.

Suggested Action:

Attachments:

CC Staff Report Lehi Fire Station 84 Zone Change 04.11.23.docx

Aerial Map.pdf

Lehi Fire Station 84 Zone Change Narrative.pdf

Zoning Map.pdf

General Plan.pdf

Ordinance - Lehi Fire Station 84 Zone Change 04.11.23.docx

LEHI FIRE STATION 84 ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	April 11th, 2023		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1500 North and 3600 West		
Project Area	3.1 acres		
Existing Zoning	Transitional Holding (TH-5)		
Proposed Zoning	Public Facility (PF)		
Existing General Plan Land Use Designation	Public Facility (PF) and Open Space (OS)		
Adjacent Zoning and Land Use	*North*	Public Facility	Agriculture
	South	R-1-8	Vacant
	East	TH-5	Agriculture
	West	Public Facility	Vacant
Date of DRC Review	March 1st, 2023		
Date of Planning Commission Review	March 9, 2023		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

PUBLIC FACILITY – The Public Facilities classification includes uses such as schools, places of worship, government facilities, recreation centers, parks, police and fire stations, libraries, and public utilities.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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

PROPERTY HISTORY

December 16th, 2020 Lehi City bought the parcel from Kraig Johnson.

January 25, 2022 Lehi City Council approved the Lehi City General Plan Land Use Element update.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from Transitional Holding (TH-5) to Public Facility for parcel 58:025:0035 located at approximately 1500 North 3600 West. The proposed zone change for the parcel in question matches the General Plan Land Use Element update that was approved in January of 2022.

The zone change will create compatible use with the surrounding area. The land use to the north of this parcel is also Public Facility. Further, there is an application that was filed concurrently with this zone change application for the Lehi Fire Station 84 site plan. Fire stations are a permitted use under the Public Facility General Plan land use designation. Changing the zone to Public Facility would be in line with the General Plan and allow for the fire station to be built there.

The DRC had no comments on this proposed zone change.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

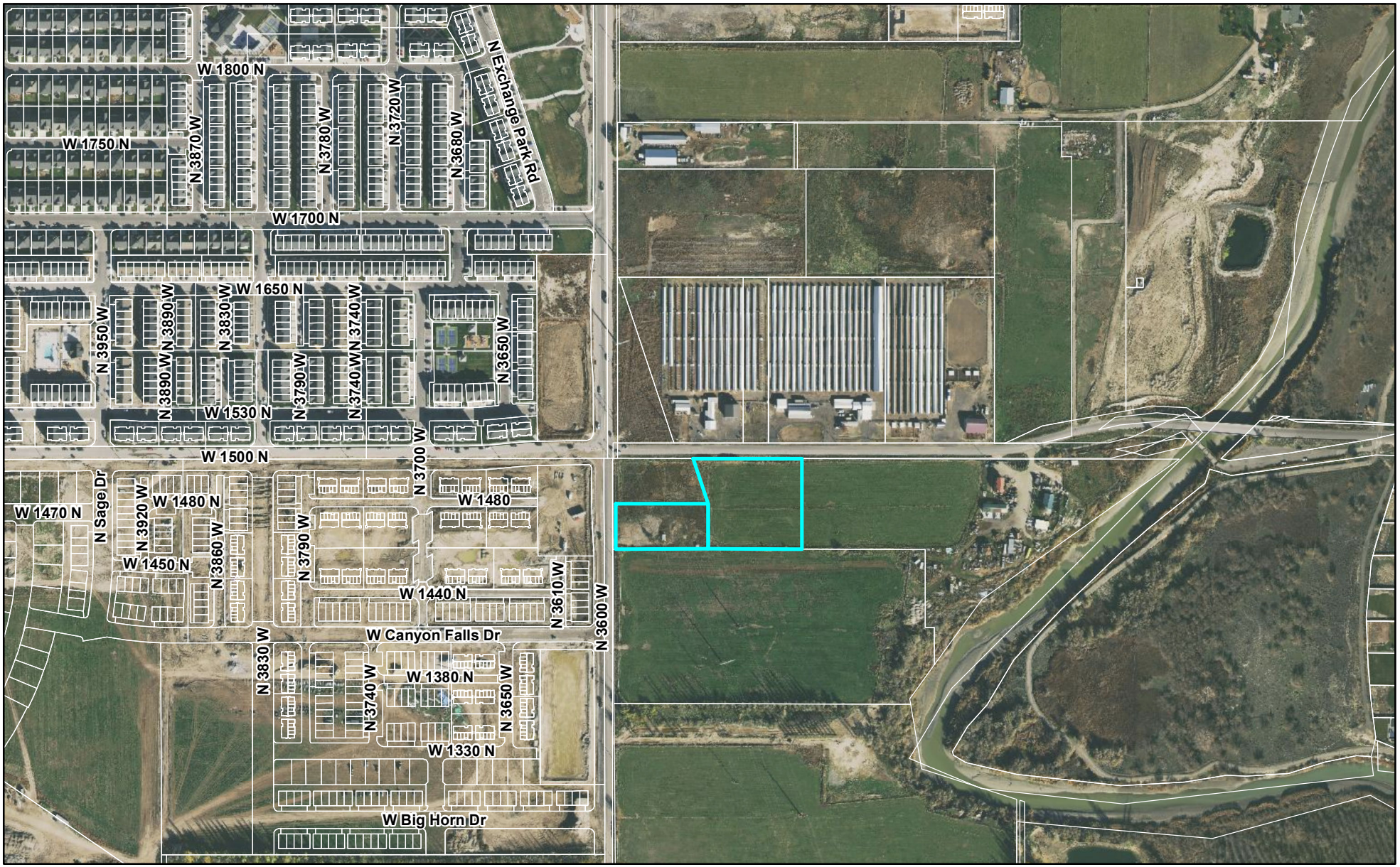
1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on March 9th, 2023. The minutes and motion from this meeting will be provided at the City Council meeting on April 11th.

Lehi Fire Station 84 Site Plan

Aerial Map



0 530 1,060 Feet

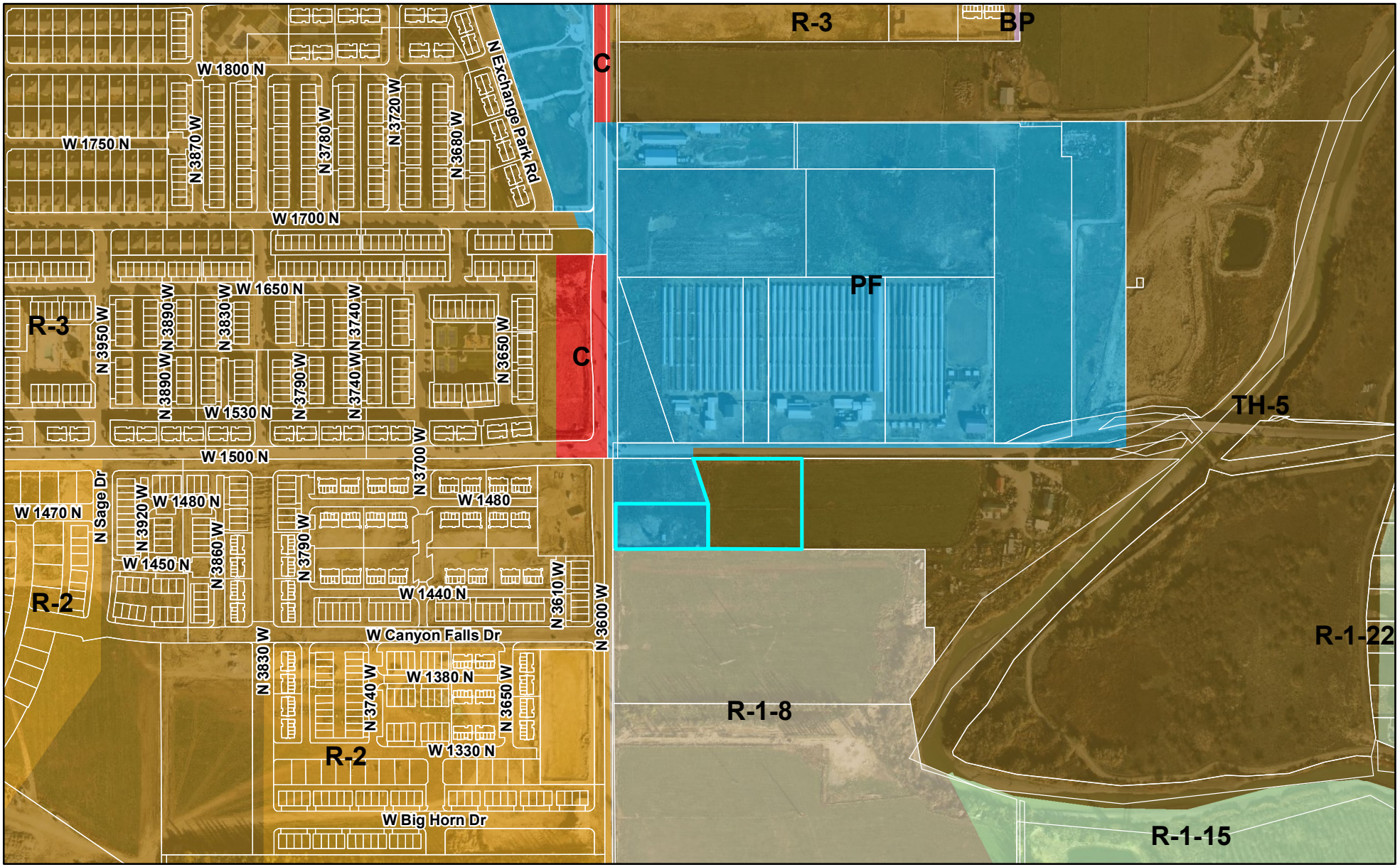
LEHI CITY

Lehi Fire Station 84 – Zoning Amendment Narrative

Half of the parcel for the new Lehi Fire Station 84 is currently zoned TH-5 and the other half zoned PF. We are seeking a zoning change to PF for the entire parcel. This change is in line with the general plan and we have already submitted the site plan. The zone change is in line with the general plan as the city has designated the parcel as PF.

Lehi Fire Station 84 Site Plan

Zoning Map

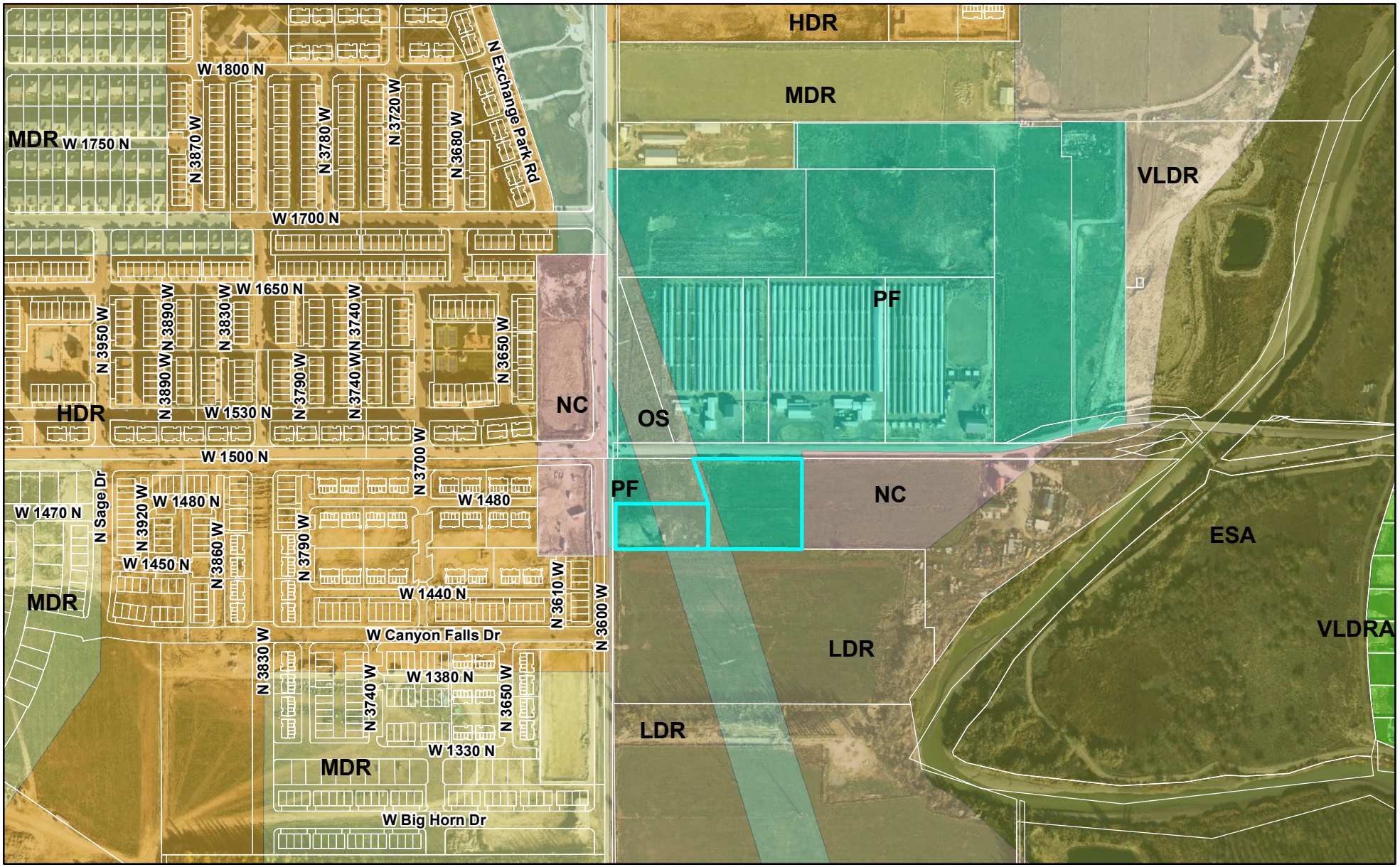


0 530 1,060 Feet

LEHI CITY

Lehi Fire Station 84 Site Plan

General Plan Map



LEHI CITY

ORDINANCE NO: 2023-__

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1500 NORTH 3600 WEST

WHEREAS, Lehi City, owner of property located at approximately 1500 North 3600 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Public Facility (PF); and

WHEREAS, following a public hearing on March 9, 2023, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on April 11, 2023, 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 March 9, 2023; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Public Facility (PF).

PART II:

A. If a provision of this Ordinance -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 11th day of April 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI FIRE STATION 84 ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 89 DEG 53' 50" E 260.65 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 53' 51" E 351.41 FT; S 292.37 FT; N 89 DEG 49' 25" W 303.52 FT; N 74 DEG 16' 0" W .01 FT; N 145.99 FT; N 18 DEG 9' 0" W 153.72 FT; N 68 DEG 27' 13" E .01 FT TO BEG. AREA 2.115 AC.

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-19 approving a Development Agreement for Green Forest Landscaping located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), allowing a landscaping business in a Neighborhood Commercial Zone.

Suggested Action:

Attachments:

Res 2023-19.docx

Development Agreement-Green Forest Landscaping (final).docx

RESOLUTION NO. 2023-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN GREEN FOREST LANDSCAPING LLC ("DEVELOPER") AND LEHI CITY

WHEREAS, Developer has a legal interest in certain real property and desires to use the property for its landscaping business;

WHEREAS, On March 14th, 2023, the City Council directed City staff to prepare a development agreement that would allow the proposed use as a conditional use in the Neighborhood Commercial Zone;

WHEREAS, on April 11th, 2023, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of April, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Green Forest Landscaping, LLC whose principal place of business is located at 7944 N 9550 W ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto ("Property").

C. On March 14, 2023, the City Council held a discussion regarding uses of the Property and its willingness to pursue a development agreement that would allow the proposed use in the Neighborhood Commercial Zone as a conditional use.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that construction service (the "Approved Use"), shall be a conditional use on the property described herein on Exhibit "A" as of the Effective Date of this Agreement, subject to the terms of this Agreement.

ARTICLE 2

2.1 Developer agrees to do the following:

2.1.1 Apply for a zone change from the current R-1-22 and TH-5 Zones to the Neighborhood Commercial Zone ("Zone Change").

2.1.2 Provide water rights according to Section 27.020 of the Development Code in order to develop the Approved Use of the property on the TH-5 Zoned portion of the Property. Additional water rights will be 1.25 acre feet per acre of culinary water and 1.35 acre feet per acre of irrigation water.

2.1.2 Obtain a conditional use permit through the City's development process for the Approved Use.

2.1.3 Ensure that access to the property is only from 1085 South.

2.1.4 Obtain a building permit for any remodeling or additional construction that is done on the property.

2.2 This Agreement and Developer's right to use the Property for the Approved Use shall begin on the Effective Date and expire upon termination of this Agreement or as otherwise described in this Agreement.

2.3 This Agreement will terminate without further action by either party if Developer has not received Conditional Use Permit approval for the Approved Use within two years of the Effective Date of this Agreement ("Termination Date").

2.5 Should Developer abandon the Approved Use for one full year at any time after receiving a Certificate of Occupancy, the Approved Use shall expire, this Agreement shall terminate, and only those uses allowed in the Neighborhood Commercial Zone (or the then current zoning of the property) will be allowed.

2.6 As a condition precedent to the obligations of the Parties hereunder, the Approved Use is contingent upon and shall only become effective at such time, and in the event that the City Council, in the independent exercise of its legislative discretion, elects to approve the Zone Change. This Agreement is not intended to and does not affect or in any way bind or supersede the independent exercise of legislative discretion by the City Council in deciding whether to approve or deny the Zone Change.

ARTICLE 3

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 4

4.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the Developer's breach of this Agreement. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

4.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

4.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

4.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

4.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

4.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

4.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

4.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

4.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:

Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
Green Forest Landscaping
Jose Arias
7944 North 9550 West
Lehi, UT 84043

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Developer.

4.15 Non-Assignability. This Agreement shall not be assignable by Developer.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor

ATTEST:

_____
Teisha Wilson
City Recorder

GREEN FOREST LANDSCAPING, LLC

_____

By: Jose Arias
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2023 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of GREEN FOREST LANDSCAPING and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____

Notary Public

(notary seal)

Exhibit “A”

Property Legal Description

COM S 285.61 FT & E 309.09 FT FR NW COR. SEC. 19, T5S, R1E, SLB&M.; S 89 DEG 36' 37" E 264.13 FT; S 0 DEG 17' 4" W 321.75 FT; S 89 DEG 41' 14" W 233.96 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 38' 25" W 44.15 FT, RADIUS = 31 FT); N 0 DEG 28' 44" E 293.42 FT TO BEG. AREA 1.960 AC.

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #21-2023 the Arias General Plan Amendment on 1.97 acres of property located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), changing the land use designation from Neighborhood Commercial to Heavy Commercial. (Tabled at the March 14th meeting)

Suggested Action:

Attachments:

CC Staff Report Arias Heavy Commercial General Plan Amendment 04.11.23.docx

Arias Heavy Commercial General Plan Amendment DRC 01.18.23.docx

Ordinance -Arias Heavy Commercial General Plan Amendment 04.11.23.docx

Arias General Plan Amendment narrative.pdf

Arias Heavy Commercial General Plan Amendment 01.18.23.pdf

Arias Aerial.pdf

Arias General Plan.pdf

Arias Zoning.pdf

ARIAS HEAVY COMMERCIAL GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jose Arias		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	7944 N 9550 W (Approximately 2300 W Pioneer Crossing)		
Acreage	1.97 acres		
Existing Zoning	R-1-22 & TH-5		
Existing General Plan Land Use Designation	NC (Neighborhood Commercial)		
Proposed Land Use Designation	C-H (Heavy Commercial)		
Existing Land Use	Landscaping Company/Single family home		
Adjacent Zoning and Land Use	*North*	R-1-12	Pioneer Crossing
	South	RA-1	Single family residential
	East	R-1-12	Single family residential
	West	N/A	Saratoga Springs
Date of DRC Review	January 18, 2023		
Date of Planning Commission Review	February 9, 2023		
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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented busi-

nesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

HEAVY COMMERCIAL (C-H)
The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

PROPERTY HISTORY

January 25, 2010 – This property was incorporated into the City as the Marvin Gray Annexation.
January 25, 2022 – The City Council approved the updated General Plan Land Use Section and Map. This property was identified as Neighborhood Commercial there.

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this property from Neighborhood Commercial to Heavy Commercial on 1.97-acres located at 7944 N 9550 W or approximately 2300 W Pioneer Crossing.

The property is currently zoned R-1-22 and TH-5 which would not allow for any use beyond single family residential. This application is the result of Code Enforcement and the applicant trying to bring the General Plan into conformance with what they have been using the property for. The request for Heavy Commercial would facilitate the continued use of the property for a landscaping company with outside storage of materials and equipment as a conditional use as well as a temporary use permit for the food truck located on-site.

The applicant has stated their interest to continue improving the site with improved organization and buffering so that it is not seen as a nuisance. Saratoga Springs approved Regional Commercial directly to the west and development is occurring in the form of a car wash and office/warehouse.

The City Council should consider the allowed uses in the Heavy Commercial classification and if the existing use is appropriate on the property.

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

1. Pioneer Crossing is currently in design to be six lanes and will have freeway level traffic. The location is located on a loud/noisy intersection so Heavy Commercial could be appropriate. (Engineering)
2. The Development Code describes the Heavy Commercial District as "intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned communities". This is located in close proximity to existing neighborhoods.
3. Food truck could be allowed as a temporary use if the zoning is changed to Neighborhood Commercial
4. Building and Property Maintenance is an allowed use in the Commercial Zone, but Heavy Commercial is needed for the outside storage of materials and equipment.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on February 9, 2023. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of Jose Arias's request for review of the Arias General Plan Amendment on 1.97-acres of property located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), changing the land use designation from Neighborhood Commercial (NC) to Heavy Commercial (C-H).

Katie Bussell presented information on the agenda item. DRC had seven redline comments. This is a legislative item.

The applicant, Jose Arias, was present. He would like to change the zone so he could run his landscape business.

Commissioner Chair Newall opened the public hearing.

Katie read the online comment from Debra Bigler regarding vehicles on the property and traffic and the condition of the site. She is opposed to the general plan amendment.

Commissioner Chair Newall closed the public hearing.

Commissioner Bunker asked if there was a size limit to the heavy equipment. Ross said the State had a meeting for the widening process for Pioneer Crossing and this section will be a five to six lane highway and this will be at the corner of a very busy highway. Residential is right next to the proposed amendment. The land designation to the West is Saratoga Springs property. The Commission was concerned with the change and not knowing what could be built if the designation was changed to heavy commercial. Landscaping would fall under Construction Services for the table of uses in the code. The staff and commission discussed the benefit of a development agreement.

Motion: Commissioner Eyre moved to recommend denial of **Jose Arias's request for review of the Arias General Plan Amendment on 1.97-acres of property located at 7944 N 9550 W (approximately 2300 West Pioneer Crossing), changing the land use designation from Neighborhood Commercial (NC) to Heavy Commercial (C-H)**; including all DRC comments and the findings stated in the report. The Commission recommended the City Council explore methods to achieve a desired result for the use of the property with the possibility of a development agreement. Commissioner Everett seconded.

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

Arias Heavy Commercial General Plan Amendment
DRC Redline Comments

Jose Arias- requests review of a General Plan amendment from Neighborhood Commercial to Heavy Commercial on 1.97 acres of property located at 7944 N 9550 W (Approximately 2300 W Pioneer Crossing)

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Jacob Curtis
Representatives of the Applicant Present: Jose Arias, Gonzalo Godoy
Date of Plans Reviewed: 1/6/23
Time Start: 1:42 pm
Time End: 2:00 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. Was the newly added steel building permitted? Could stay as an agricultural building or need to convert to a commercial building with a permit.

Jacob – Public Works: No comments
Ross – Engineering:
2. Pioneer Crossing is currently in design to be six lanes and will have freeway level traffic. The location is located on a loud/noisy intersection so Heavy Commercial could be appropriate.

Kim – Planning:
3. The Development Code describes the Heavy Commercial District as "intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned communities". This is located in close proximity to existing neighborhoods.
4. Should assign a City address to this property- work with Planning Staff
5. The applicant should look for a more appropriate/suitable location for the landscaping business.
6. Food truck could be allowed as a temporary use if the zoning is changed to Neighborhood Commercial
7. Building and Property Maintenance is an allowed use in the Commercial Zone, but Heavy Commercial is needed for the outside storage of materials and equipment.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 9, 2023 AT 7 PM IN THE COUNCIL CHAMBERS.
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 2023-___

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 7944 N 9550 W (APPROXIMATELY 2300 W PIONEER CROSSING)

WHEREAS, on April 11, 2023, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on February 9, 2023, to review and make a recommendation on the General Plan Amendment located at 7944 N 9550 W (Approximately 2300 W Pioneer Crossing) changing the land use designation from Neighborhood Commercial (NC) to Heavy Commercial (C-H), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 11, 2023, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Neighborhood Commercial (NC) to Heavy Commercial (C-H).

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 property from NC to C-H. The total amendment will include approximately 2-acres of property located at 7944 N 9550 W (Approximately 2300 W Pioneer Crossing), more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2023 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 11th day of April 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

Legal Description

Legal Description: COM S 285.61 FT & E 309.09 FT FR NW COR. SEC. 19, T5S, R1E, SLB&M.; S 89 DEG 36' 37" E 264.13 FT; S 0 DEG 17' 4" W 321.75 FT; S 89 DEG 41' 14" W 233.96 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 38' 25" W 44.15 FT, RADIUS = 31 FT); N 0 DEG 28' 44" E 293.42 FT TO BEG. AREA 1.960 AC.

To whom it may concern:

My name is Jose Arias, owner of the property at 7944 N 9550 W, Lehi Utah 84043 and previous owner of the property at 1118 S 2300 W Lehi Utah 84043.

It was brought to my attention that we need to make zone changes to my current property to comply with city code, the change needs to be heave commercial and we will like to pursue that option to continue operating our landscaping company.

I have been a property owner in Lehi since 2016, my previous home was the ugliest in the neighborhood when I purchased it and we wanted to make it one of the best-looking homes at the time and so we did, we even included a waterfall feature on our front yard.

In 2019 I purchased the property at 7944 N 9550 W, the property was in bad shape, it had been on the market for about a year and the owner couldn't sell it.

We decided to purchase it and put some money on it and our landscaping business.

We removed rotting trees that were a hazard to the cars driving by because of their size and condition, we also removed a lot of garbage, we put in over $25000.00 on gravel (not counting the cost of installation), we erected a metal/steel building to keep inventory inside of it and do meetings and trainings.

During this year we also provided a 40 x 40 space for free to one of our neighbors to plant flowers that she later sells using social media, we installed the irrigation for it at no cost to her and we don't charge her anything for the space.

We also keep a small space as a nursery with small plants and trees for upcoming jobs.

During our time in Lehi, we have done our best to have a property that helps the neighborhood, we never had an issue with the neighbors, or anyone else in the area, we even had neighbors ask for help with their yards and have done jobs for them.

We have all our employee's park inside the property so the neighbors will have room in the streets around us, we have also opened a new entrance/exit on the side of the property, that allows us to access it better and not use the entrance on 2220 W. as much.

In the next seven days, we are also making changes to our property to keep it more organized; employee parking will now have an specific area next to 2300 W to keep it away from the fence near our neighbors, we are adding drainage to our property to keep the water level from melting snow down, we are also adding more gravel to the areas that need to be patched up due to normal use., we are also removing any items that will be next to a fence that is next to a neighbor, in this case is only one.

We can provide photos and an arial video of the property if necessary.

On the photos and video, you will be able to see that right across the street (Saratoga city) is building a car wash with retail offices and there are at least 2 industrial warehouses, our business will not create traffic in the area since we only come and go from it one time a day, we don't have a flow of cars coming in and out.

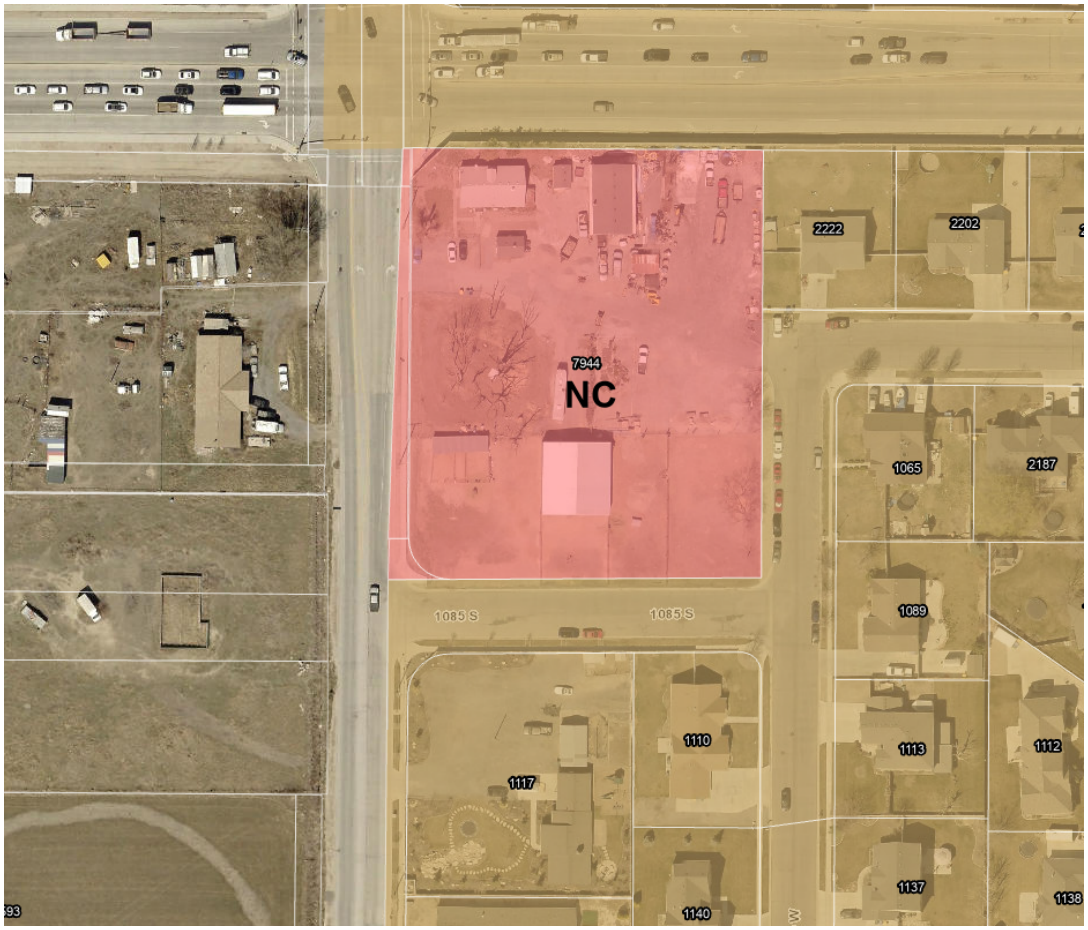
I appreciate your time and help on this matter.

Thank you,

Jose Arias.




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Pioneer Crossing
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7944
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2167
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SOPES
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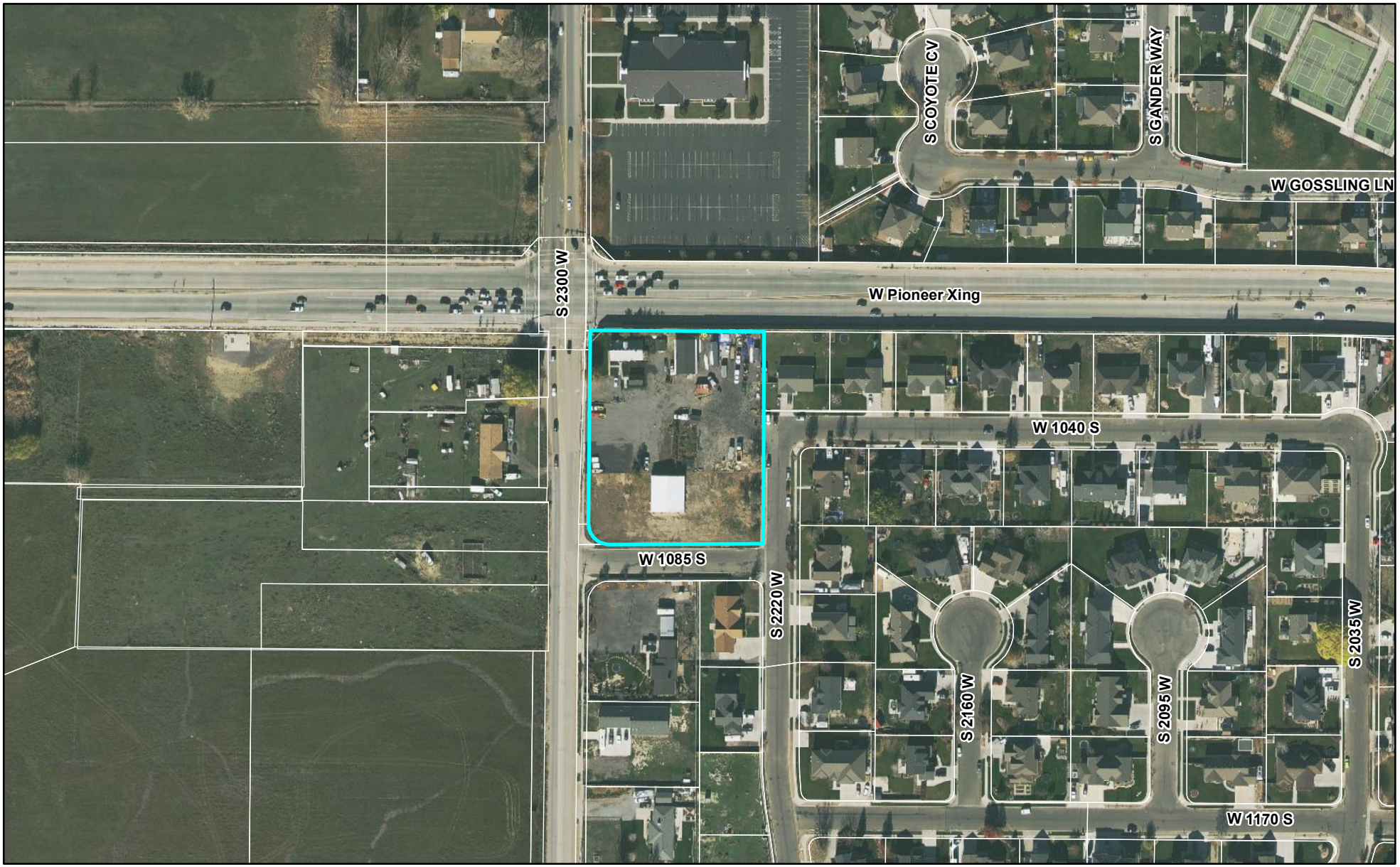





STOP

Arias Heavy Commercial General Plan Amendment

Aerial



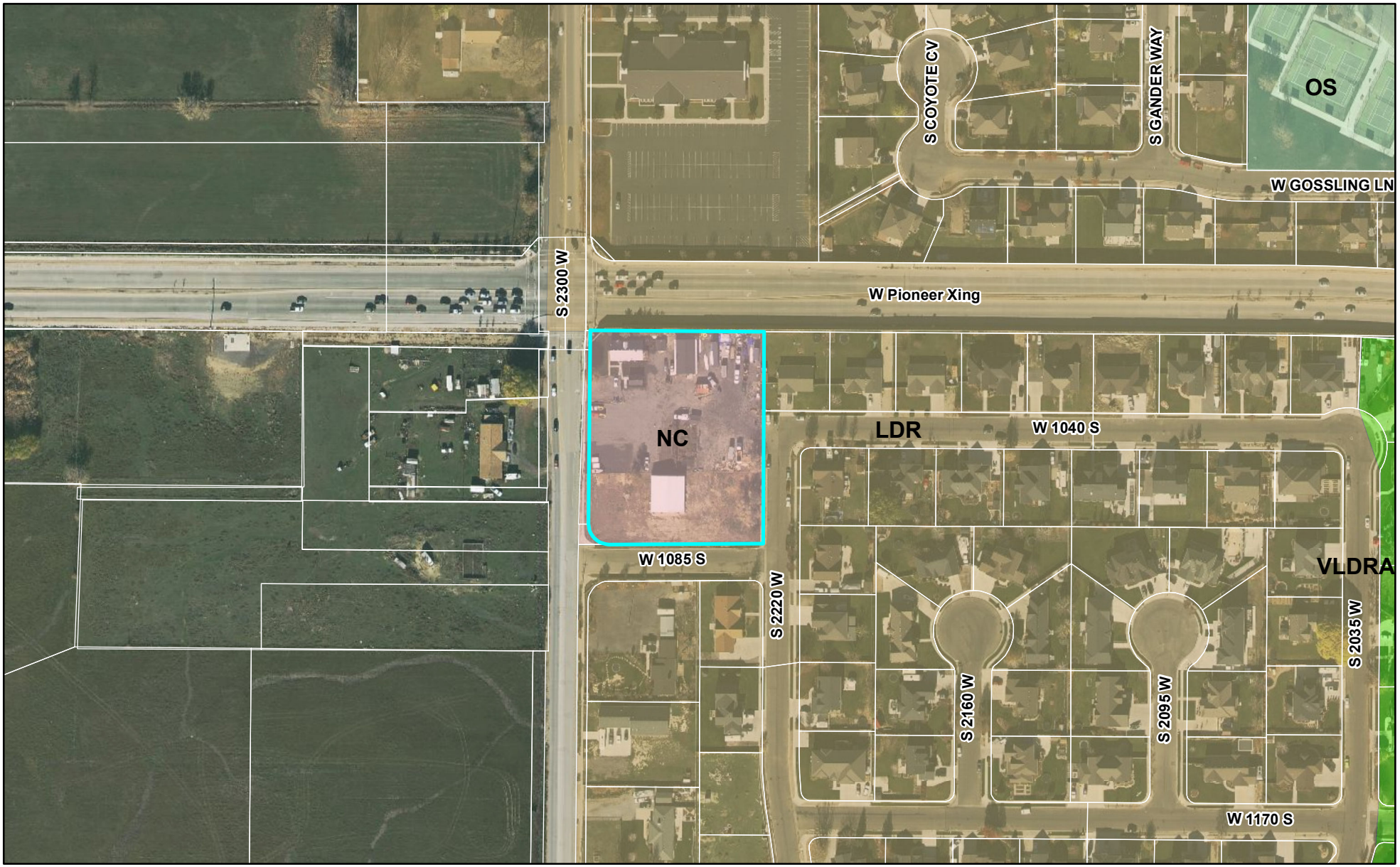
Feet

0 250 500

LEHI CITY

Arias Heavy Commercial General Plan Amendment

General Plan

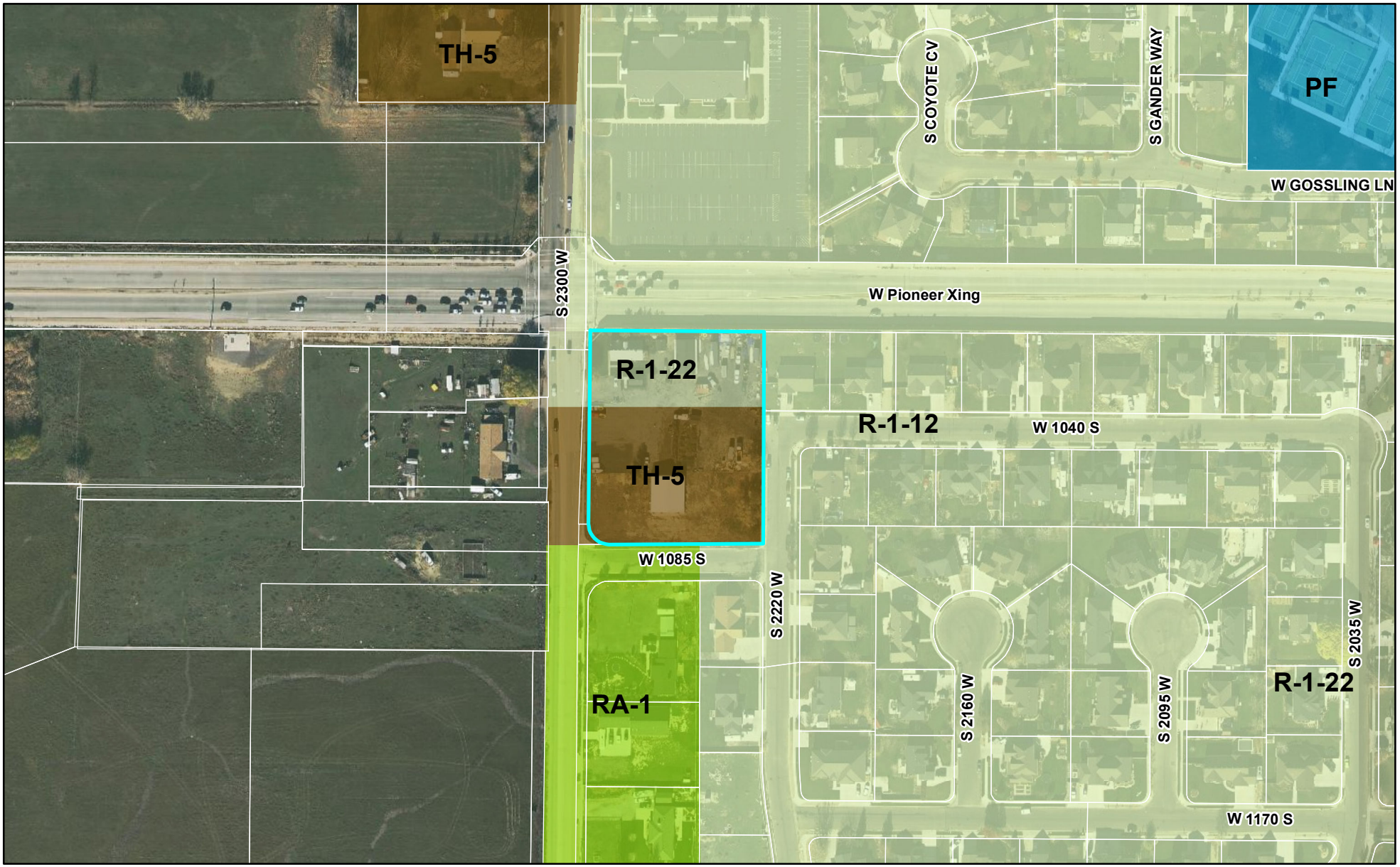


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LEHI CITY

Arias Heavy Commercial General Plan Amendment

Zoning



0 250 500 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community. (Tabled at the March 14th meeting)

Suggested Action:

Attachments:

CC Staff Report Fox Canyon A1 and I1 Subdivision 04.11.23.docx

Fox Canyon Plats A1 and I1 Subdivision DRC 11.16.22.docx

Fox Canyon A1 Adjustments DRC 03.01.23.docx

Fox Canyon Traffic Study DRC 03.01.23.docx

Fox Canyon A1 and I1 Preliminary - narrative.pdf

Fox Canyon A1 I1 - Preliminary Plans Original.pdf

Fox Canyon A1 Updated.pdf

Fox Canyon I1 Updated.pdf

Fox Canyon Traffic Impact Study.pdf

Traverse Mountain Area Plan Amendment extending maximum block length.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FOX CANYON A1 AND I1 PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Perry Development		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 5400 North Fox Canyon Road		
Existing General Plan Designation	Medium Density Residential (MDR)/ Environmentally Sensitive (ESA)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	38 Lots		
Adjacent Zoning and Land Use	*North*	PC	Single Family (Hidden Canyon)
	South	PC	Single Family (Northridge)
	East	PC	Single Family (Hidden Canyon)
	West	PC	Fox Canyon Area J1 Concept
Dates of DRC Reviews	November 16, 2022 and March 1, 2023		
Date of Planning Commission Review	December 8, 2022		
Date of Previous City Council Reviews	January 10, 2023 and March 14, 2023		
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 37.030. Connectivity Standards

A. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

B. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre

shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

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

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

PROPERTY HISTORY

July 26, 1997	Property came into Lehi as part of the Deerfield Annexation
January 24, 2012	City Council approved the Comprehensive Traverse Area Plan Amendment.
December 8, 2020	City Council approved the Fox Canyon A1 and I1 concept with 43 single family lots
January 12, 2021	City Council approved an amendment to the Traverse Mountain Area Plan eliminating a maximum street length; with the following adjustments: that the amendment only apply to Central Canyon. This also included a DRC comment for the Area Plan to reference the City's connectivity standards instead.

January 10, 2023 City Council reviewed the proposed preliminary subdivision and tabled it in order for a traffic study to be completed.

REPORT ANALYSIS

The applicant requests approval of the A1 and I1 preliminary subdivision located at approximately 5400 North Fox Canyon Road in the Central Canyon Area of the Traverse Mountain Planned Community.

These preliminary plans were previously reviewed by the City Council and tabled with instruction for the applicant to provide an updated traffic study. The applicant submitted a traffic study which was reviewed by the Lehi City Traffic Engineer, Luke Seegmiller. It also went to DRC and received no redline comments. The traffic study shows that the proposed number of units will not create more traffic than is generally expected residential streets.

It was again tabled for review of an amendment to the Traverse Mountain Area Plan extending the maximum block length. That amendment was included in this packet. It states that the maximum block length may be increased on a case-by-case basis with a positive recommendation from the reviewing departments, the Planning Commission and approval by the City.

The applicant also submitted updated plans with some slight modifications. The biggest one was a reduction from 41 lots to 38. They also modified the location of Lookout Cove on Plat A1. The updated location works better for traffic visibility and safety.

The location of the cul-de-sac on I1 changed as well. It moved off Fox Canyon Road onto a stubbed interior road. This also helps with traffic flows and safety.

DRC had no concerns with the modifications. There were five power comments on the modified A1 layout, mostly informative for the final subdivision layout. There were seven redline comments on the modified I1 layout including:
1. Label or remove the easement on the back of lots 105-107
2. Show trail reroute on final

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Traverse Mountain Area Plan.
2. The proposed subdivision should/should not receive an exception to the connectivity standards based on the slope in the area.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision at their December 8, 2022 meeting. The minutes and motion from that meeting follow.

2.4) Public hearing and recommendation of Perry Home's request for preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community.

Katie Bussell presented information on the agenda item.

The applicant, Dan Reeves with Perry Homes, was present.

Commissioner Nielsen opened the public hearing.

(inaudible) echoed the comments from the previous item. His home borders the lot to the development and he would like to know how he can get to his property if he has to get to the back of his yard.

Katie summarized online comments regarding safety, fire evacuation, insufficient infrastructure, no green space, traffic issues.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale addressed the public comments.

> **Motion:** Commissioner Bunker moved to send a positive recommendation of **Perry Home's request for preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community**; including all DRC comments and findings stated in the report, reducing the lot sizes for line of sight. Commissioner Carlson seconded. All in favor.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

PREVIOUS CITY COUNCIL MINUTES

11. Consideration of Preliminary subdivision approval for the Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designations in the Traverse Mountain Planned Community. Councilor Hancock wanted to also table this item and use the same findings from the previous motion.

Motion: Councilor Hancock moved to table this item and direct that a traffic study be done to review the Area Plan and confirm the number of connectivity index outlined in the Area Plan to determine what kind of variance there is from that, so they can determine the impact on the surrounding areas; and that the developer conduct the traffic study with Lehi staff review. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

Fox Canyon Plats A1 and I1
DRC Redline Comments

Perry Homes - requests preliminary subdivision review of Fox Canyon Plats A1 and I1 including 41 single family lots located at approximately 5400 North Fox Canyon Road with the Flex Land Use Designation in the Traverse Mountain Planned Community.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dave Reddish and Dan Reeve
Date of Plans Reviewed: 11/7/22
Time Start: 1:40pm
Time End: 1:59pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Relocate 2' TM easement to behind 10' PUE
2. The front lot 10' PUE is not a DE. Remove DE.
3. Show/Dimension PUE/PRV detail to indicate adequate clearances for vault, pipes, conduits, cabinets, etc.
4. Cut/Fill as required to provide the PUE space to be evenly graded with walk.

Garion – Fire:
5. Show the provided setback. Lots 106,107,108,113,114, and 115, are affected by the Wildland Urban Interface and will require fire sprinklers. Hatch these lots and provide a note on your plat.

Greg/Ryan – Water/Sewer:
6. Eliminate city owned sewer and SD mains through lot 119 & 120. Install sewer in city ROW.
7. Remove easement from plat. Sewer and SD shall outfall to Fox Canyon Road at the Northwest end of Lookout Cove.

Trent – Parks:
8. Use 8' truncated dome for trail crossing at Jackrabbit Cir.

Gary – Building/Inspections: See General Comments
Jacob – Public Works: No comments
Ross – Engineering:
9. Change PUE to be PUE and roadway construction easement

Luke- Traffic Engineer:
10. Add note on the plat identifying restrictions in the site triangle areas.

Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.

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.

10. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Retaining walls will require building permits.
2. 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.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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 DECEMBER 8th AND NEEDS ENVELOPES

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.

Fox Canyon A1 Adjustments
DRC Redline Comments

Perry Homes- requests review of adjustments made to Fox Canyon A1

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Dave Reddish, Merlin Huff
Date of Plans Reviewed: 2/21/23
Time Start: 2:29pm
Time End: 2:31pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Where there is no planter strip for water meters and hydrants, a 15' PUE is required
2. The front lot 10' PUE is not a DE. Remove DE
3. Show/ Dimension PUE/PRV detail to indicate adequate clearances for vault, pipes, conduits, cabinets, etc.
4. Cut/Fill as required to provide the PUE space to be evenly graded with walk
5. Show existing equipment to be preserved in place along Fox Canyon Road

Garion – Fire: No comments
Greg– Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON MARCH 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.

Fox Canyon Traffic Study
DRC Redline Comments

Perry Homes- requests review of the Fox Canyon Traffic Study

DRC Members Present: Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Dave Reddish, Merlin Huff
Date of Plans Reviewed: 2/21/23
Time Start: 2:28pm
Time End: 2:28pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON MARCH 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.

Perry Homes, Inc.
Builders/Developers

August 25, 2022

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

RE: Preliminary Plat – Fox Canyon Residential Subdivisions Plat A1 & Plat I1, Traverse Mountain

Dear Planning and Zoning,

For your consideration for Concept Review is Fox Canyon Areas A1 & I1, a forty-one (41) lot single-family detached residential development in Traverse Mountain on 17.59 acres at approximately 5400 North Fox Canyon Road (APN #s 11:013:0151, 11:013:0152 and a portion of 11:013:0185). The proposed land-use is R-1-8 (8,000 sf minimum single-family residential lots) with lots ranging in size from approximately 8,551 sf to 28,424 sf, with a majority of the lots being approximately 10,000 sf to 12,000 sf. The streets are proposed to be public right-of-ways, dedicated to and maintained by Lehi City. As all lots will be privately owned and maintained, thus no sub-association to the Traverse Mountain Master Association will be required.

The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 60 total residential units in Area A1 and 60 total residential units in Area J1. In order to have similar or larger lot sizes as the adjacent land use of Toll Brother's Canyon Point to the north, Perry is proposing a much reduced 41 total lot count, rather than the 120 total allowable units in these two areas.

The Area Plan allows any unused density to be transferred to the Perry Homes Planning District. With only 41 out of 120 allowable units being developed in A1 & I1, this would lower the developed density by just over 65% and move the excess density closer to SR-92. With 41 units being proposed in Areas A1 & I1, the unused 79 remaining units of density in A1 & I1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats of Areas A1 & I1.

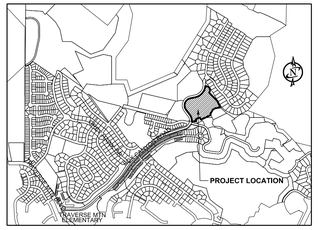
We are excited about this new development, and look forward to your favorable review of this concept.

Best Regards,

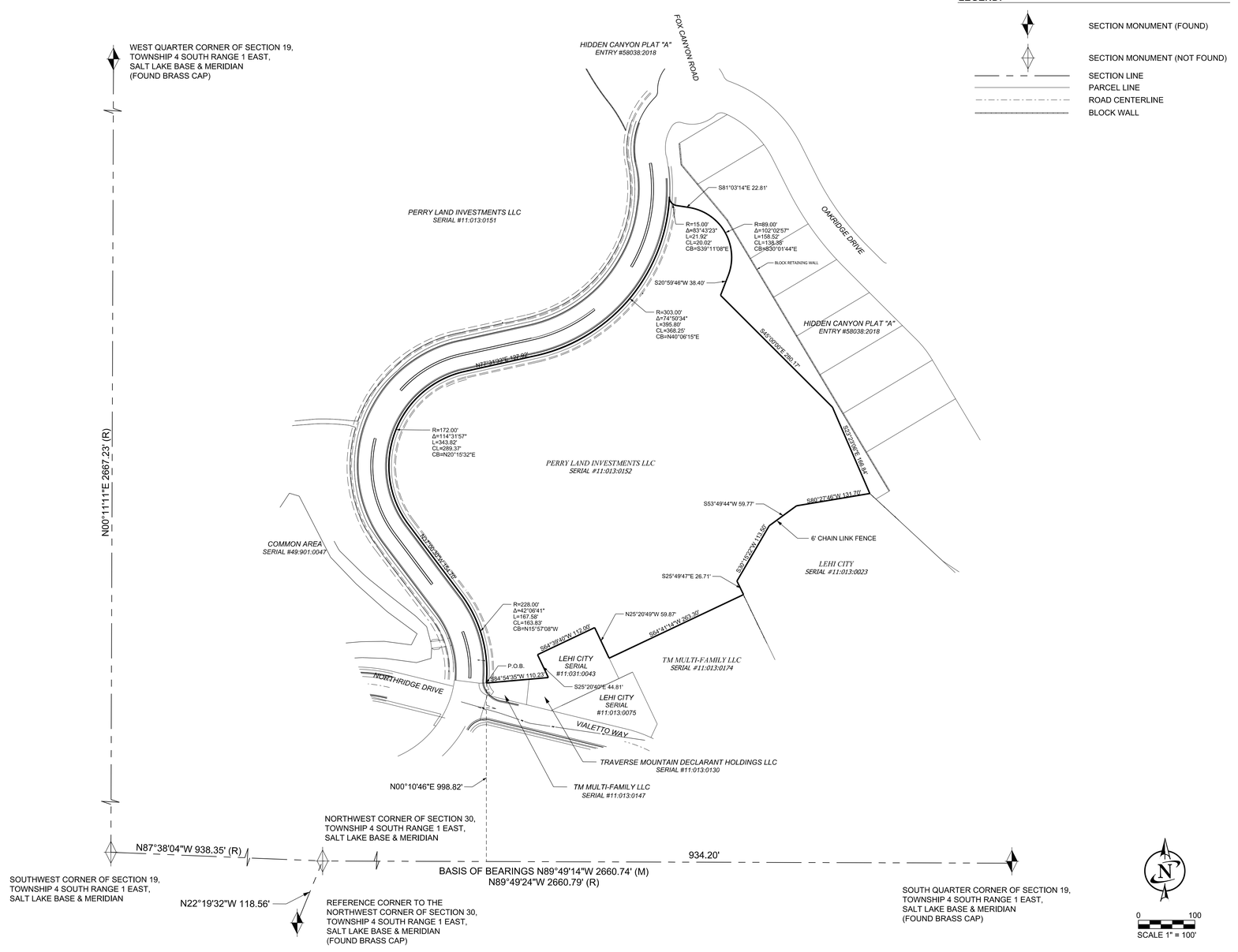
Dan Reeve
Vice President of Land

FOX CANYON SUBDIVISION PLAT A1
RECORD OF SURVEY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S.



LEGEND:

- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- SECTION LINE
- PARCEL LINE
- ROAD CENTERLINE
- BLOCK WALL

SURVEYOR'S CERTIFICATE:

I, JARED ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 12411560 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS MAP IN ACCORDANCE WITH SECTION 17-23-17, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IN MY PROFESSIONAL OPINION.

PROFESSIONAL LAND SURVEYOR
12411560
JARED ASHTON
STATE OF UTAH

JARED ASHTON
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12411560

OVERALL BOUNDARY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALONG FOX CANYON ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET, (2) NORTH 37°00'30" WEST 154.70 FEET, (3) ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET, (4) NORTH 77°31'33" EAST 127.92 FEET, (5) ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION RECORDED IN THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #58038:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG A CURVE 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 59.77 FEET; THENCE SOUTH 30°15'22" WEST 113.50 FEET; THENCE SOUTH 25°49'47" EAST 26.71 FEET; THENCE SOUTH 64°41'14" WEST 263.30 FEET; THENCE NORTH 25°20'49" WEST 59.87 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°49'14" WEST 2660.74' (M) BETWEEN THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE BASE AND MERIDIAN.

BENCHMARK DESCRIPTION:

THE BENCHMARK FOR THIS SURVEY THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE BASE AND MERIDIAN. BENCHMARK ELEV. = 5298.82

NARRATIVE OF BOUNDARY

PURPOSE:
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF FOX CANYON AREA A1 SUBDIVISION, A MULTI-FAMILY DEVELOPMENT, AND TO GATHER INFORMATION NEEDED FOR THE DESIGN OF SAID FUTURE DEVELOPMENT.

PROCEDURE:
A TOPOGRAPHIC SURVEY WAS COMPLETED ON MARCH 1, 2021. THE DESCRIPTIONS FOR THE PROPOSED BOUNDARY WERE OBTAINED FROM THE UTAH COUNTY RECORDERS OFFICE AND PLOTTED PER MATHMATICAL CALLS IN THE DEEDS AND COMPARED TO THE SURVEYED OCCUPATION LINES.

RESULTS: THE DESCRIPTION SHOWN HEREON WAS CREATED FROM THE HIDDEN CANYON PLAT A SUBDIVISION PLAT AS WELL AS THE ADJOINING PARCELS. THE BOUNDARY SHOWN HEREON WAS FOUND TO FIT BOTH THE ADJOINING PROPERTY DESCRIPTIONS AS WELL AS THE EXISTING LINES OF OCCUPATION.

GENERAL NOTES:

1. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE HAVING BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
2. PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA FLOOD MAP 49049C0135F, EFFECTIVE 06/19/2020.
3. DOCUMENTS UTILIZED IN THE PERFORMANCE OF THIS SURVEY:

   NORTHRIDGE PLAT "A" - ENTRY #110274:2018
   TMTH LLC ROS - SURVEY #20-002
   HIDDEN CANYON PLAT "A" - ENTRY #58038:2018
   VIALETTO WAY ROAD DEDICATION PLAT - ENTRY #105797:2007
   VARIOUS ADJOINER PROPERTY DESCRIPTIONS

FOX CANYON SUBDIVISION PLAT A1
RECORD OF SURVEY

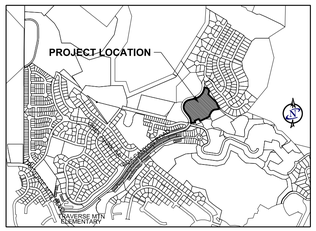
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH

PERRY HOMES, INC.
DAN REEVE
17 EAST WINCHESTER STREET
SUITE 200
MURRAY, UT 84107
(801) 264-8800

PROTERRA GROUP Inc.
1654 Reunion Ave. Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www. proterragroup.com

SHEET 1 OF 1

ROS1



VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT

NOTES:
1. 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.

BOUNDARY DESCRIPTION

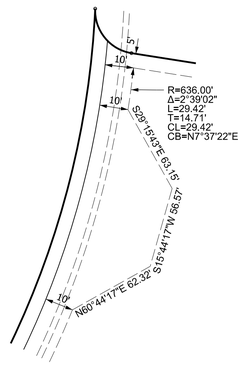
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CONTAINS 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.
CONTAINS 22 LOTS

2.5 UNITS PER ACRE

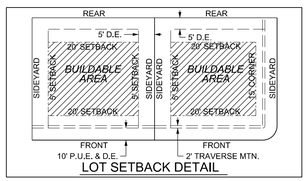
CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	26.00	47.88	41.40	34.20	N 70°41'26" E
C2	61.00	308.29	70.35	N/A	N 41°50'54" E
C3	233.00	170.35	166.58	89.18	N 16°03'46" W
C4	167.00	333.83	280.96	259.80	S 20°15'30" W
C5	122.00	41.61	41.41	21.01	S 46°46'49" E
C6	15.00	11.43	11.15	6.01	N 15°11'17" W
C7	15.00	17.26	16.32	9.73	N 69°58'19" W
C8	178.00	55.29	55.07	27.87	S 45°54'25" E
C9	26.00	53.60	44.60	43.36	N04°14'55" E
C10	308.00	391.32	365.53	227.06	N 41°07'39" E
C11	26.00	36.98	33.94	22.40	S 87°36'47" E
C12	722.00	140.85	140.63	70.65	S 41°16'27" E
C13	15.00	21.58	19.77	13.14	N 05°32'04" E
C14	61.00	279.41	91.77	N/A	S 84°27'56" E
C15	778.00	153.25	153.00	76.87	S 41°19'41" E
C16	26.00	36.30	33.42	21.82	N 06°58'20" W
C17	150.00	51.17	50.92	25.83	S 46°46'49" E
C18	750.00	157.01	156.72	78.79	S 41°40'57" E
C19	233.00	129.79	128.12	66.63	N 11°04'34" W
C20	167.00	41.45	41.35	20.83	S 70°24'50" W
C21	61.00	54.58	52.78	29.27	S 19°00'09" E
C22	308.00	139.17	137.99	70.79	N 64°34'52" E
C23	722.00	67.92	67.89	33.98	S 44°10'05" E
C24	61.00	102.58	90.91	68.17	S 01°25'19" E
C25	778.00	67.40	67.38	33.72	S 44°29'22" E
C26	233.00	40.56	40.51	20.33	N 32°01'17" W
C27	61.00	46.00	44.92	24.16	S 66°14'27" E
C28	61.00	47.53	46.33	25.04	N 69°50'11" E
C29	61.00	46.00	44.92	24.16	N 25°54'48" E
C30	61.00	46.00	44.92	24.16	N 17°17'36" W
C31	61.00	68.18	64.69	38.15	N 70°54'58" W
C32	61.00	56.48	54.49	30.45	S 76°07'26" E
C33	61.00	56.48	54.49	30.45	N 50°49'28" E
C34	61.00	56.48	54.49	30.45	N 02°13'37" W
C35	61.00	7.38	7.38	3.69	N 32°13'09" W
C36	722.00	72.93	72.90	36.50	S 38°34'45" E
C37	778.00	80.29	80.25	40.18	S 39°03'05" E
C38	778.00	5.57	5.57	2.78	S 35°53'24" E
C39	308.00	50.08	50.03	25.10	N 46°58'43" E
C40	308.00	152.12	150.57	77.64	N 18°52'41" E
C41	308.00	49.96	49.90	25.03	N 37°40'25" E
C42	167.00	160.14	154.07	86.83	S 09°32'15" E
C43	167.00	61.53	61.18	31.12	S 28°29'19" W
C44	167.00	70.71	70.18	35.89	S 51°10'24" W



P.U.E.\PRV EASEMENT DETAIL
N.T.S.

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

0 50
Scale 1" = 50'

PROTERRA GROUP
10450 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-0139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT A1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE	

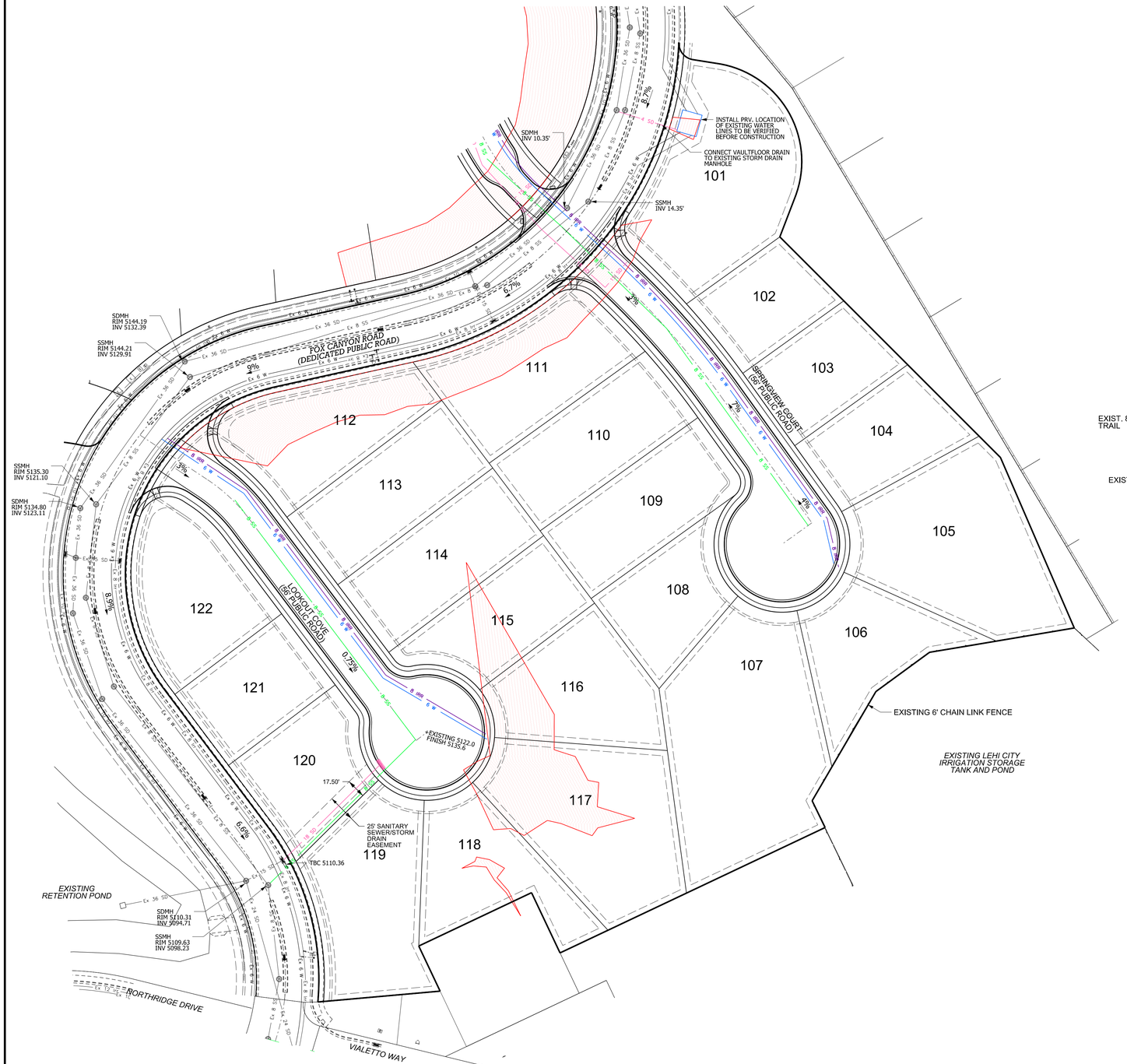
DESIGN CHECK: DAR

DRAFTING CHECK: JA

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP1

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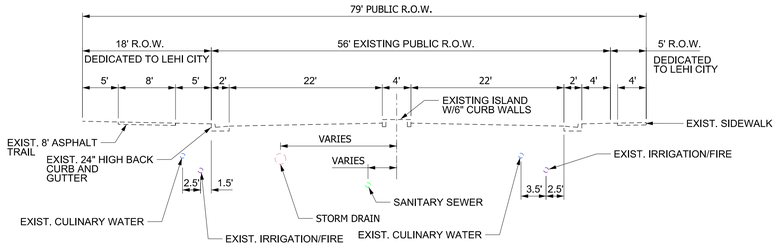
EXISTING GROUND OVER 30%

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

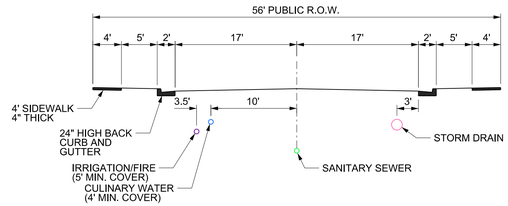
(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
(C) VALVES.
(D) BLOWOFFS INCLUDING SIZE TYPE & PROTECTION.
(E) MANHOLES, BOXES AND RELATED DETAILS.
(F) WATER & SEWER SERVICE DETAILS.
(G) FIRE HYDRANTS.
(H) LOT LINE UTILITY EASEMENTS.
(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.

NOTES:

1. ALL SANITARY SEWER MANHOLES TO BE A MINIMUM OF 11' DEEP.
2. ALL SANITARY SEWER PIPES TO BE AT A MINIMUM SLOPE OF 0.40% AND A MAX OF 10%.



FOX CANYON ROAD EXISTING STREET SECTION
N.T.S.



56' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

50 0 50 100
Horizontal Scale 1" = 50'

Blue Stakes of UTAH 811 bluestakes.org

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT A1

SITE PLAN - A1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

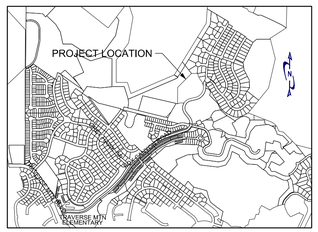
DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP2

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VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 1292.58 FEET AND NORTH 00°10'46" EAST 1564.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE NORTH 09°25'58" WEST 104.10 FEET; THENCE NORTH 02°08'58" EAST 434.39 FEET; THENCE NORTH 31°43'56" EAST 362.08 FEET; THENCE SOUTH 38°03'00" EAST 249.74 FEET; THENCE EAST 148.39 FEET; THENCE ALONG A NON-TANGENT CURVE 197.35 FEET TO THE LEFT, HAVING A RADIUS OF 428.00 FEET, THE CHORD OF WHICH IS SOUTH 25°06'55" EAST 195.61 FEET; THENCE ALONG A REVERSE CURVE 499.42 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD OF WHICH IS SOUTH 19°36'02" WEST 418.59 FEET; THENCE SOUTH 77°31'33" WEST 127.92 FEET; THENCE ALONG A CURVE 136.72 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 60°20'50" WEST 134.68 FEET; THENCE ALONG A NON-TANGENT CURVE FEET TO THE LEFT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS NORTH 84°46'00" WEST 193.45 FEET TO THE POINT OF BEGINNING.

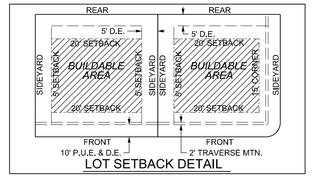
CONTAINING 376,517 SQ. FT. OR 8.644 ACRES, MORE OR LESS.
CONTAINS 19 LOTS.

2.2 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	228.00	80.64	80.22	40.75	S 37°09'51" E
C2	15.00	20.89	19.25	12.54	N 66°56'08" W
C3	353.00	82.17	81.99	41.27	S 79°49'46" W
C4	325.00	75.65	75.48	38.00	S 79°49'46" W
C5	297.00	69.14	68.98	34.73	S 79°49'46" W
C6	15.00	14.54	13.98	7.90	N 58°43'36" E
C7	61.00	309.90	69.03	N/A	S 03°30'07" E
C8	15.00	14.54	13.98	7.90	S 65°43'49" E
C9	275.50	19.00	18.99	9.50	S 66°11'16" E
C10	15.00	23.24	20.98	14.68	S 28°46'29" W
C11	172.00	104.04	102.46	53.67	S 29°50'32" E
C12	528.00	113.99	113.77	57.22	N 18°41'55" W
C13	500.00	107.94	107.73	54.18	N 18°41'55" W
C14	472.00	76.38	76.30	38.27	N 20°14'50" W
C15	228.00	119.84	118.46	61.34	N 39°56'26" W
C16	200.00	105.12	103.91	53.80	N 39°56'26" W
C17	172.00	48.75	48.59	24.54	N 33°00'09" W
C18	15.00	24.30	21.73	15.76	N 87°31'45" W
C19	61.00	275.68	94.18	N/A	S 04°28'02" E
C20	353.00	52.29	52.24	26.19	S 77°24'14" W
C21	61.00	63.74	60.88	35.13	N 67°53'42" W
C22	528.00	55.22	55.19	27.63	N 15°30'35" W
C23	228.00	21.71	21.70	10.86	N 27°36'40" W
C24	61.00	20.23	20.13	10.21	N 64°29'49" W
C25	353.00	29.89	29.88	14.95	S 84°04'22" W
C26	61.00	65.42	62.33	36.25	N 61°40'46" E
C27	61.00	60.23	57.82	32.83	S 59°18'28" E
C28	61.00	60.26	57.84	32.84	S 02°43'10" E
C29	61.00	60.25	57.83	32.84	S 53°52'29" W
C30	528.00	58.77	58.74	29.42	N 21°41'40" W
C31	228.00	23.84	23.83	11.93	N 52°00'08" W
C32	228.00	74.29	73.96	37.48	N 39°40'22" W
C33	61.00	60.25	57.83	32.84	S 77°42'35" W
C34	61.00	60.25	57.83	32.84	S 21°07'17" W
C35	61.00	63.90	61.02	35.23	S 37°10'52" E
C36	61.00	71.06	67.11	40.18	N 79°26'14" E
C37	200.00	122.75	120.83	63.38	N 30°05'48" W
C38	428.00	125.17	124.72	63.03	S 20°17'00" E
C39	428.00	72.19	72.10	36.18	S 33°29'35" E
C40	247.00	19.80	19.80	9.91	N 36°01'38" W
C41	247.00	40.38	40.33	20.23	N 29°02'51" W
C42	144.00	57.90	57.51	29.35	S 00°20'37" W
C43	229.00	147.35	144.83	76.33	N 07°15'31" E
C44	229.00	38.38	38.33	19.23	N 30°29'37" E
C45	229.00	112.64	111.51	57.49	N 63°25'59" E
C46	246.00	153.81	151.32	79.51	S 59°36'50" W
C47	275.50	156.91	154.80	80.65	S 89°00'15" E
C48	275.50	21.75	21.75	10.88	S 70°25'31" E
C49	246.00	73.98	73.70	37.27	S 68°54'38" W
C50	246.00	79.83	79.48	40.27	S 50°59'55" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE

DESIGN CHECK: DAR

DRAFTING CHECK: JA

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP3

10/17/2022 9:39:58 AM J:\Projects\Perry Homes\PH010 - Fox Canyon Area #1 & I1\Design\Drawings\FC 11\PLAT.dgn



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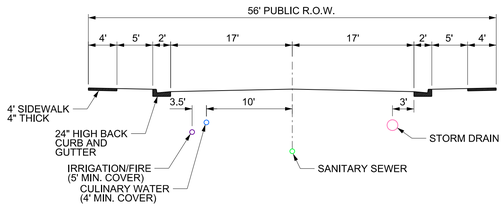
EXISTING GROUND OVER 30%

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, 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 EASEMENTS.
(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.

NOTES:

1. ALL SANITARY SEWER MANHOLES TO BE A MINIMUM OF 11' DEEP.
2. ALL SANITARY SEWER PIPES TO BE AT A MINIMUM SLOPE OF 0.40% AND A MAX OF 10%.



56' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

50 0 50 100
Horizontal Scale 1" = 50'

Blue Stakes of UTAH 811 bluestakes.org

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Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

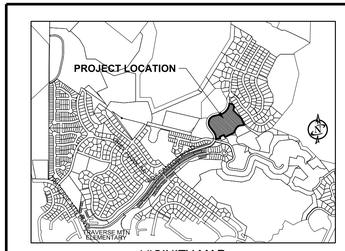
DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
10-11-22
STATE OF UTAH

SHEET:
SP4

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VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT

NOTES:
1. 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET; THENCE NORTH 37°00'30" WEST 154.70 FEET; THENCE ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET; THENCE NORTH 77°31'33" EAST 127.92 FEET; THENCE ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT WHICH LIES ON THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY #58038:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG AN ARC 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 59.77 FEET; THENCE SOUTH 30°15'22" WEST 113.50 FEET; THENCE SOUTH 25°49'47" EAST 26.71 FEET; THENCE SOUTH 64°41'14" WEST 263.30 FEET; THENCE NORTH 25°20'49" WEST 59.87 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.
CONTAINS 23 LOTS

2.6 UNITS PER ACRE

SIGHT TRIANGLE NOTE:
SIGHT OBSTRUCTIONS ARE NOT PERMITTED WITHIN THE SIGHT TRIANGLE. EXCEPT THAT TREES MAY BE PERMITTED PROVIDED THAT THEY ARE PRUNED TO A HEIGHT OF NOT LESS THAN 8 FEET. ALSO LIGHT POLES AND SIMILAR USES MAY BE PERMITTED, PROVIDED THEY DO NOT CREATE A VISUAL IMPAIRMENT TO TRAFFIC.

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	308.00	391.32	365.53	227.06	N 41°07'39" E
C2	722.00	140.85	140.63	70.65	S 41°16'27" E
C3	778.00	153.25	153.00	76.87	S 41°19'41" E
C4	26.00	36.98	33.94	22.40	S 87°36'47" E
C5	26.00	36.30	33.42	21.82	N 06°58'20" W
C6	15.00	21.58	19.77	13.14	N 05°32'04" E
C7	61.00	279.41	91.77	-1.00	S 84°27'56" E
C8	750.00	157.01	156.72	78.79	S 41°40'57" E
C9	233.00	170.35	166.58	89.18	N 16°03'46" W
C10	61.00	309.90	69.03	-1.00	S 52°59'30" W
C11	26.00	35.38	32.71	21.04	N 22°12'27" E
C12	26.00	37.12	34.05	22.52	N 77°54'32" W
C13	88.00	150.82	133.03	101.59	S 12°05'28" W
C14	60.00	102.83	90.70	69.26	N 12°05'28" E
C15	32.00	54.84	48.37	36.94	S 12°05'28" W
C16	15.00	14.54	13.98	7.90	S 64°46'47" E
C17	15.00	14.54	13.98	7.90	S 09°14'13" E
C18	233.00	82.28	81.85	41.57	N 26°53'30" W
C19	167.00	333.83	280.96	259.80	S 20°15'31" W
C20	308.00	139.17	137.99	70.79	N 64°34'52" E
C21	308.00	50.08	50.03	25.10	N 46°58'43" E
C22	308.00	49.96	49.90	25.03	N 37°40'25" E
C23	308.00	152.12	150.57	77.64	N 18°52'41" E
C24	722.00	67.92	67.89	33.98	S 44°10'05" E
C25	722.00	72.93	72.90	36.50	S 38°34'45" E
C26	778.00	67.40	67.38	33.72	S 44°29'22" E
C27	778.00	80.29	80.25	40.18	S 39°03'05" E
C28	61.00	102.58	90.91	68.17	S 01°25'19" E
C29	61.00	56.48	54.49	30.45	S 76°07'26" E
C30	61.00	56.48	54.49	30.45	N 50°49'28" E
C31	61.00	56.48	54.49	30.45	N 02°13'37" W
C32	61.00	7.38	7.38	3.69	N 32°13'09" W
C33	61.00	32.75	32.36	16.78	N 03°09'12" E
C34	88.00	22.61	22.54	11.37	S 29°38'58" E
C35	233.00	48.94	48.85	24.56	N 22°47'33" W
C36	233.00	88.07	87.55	44.57	N 05°56'47" W
C37	233.00	33.34	33.31	16.70	N 32°54'32" W
C38	88.00	30.44	30.29	15.37	S 51°16'52" W
C39	88.00	48.89	48.26	25.09	S 25°27'22" W
C40	88.00	48.89	48.26	25.09	S 06°22'29" E
C41	61.00	56.86	54.82	30.68	N 38°55'45" W
C42	61.00	52.00	50.44	27.70	S 89°56'51" W
C43	61.00	52.00	50.44	27.70	S 41°06'13" W
C44	61.00	52.00	50.44	27.70	S 07°44'25" E
C45	61.00	64.29	61.36	35.50	S 62°21'24" E
C46	167.00	34.98	34.91	17.55	S 71°31'33" W
C47	167.00	142.37	138.09	75.83	S 41°06'13" W
C48	167.00	142.37	138.09	75.83	S 07°44'25" E
C49	167.00	14.12	14.12	7.07	S 34°35'07" E
C50	778.00	5.57	5.57	2.78	S 35°53'24" E

P.U.E.\PRV EASEMENT DETAIL
N.T.S.

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY

LOT SETBACK DETAIL
N.T.S.

0 50
Scale 1" = 50'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-0139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT A1

PRELIMINARY CONSTRUCTION DRAWINGS

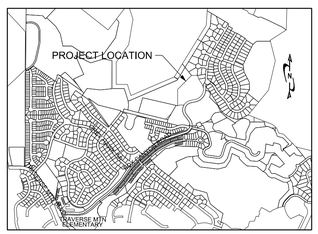
REVISIONS			
REV.	DESCRIPTION	DATE

DESIGN CHECK: DAR

DRAFTING CHECK: JA

SHEET: SP1

2/22/2023 11:18:11 PM J:\Projects\Perry Homes\PH010 - Fox Canyon Area #1\1Division\Drawings\FC_A1PLAT.dgn



VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 1282.87 FEET AND NORTH 00°10'46" EAST 1480.24 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE NORTH 77°02'55" WEST 39.05 FEET; THENCE SOUTH 30°17'36" WEST 46.03 FEET; THENCE NORTH 29°31'54" WEST 125.25 FEET; THENCE NORTH 36°27'48" EAST 246.09 FEET; THENCE NORTH 00°17'17" EAST 266.87 FEET; THENCE NORTH 28°32'46" WEST 79.35 FEET; THENCE NORTH 31°43'56" EAST 362.08 FEET; THENCE SOUTH 38°03'00" EAST 249.74 FEET; THENCE EAST 148.39 FEET; THENCE ALONG A NON-TANGENT ARC 197.35 FEET TO THE LEFT, HAVING A RADIUS OF 428.00 FEET, THE CHORD OF WHICH IS SOUTH 25°06'55" EAST FOR 195.61 FEET; THENCE ALONG A REVERSE ARC 499.42 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD OF WHICH IS SOUTH 19°36'02" WEST 418.59 FEET; THENCE SOUTH 77°31'33" WEST 127.92 FEET; THENCE ALONG AN ARC 180.32 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 54°52'07" WEST 175.66 FEET, THENCE ALONG A REVERSE ARC 18.38 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 67°19'21" WEST 17.25 FEET; THENCE ALONG A REVERSE ARC 141.28 FEET TO THE LEFT, HAVING A RADIUS OF 208.00 FEET, THE CHORD OF WHICH IS SOUTH 82°58'25" WEST OF 138.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 386,889 SQ. FT. OR 8.882 ACRES, MORE OR LESS.
CONTAINS 15 LOTS.

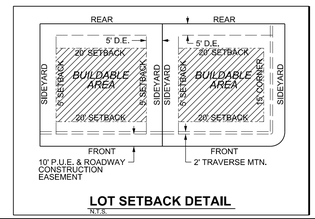
1.7 UNITS PER ACRE

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	27.33	N 60°28'06" E
L2	27.33	N 60°28'06" E
L3	27.33	N 60°28'06" E

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	250.00	239.96	230.85	130.12	S 87°19'47" W
C2	275.50	83.58	83.26	42.11	N 69°09'33" E
C3	275.50	61.72	61.59	30.99	S 74°34'51" E
C4	224.50	188.75	183.24	100.36	N 84°33'16" E
C5	26.00	30.32	28.63	17.15	N 44°26'35" E
C6	26.00	41.76	37.42	26.94	N 34°58'53" W
C7	122.00	60.77	60.14	31.03	N 25°18'21" E
C8	150.00	74.72	73.95	38.15	N 25°18'21" E
C9	178.00	88.66	87.75	45.27	N 25°18'21" E
C10	26.00	40.84	36.77	26.00	S 84°34'32" W
C11	15.00	14.54	13.98	7.90	N 22°39'11" W
C12	61.00	309.90	69.03	NA	N 39°34'32" E
C13	15.00	14.54	13.98	7.90	N 78°11'45" W
C14	26.00	40.84	36.77	26.00	N 05°25'28" W
C15	15.00	14.54	13.98	7.90	S 67°20'49" W
C16	61.00	309.90	69.03	NA	N 50°25'28" W
C17	15.00	14.54	13.98	7.90	S 11°48'15" W
C18	246.00	211.54	205.08	112.81	S 52°53'27" W
C19	229.00	354.52	320.16	223.86	N 33°10'29" E
C20	144.00	57.90	57.51	29.35	S 00°20'37" W
C21	250.00	2.22	2.22	1.11	N 65°25'39" W
C22	246.00	65.33	65.13	32.86	S 69°55'07" W
C23	61.00	54.22	52.45	29.05	S 20°20'42" E
C24	61.00	54.22	52.45	29.05	N 69°39'18" E
C25	229.00	97.93	97.19	49.73	N 65°16'25" E
C26	428.00	29.45	29.45	14.73	S 13°52'37" E
C27	246.00	4.78	4.78	2.39	S 28°48'43" W
C28	246.00	26.19	26.18	13.11	S 32°25'05" W
C29	246.00	26.77	26.75	13.40	S 38°35'05" W
C30	246.00	88.49	88.01	44.73	S 52°00'23" W
C31	229.00	165.70	162.11	86.67	N 32°17'35" E
C32	229.00	90.89	90.29	46.05	N 00°11'39" E
C33	247.00	60.18	60.03	30.24	N 31°20'38" W
C34	247.00	56.86	56.73	28.55	N 17°46'12" W
C35	428.00	13.64	13.63	6.82	S 37°24'44" E
C36	428.00	154.27	153.43	77.98	S 26°10'27" E
C37	61.00	54.22	52.45	29.05	N 80°30'13" W
C38	61.00	51.08	49.60	27.15	N 31°03'01" W
C39	61.00	49.65	48.29	26.29	N 16°15'27" E
C40	61.00	49.65	48.29	26.29	N 62°53'37" E
C41	61.00	51.08	49.60	27.15	S 69°47'55" E
C42	61.00	51.08	49.60	27.15	N 20°12'05" E
C43	61.00	49.65	48.29	26.29	N 27°06'23" W
C44	61.00	52.64	51.02	28.08	N 75°08'42" W
C45	61.00	52.32	50.73	27.89	S 55°33'47" W
C46	61.00	50.00	48.61	26.50	S 07°30'44" W
C47	250.00	114.33	113.34	58.18	S 72°56'04" W
C48	250.00	104.87	104.10	53.22	N 81°56'50" W
C49	250.00	18.54	18.53	9.27	N 67°48'21" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL
N.T.S.

SIGHT TRIANGLE NOTE:
SIGHT OBSTRUCTIONS ARE NOT PERMITTED WITHIN THE SIGHT TRIANGLE, EXCEPT THAT TREES MAY BE PERMITTED PROVIDED THAT THEY ARE PRUNED TO A HEIGHT OF NOT LESS THAN 8 FEET. ALSO LIGHT POLES AND SIMILAR USES MAY BE PERMITTED, PROVIDED THEY DO NOT CREATE A VISUAL IMPAIRMENT TO TRAFFIC.

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (TO BE SET)
- STREET MONUMENT (EXISTING)
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- BOUNDARY LINE
- PARCEL LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. PRIVATE DRAINAGE EASEMENT

NOTES:
1. 5/8"x24" REBAR AND CAP MARKED "PROTERRA GROUP" TO BE PLACED AT ALL OTHER LOT AND BOUNDARY CORNERS.
2. OFFSET PINS ARE TO BE PLACED IN TOP BACK OF CURB AT EXTENSIONS OF LOT LINES.
3. LOTS 101-104 ARE REQUIRED TO HAVE A REAR MINIMUM SETBACK AS SHOWN.

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE

DESIGN CHECK: DAR

DRAFTING CHECK: JA

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
02-15-23
STATE OF UTAH

SHEET:
SP3

2/22/2023 12:43:38 PM J:\Projects\Perry Homes\PHO70 - Fox Canyon Area #1 & 11\Design\Drawings\FC 11 PLAT.dgn

Fox Canyon A1-I1-J1-L1
Fox Canyon Road
Traffic Impact Study

Lehi, Utah

February 2023

TRAFFIC STUDY

TRANSPORTATION ENGINEERING

A-Trans Engineering
P.O. Box 521651
Salt Lake City, Utah 84152
(801) 949-0348 telephone
(801) 582-6252 fax

Fox Canyon A1-I1-J1-L1
Fox Canyon Road
Traffic Impact Analysis

Lehi, Utah

Category II

February 2023

Prepared by:

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I. Introduction and Summary

This traffic analysis is for the proposed Fox Canyon Parcels A1, I1, J1 and L1 located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1,462 daily trips. Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive.

Table 1 shows the results of the analysis.

Table 1: Analysis Results and Summary

		2023 Existing	2023 Background	2023 Total
Traverse Mountain Blvd / Fox Canyon Road	AM	Side street delay at LOS C	Side street delay declines to LOS E	Side street delay declines to LOS F. With a signal- LOS B
	PM	Side street delay at LOS B	Side street delay declines to LOS C	Side street delay declines to LOS D. With a signal- LOS B
Fox Canyon Road / Grey Hawk Drive	AM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
Fox Canyon Road / Northridge Drive / Vialetto Way	AM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	AM			Access egress at LOS B
	PM			Access egress at LOS B
Fox Canyon Road / Springview Court / Jackrabbit Circle	AM			Access egress at LOS B
	PM			Access egress at LOS B

Recommendations

The site accesses are located approximately 450 feet apart along the S Curve of Fox Canyon Road. The roadway has a steep grade at this location. There are two northbound and two southbound lanes at the access points and the direction of travel is separated by a raised center median. The primary issue with these accesses is sight distance. A stopping sight distance of 215 feet is required for both accesses and a left turn sight triangle of 335 feet and a right turn sight triangle of 290 feet is required for both accesses. The sight triangles should be confirmed by a licensed surveyor.

The intersection of Fox Canyon Road / Traverse Mountain Blvd operates near capacity in the AM peak period with the addition of background traffic to the area. This worsens with site traffic added to the intersection. As more traffic develops and uses Fox Canyon, this stop controlled intersection will operate at capacity and a traffic signal should be considered. With a signal at this intersection, it will operate at acceptable delays and Levels of Service. At buildout of all development to use Fox Canyon, the proposed site Fox Canyon Parcels A1, I1, J1 and L1 represents 10% of the total traffic in the AM at this intersection and 12% of the total traffic in the PM peak hour.

II. Proposed Project

Fox Canyon Parcels A1, I-, J1 and L1 are located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1462 daily trips.

Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabbit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive. The two new accesses along Fox Canyon Drive are located approximately 450 feet apart.

The conceptual site plans are shown in the appendix.

III. Study Area Conditions

The study area includes the following intersection.

- Traverse Mountain Blvd / Fox Canyon Road
- Fox Canyon Road / Grey Hawk Drive
- Fox Canyon Road / Northridge Drive / Violetto Way
- Fox Canyon Road / Lookout Cove / Arctic Fox Drive
- Fox Canyon Road / Springview Court / Jackrabbit Circle

Figure 1 shows the location of the site. Figure 2 shows existing intersection geometry.

Fox Canyon Road

Fox Canyon Road is currently striped as a two lane road from Traverse Mountain Blvd to Northridge Drive and a four lane road to the north. It has a posted speed of 25 MPH.

Traverse Mountain Blvd

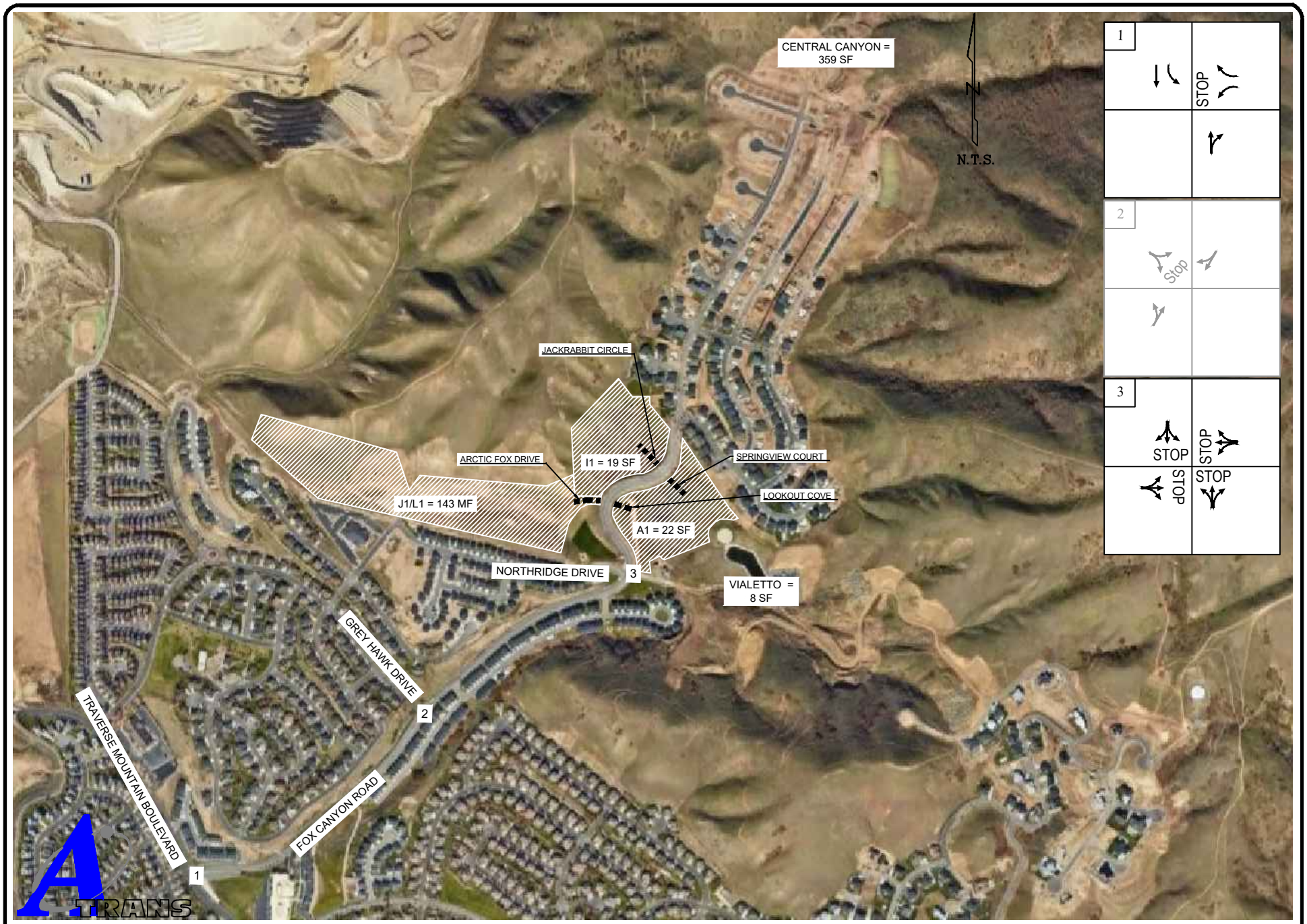
Traverse Mountain Blvd is currently a three lane road with a posted speed of 30 MPH.



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Figure 1

Site Location



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Figure 2

Existing Geometry

IV. Analysis of Existing Condition

The existing traffic counts were performed January 24-26, 2023 during the AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods. 2023 Existing Traffic volumes used in the study are shown in Figure 3.

The 6th Edition Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 2 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

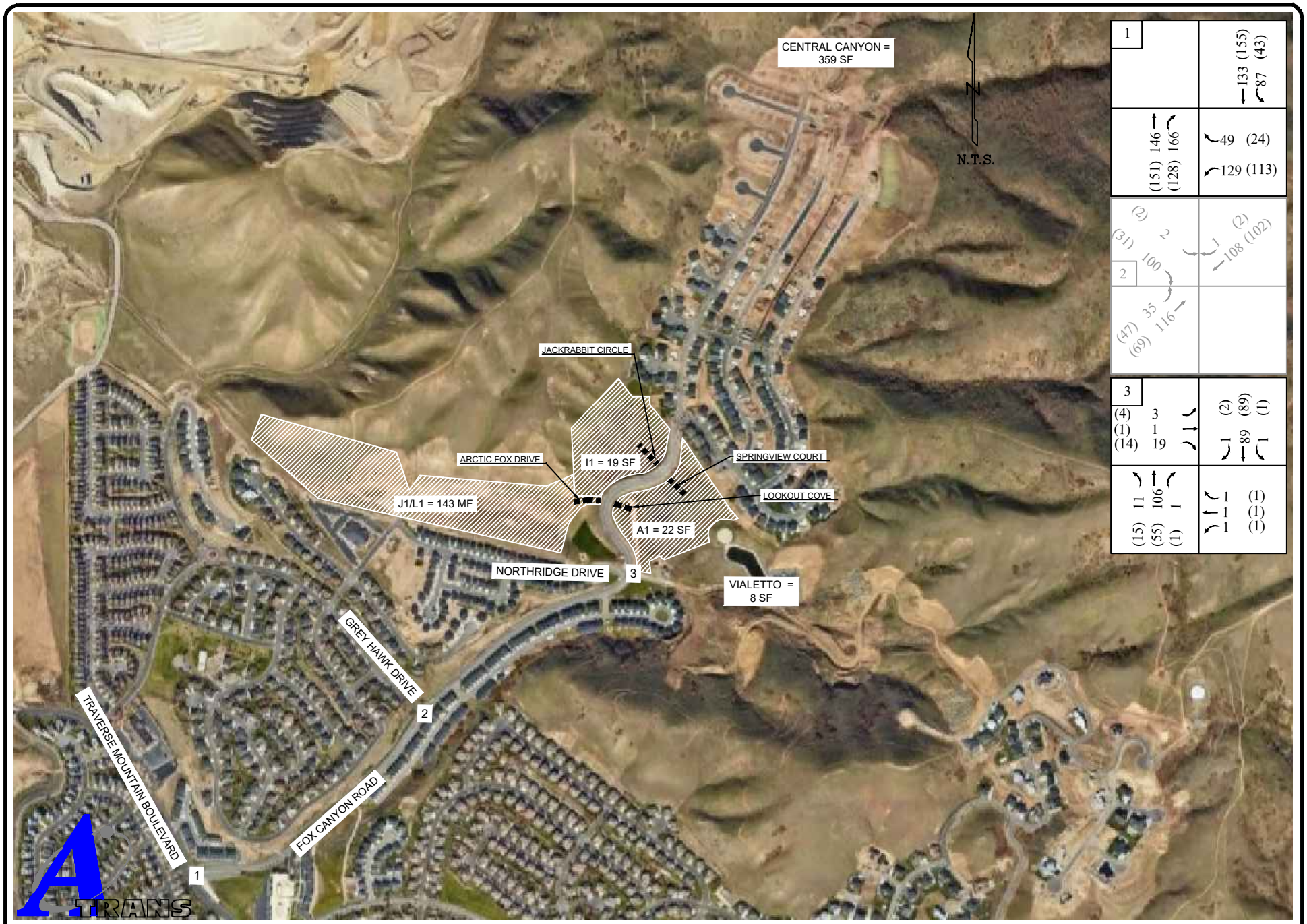
Table 2: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

The analysis shows that Traverse Mountain Blvd / Fox Canyon Road operates with side street delay at LOS C in the AM and LOS B in the PM peak period. Fox Canyon Road / Grey Hawk Drive and Fox Canyon Road / Northridge Drive / Vialetto Way operate with side street delay at LOS A in the AM and LOS A in the PM peak period. Table 3 shows the Existing LOS.

Table 3: Existing Level of Service

	Traverse Mountain Blvd / Fox Canyon Road (WBL)		Fox Canyon Road / Grey Hawk Drive (SEL)		Fox Canyon Road / Northridge Drive / Vialetto Way (NB)	
AM	17.0	C	9.7	A	8.0	A
PM	13.3	B	9.1	A	7.6	A



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Figure 3

Existing Traffic

V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition) handbook. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1462 daily trips. The trip generation for the site is shown in Table 4.

Table 4: Trip Generation for Site

Land Use Type	Density	Land Use #	Trips	% In	% Out	Trips In	Trips Out
AM							
A1	22 units	210	17	25%	75%	4	13
I1	19 units	210	15	25%	75%	4	11
J1/L1	143 units	220	68	24%	76%	16	52
Total			100			24	76
PM							
A1	22 units	210	24	63%	37%	15	9
I1	19 units	210	21	63%	37%	13	8
J1/L1	143 units	220	83	63%	37%	52	31
Total			128			80	48
Daily							
A1	22 units	210	251				
I1	19 units	210	219				
J1/L1	143 units	220	992				
Total			1,462				

The site is located at the top of a mountain road and is nearly built out. There are two additional parcels within the area that are incomplete. Once these two parcels are built (in addition to the site) the area is not expected to continue to grow. Therefore, to provide a future condition for the area the two parcels that remain are added as additional background traffic. These include Central Canyon (500 total units-100 existing-41 from A1/I1) with a total of 359 single family units and Vialetto with a total of 8 single family units. The trip generation for these additional parcels are shown in Table 5.

Table 5: Trip Generation for Non-Site Traffic

Land Use Type	Density	Land Use #	Trips	% In	% Out	Trips In	Trips Out
AM							
Central Canyon	359 units	210	212	25%	75%	53	159
Vialetto	8 units	210	7	25%	75%	2	5
Total			219			55	164
PM							
Central Canyon	359 units	210	331	63%	37%	209	122
Vialetto	8 units	210	10	63%	37%	6	4
Total			341			215	126
Daily							
Central Canyon	359 units	210	3,271				
Vialetto	8 units	210	99				
Total			3,370				

B. Trip Distribution

Origin-destination was determined from evaluating the location of neighboring residential development and commercial centers as well as the existing traffic patterns of trips at the counted intersections. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site.

- 25% to/from north on Traverse Mountain Blvd
- 75% to/from south on Traverse Mountain Blvd

Origin Destination is shown in Figure 4.

- Site traffic for J1 / L1 was distributed with 5% to Arctic Fox Drive, 15% to Northridge Drive and 85% to Grey Hawk Drive. Based on the site layout it is likely that a higher volume of traffic may utilize Arctic Fox Drive for site ingress and egress than is applied within this analysis, but to provide a conservative analysis for Grey Hawk Drive, the majority of the traffic was assigned to this intersection.

Site traffic distribution is shown in Figure 5. Additional background traffic is shown in Figure 6. Opening Day Background Traffic (existing plus additional background) is shown in Figure 7 and Opening Day Total Traffic is shown in Figure 8.



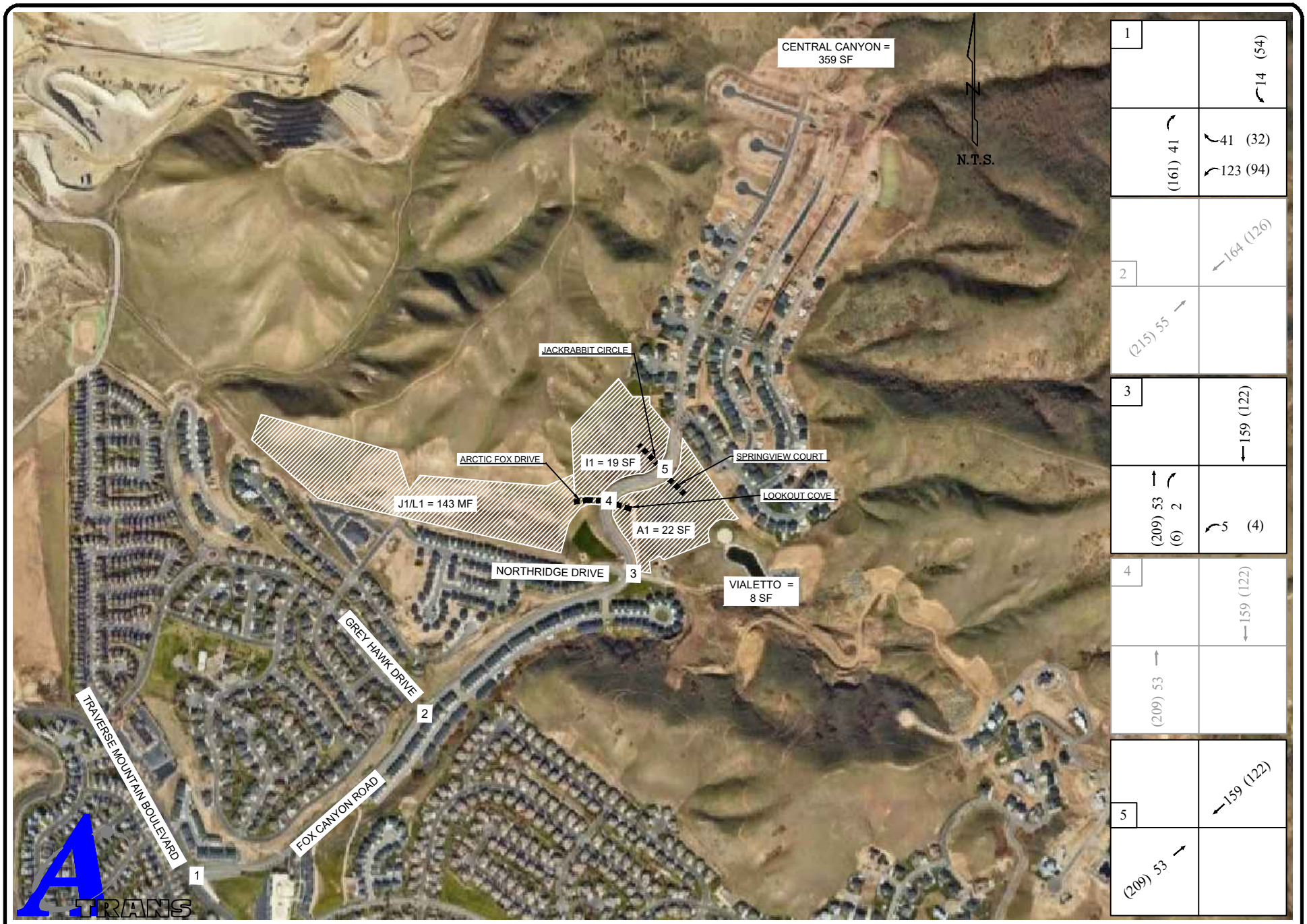
A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 4	Origin Destination



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Figure 5

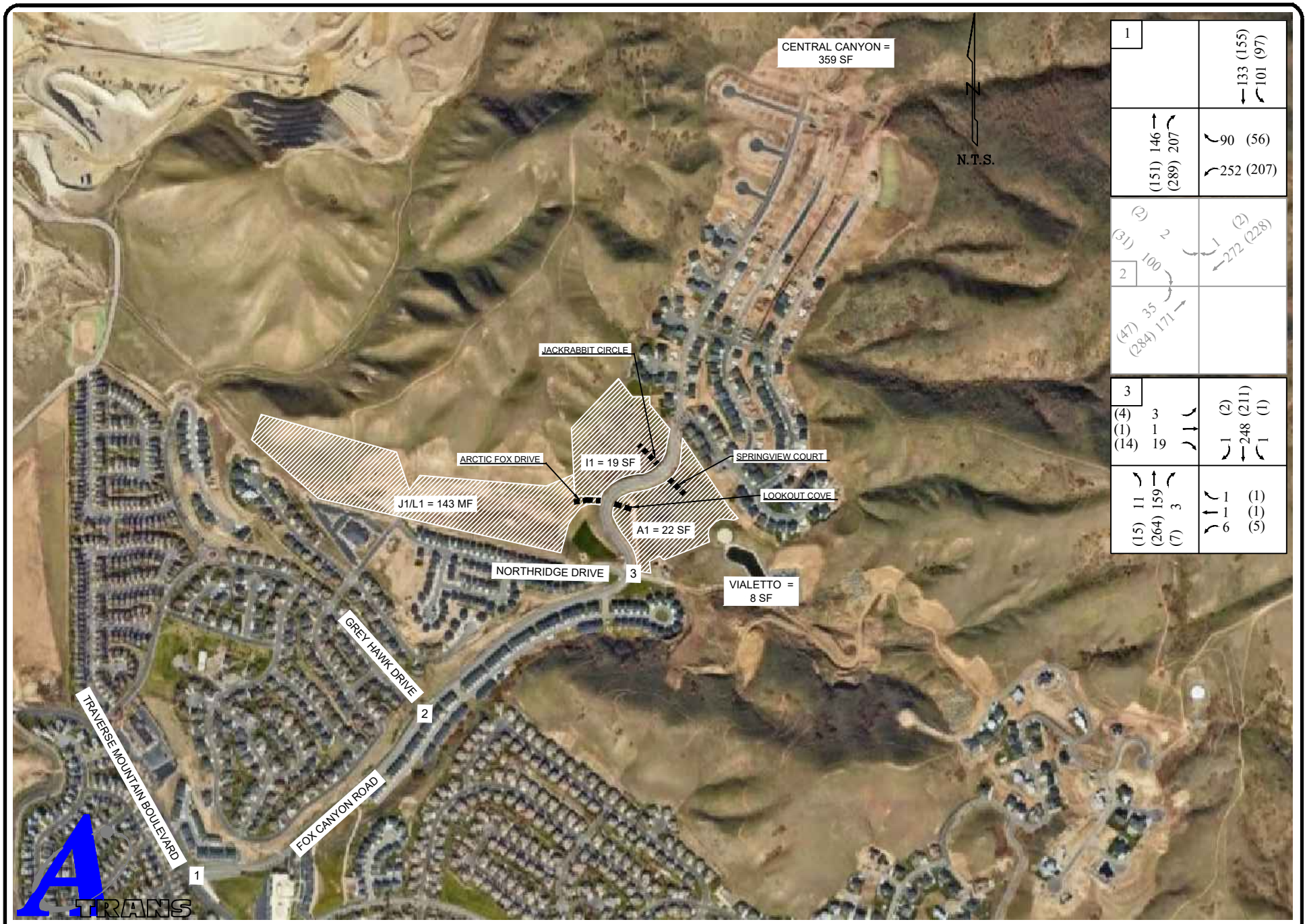
Site Generated Traffic



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Figure 6

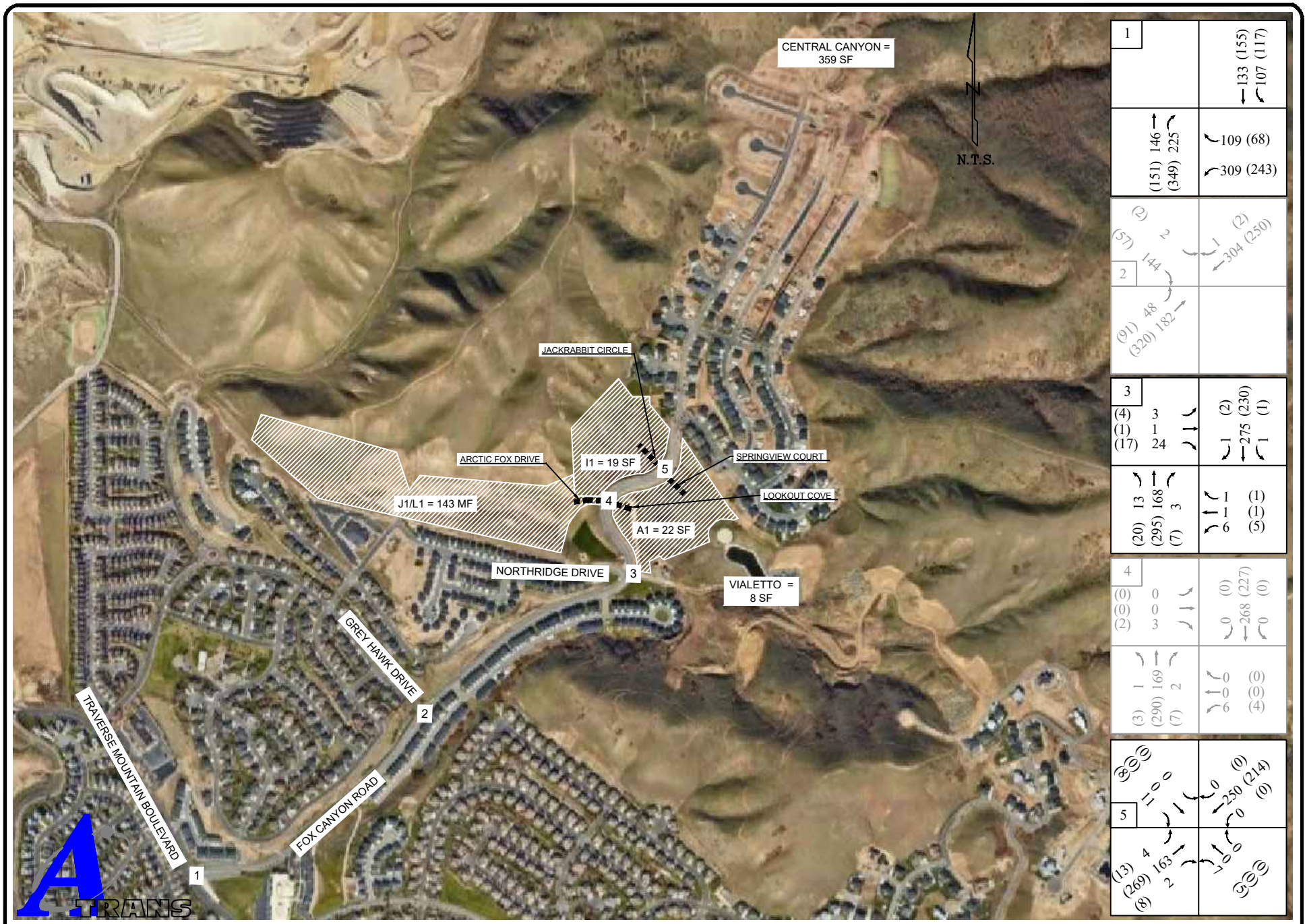
Additional Background Traffic



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Figure 7

Opening Day Background Traffic



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Figure 8

Opening Day Total Traffic

VI. Traffic Analysis

A. Level of Service Analysis

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Table 6 provides a summary of the analysis. Table 7 provides the traffic volumes by contributing element at the intersection of Traverse Mountain Blvd / Fox Canyon Road. Tables 8-12 show the intersection and access analysis.

Table 6: Analysis Results

		2023 Existing	2023 Background	2023 Total
Traverse Mountain Blvd / Fox Canyon Road	AM	Side street delay at LOS C	Side street delay declines to LOS E	Side street delay declines to LOS F. With a signal- LOS B
	PM	Side street delay at LOS B	Side street delay declines to LOS C	Side street delay declines to LOS D. With a signal- LOS B
Fox Canyon Road / Grey Hawk Drive	AM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
Fox Canyon Road / Northridge Drive / Vialetto Way	AM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	AM			Access egress at LOS B
	PM			Access egress at LOS B
Fox Canyon Road / Springview Court / Jackrabbit Circle	AM			Access egress at LOS B
	PM			Access egress at LOS B

Site traffic along Grey Hawk Drive will increase traffic along Grey Hawk Drive by 40% in the AM and 85% in the PM peak period. While two lane roadways typically have capacities of 9,000 daily trips, for a residential two lane road it is general to use a lower more neighborhood friendly capacity of 5,000 vehicles per day or 500 vehicles per hour.

With site traffic along Grey Hawk Drive the roadway is at 40% of capacity in the AM peak hour and 30% of capacity in the PM peak period. The intersection of Grey Hawk Drive / Fox Canyon Road operates with LOS C or better for side street delay. While this connection will increase traffic along Grey Hawk Drive, there is available roadway and intersection capacity to accommodate this traffic.

The intersection of Fox Canyon Road / Traverse Mountain Blvd operates near capacity in the AM peak period with the addition of background traffic to the area. This worsens with site traffic added to the intersection. As a signal this intersection operates with acceptable LOS. At buildout the site represents 10% of the total traffic in the AM at this intersection and 12% of the total traffic in the PM peak hour. Table 7 shows the peak hour traffic volumes at the intersection of Traverse Mountain Blvd / Fox Canyon Road.

Table 7: Traverse Mountain Blvd / Fox Canyon Road Intersection Volumes

	AM		PM	
	Veh/hr	% of Total	Veh/hr	% of Total
Existing	710		614	
Site	100	10%	128	12%
Background	219	21%	341	31%
Total	1029		1083	

Table 8: Traverse Mountain Road / Fox Canyon Drive Intersection Analysis

		NBTR	WBL	WBR	SBL	SBT	INT
2023 Existing	AM		17.0 C	10.3 B	8.5 A		
	PM		13.3 B	9.8 A	8.1 A		
2023 Background	AM		35.1 E	11.1 B	8.7 A		
	PM		22.3 C	10.7 B	8.9 A		
2023 Opening Day	AM		66.7 F	11.4 B	8.9 A		
	PM		32.4 D	11.2 B	9.2 A		
2023 Opening Day - Signalized	AM	13.0 B	16.9 B	3.6 A	20.6 C	10.4 B	13.6 B
	PM	9.0 A	17.3 B	4.9 A	16.9 B	7.5 A	11.3 B

Table 9: Fox Canyon Drive / Grey Hawk Drive Intersection Analysis

		NEL	SEL
2023 Existing	AM	7.6 A	9.7 A
	PM	7.6 A	9.1 A
2023 Background	AM	8.1 A	11.6 B
	PM	7.9 A	10.3 B
2023 Opening Day	AM	8.3 A	13.0 B
	PM	8.1 A	10.7 B

Table 10: Fox Canyon Drive / Northridge Drive / Vialetto Way Intersection Analysis

		NBLTR		EBLTR		WBLTR		SBLTR	
2023 Existing	AM	8.0	A	7.2	A	7.5	A	7.8	A
	PM	7.6	A	7.0	A	7.3	A	7.6	A
2023 Background	AM	9.1	A	7.9	A	8.4	A	9.9	A
	PM	10.0	A	8.0	A	8.4	A	9.2	A
2023 Opening Day	AM	9.3	A	8.0	A	8.5	A	10.6	B
	PM	10.8	B	8.1	A	8.5	A	9.6	A

Table 11: Fox Canyon Drive / Arctic Fox Drive / Lookout Cove Intersection Analysis

		NBL		EBLTR		WBLTR		SBL	
2023 Opening Day	AM	8.0	A	9.3	A	11.9	B	0.0	A
	PM	7.8	A	9.1	A	12.9	B	0.0	A

Table 12: Fox Canyon Drive / Springview Court / Jackrabbit Cir Intersection Analysis

		NEL		NWLTR		SWLTR		SWL	
2023 Opening Day	AM	7.9	A	11.9	B	9.3	A	0.0	A
	PM	7.8	A	12.9	B	9.0	A	0.0	A

B. Queue Analysis

Based on the projected traffic, queue storage length requirements can be determined. To determine if sufficient storage space exists to accommodate the projected demand, the intersection and accesses included in this traffic study are analyzed for queue storage capacity. The queue length recommendations are provided by the HCM analysis and are done through Synchro. The only turn lanes within the study area are the southbound left and westbound left turn lanes at the Traverse Mountain Blvd / Fox Canyon Road intersection. The southbound left turn movement is expected to have minimal queue that will be accommodated by the 150 foot existing turn pocket. The westbound left turn pocket is expected at 12 vehicles (300 feet) during the AM peak period at full build out if the stop controlled intersection is maintained.

C. Sight Distances

Sight distance requirements are provided by AASHTO and FWHA to determine the required sight distances. Based on the evaluation of these sources the recommendations from AASHTO are the most conservative and are considered as the national standard, therefore they are recommended for this site.

Access sight distance requirements comes from AASHTO Green Book which provides the minimum and recommended sight distance to provide sufficient sight triangles that allow for vehicles to enter and exit the roadway safely. This is based on the design speed of the road (30 MPH) and becomes a primary concern if the roadway has vertical and/or horizontal curves which do occur along the site frontage. The AASHTO requirements are shown in Table 13.

Table 13: AASHTO Sight Distance Requirements

Design Required Sight Distances								
Sight Distances (SD)	Grade	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph	55 mph
Stopping SD (ft)	0%	155	200	250	305	360	425	495
Stopping SD (ft)	-3%	158	205	257	315	378	446	520
Stopping SD (ft)	-6%	165	215	271	333	400	474	553
Sight Triangle Sight Distance								
From Minor Street	Case	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph	55 mph
Left Turn	B1	280	335	390	445	500	555	610
Right Turn	B2	240	290	335	385	430	480	530

TS – Two-Way Stop

The information comes from the AASHTO Green Book, Exhibit 3-1 on page 3-4 and 3-4 for Stopping Sight Distance and Intersection Sight Triangle – p 9-38 to -p 9-51.

Based on this requirement a stopping sight distance of 215 feet is required for both accesses and a left turn sight triangle of 335 feet and a right turn sight triangle of 290 feet is required for both accesses. The sight triangles should be confirmed by a licensed surveyor.

VII. Conclusions

This traffic analysis is for the proposed Fox Canyon Parcels A1, I1, J1 and L1 located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1,462 daily trips. Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabbit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive.

The following comments are made about the project:

- Fox Canyon Road funnels the traffic from the upper Canyon down to the Fox Canyon Road and Traverse Mountain Boulevard intersection. With all the proposed development, this intersection will operate at LOS F in the AM peak period and a traffic signal will likely be needed once warranted. This intersection is planned to be signalized in the Traverse Mountain Transportation Master Plan.
- The proposed site traffic from A1, I1, J1 and L1 represents 10% of the AM peak and 12% of the PM peak Fox Canyon generated traffic.
- No other changes to traffic control are projected necessary
- It is recommended that confirmation of sufficient sight distance to meet AASHTO standards for the proposed accesses on the horizontal curve of Fox Canyon Road for the A1 and I1 parcels.
- With the existing raised median along Fox Canyon Road along Parcels A1 and I1, the median would either need to be breeched or the traffic could make right turns to travel to the roundabout to the north and then make a U-turn to head south down the canyon.

APPENDICES

Appendix A	Traffic Counts and Projections
Appendix B	Without Site Intersection Analyses
Appendix C	With Site Intersection Analysis

Appendix A Traffic Counts and Projections

AM PEAK HOUR VOLUMES

INTERSECTION: **Grey Hawk Drive** **and** **Fox Canyon Road**

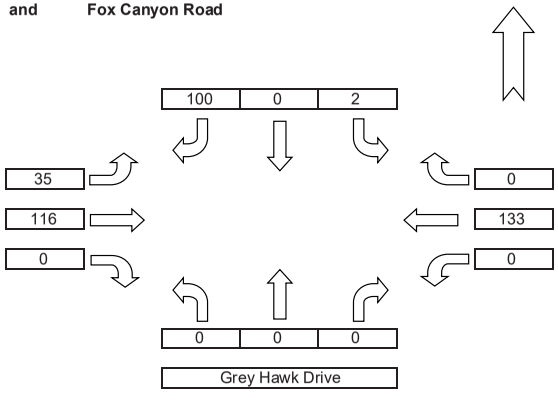
Ped = 0

N-S STREET: **Grey Hawk Drive**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

PK HR VOLUME:	386
PHF:	0.71
PEAK HOUR:	
FROM:	TO:
7:25 AM	8:25 AM



AM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:00 AM	7:05 AM	0	0	0	0	5	0	0	0	0	0	4	0	9	32	0	0
7:05 AM	7:10 AM	0	0	0	0	2	0	0	0	1	0	7	0	10	44	0	0
7:10 AM	7:15 AM	0	0	0	0	4	0	0	0	2	0	7	0	13	49	0	0
7:15 AM	7:20 AM	0	0	0	2	7	0	0	0	3	0	9	0	21	64	0	0
7:20 AM	7:25 AM	0	0	0	1	3	0	0	0	6	0	5	0	15	67	0	0
7:25 AM	7:30 AM	0	0	0	2	8	0	0	0	9	0	9	0	28	66	0	0
7:30 AM	7:35 AM	0	0	0	0	6	0	0	0	6	0	12	0	24	78	0	0
7:35 AM	7:40 AM	0	0	0	0	2	0	0	0	6	0	6	0	14	105	0	0
7:40 AM	7:45 AM	0	0	0	4	5	0	0	0	13	0	18	0	40	133	0	0
7:45 AM	7:50 AM	0	0	0	3	11	0	0	0	20	0	17	0	51	136	0	0
7:50 AM	7:55 AM	0	0	0	3	7	0	0	0	14	0	18	0	42	135	0	0
7:55 AM	8:00 AM	0	0	0	7	12	0	0	0	15	0	9	0	43	126	0	0
8:00 AM	8:05 AM	0	0	0	7	23	0	1	0	6	0	13	0	50	102	0	0
8:05 AM	8:10 AM	0	0	0	4	15	0	1	0	6	0	7	0	33	72	0	0
8:10 AM	8:15 AM	0	0	0	2	7	0	0	0	0	0	10	0	19	61	0	0
8:15 AM	8:20 AM	0	0	0	1	9	0	0	0	3	0	7	0	20	58	0	0
8:20 AM	8:25 AM	0	0	0	2	11	0	0	0	2	0	7	0	22	60	0	0
8:25 AM	8:30 AM	0	0	0	7	5	0	0	0	1	0	3	0	16	60	0	0
8:30 AM	8:35 AM	0	0	0	2	12	0	0	0	2	0	6	0	22	65	0	0
8:35 AM	8:40 AM	0	0	0	0	7	0	0	0	7	0	8	0	22	64	0	0
8:40 AM	8:45 AM	0	0	0	4	2	0	0	0	5	0	10	0	21	69	0	0
8:45 AM	8:50 AM	0	0	0	1	7	0	0	0	5	0	8	0	21	79	0	0
8:50 AM	8:55 AM	0	0	0	0	10	0	0	0	6	0	11	0	27	58	0	0
8:55 AM	9:00 AM	0	0	0	7	8	0	0	0	3	0	13	0	31	31	0	0

PM PEAK HOUR VOLUMES

Ped = 0

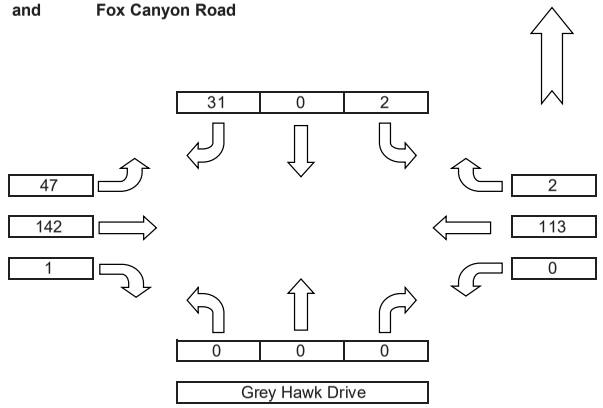
INTERSECTION: **Grey Hawk Drive** **and** **Fox Canyon Road**

N-S STREET: **Grey Hawk Drive**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 24, 2023**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	338
PHF:	0.81
PEAK HOUR:	
FROM: 5:00 PM	TO: 6:00 PM



PM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	0	0	2	6	0	0	0	2	0	8	0	18	57	0	0
4:05 PM	4:10 PM	0	0	0	3	7	0	0	0	3	0	10	0	23	65	0	0
4:10 PM	4:15 PM	0	0	0	4	6	0	0	0	2	0	4	0	16	70	0	0
4:15 PM	4:20 PM	0	0	0	0	9	0	0	0	4	0	13	0	26	71	0	0
4:20 PM	4:25 PM	0	0	0	4	9	0	1	0	2	0	12	0	28	72	0	0
4:25 PM	4:30 PM	0	0	0	1	4	0	0	0	4	0	7	1	17	69	0	0
4:30 PM	4:35 PM	0	0	0	4	10	0	0	0	1	0	12	0	27	68	0	0
4:35 PM	4:40 PM	0	0	0	3	10	0	1	0	4	0	6	1	25	55	0	0
4:40 PM	4:45 PM	0	0	0	1	6	0	1	0	0	0	8	0	16	61	0	0
4:45 PM	4:50 PM	0	0	0	2	7	0	0	0	1	0	4	0	14	63	0	0
4:50 PM	4:55 PM	0	0	0	4	7	0	0	0	6	0	14	0	31	67	0	0
4:55 PM	5:00 PM	0	0	0	1	4	0	0	0	3	0	10	0	18	65	0	0
5:00 PM	5:05 PM	0	0	0	1	5	0	0	0	3	0	9	0	18	68	0	0
5:05 PM	5:10 PM	0	0	0	6	8	0	0	0	2	0	13	0	29	85	0	0
5:10 PM	5:15 PM	0	0	0	2	9	0	0	0	5	0	4	1	21	90	0	0
5:15 PM	5:20 PM	0	0	0	4	13	0	0	0	4	0	14	0	35	104	0	0
5:20 PM	5:25 PM	0	0	0	5	18	0	1	0	0	0	10	0	34	91	0	0
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5:30 PM	5:35 PM	0	0	0	0	11	1	0	0	2	0	7	1	22	72	0	0
5:35 PM	5:40 PM	0	0	0	1	14	0	0	0	1	0	9	0	25	85	0	0
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5:55 PM	6:00 PM	0	0	0	6	14	0	0	0	2	0	4	0	26	26	0	0

AM PEAK HOUR VOLUMES

INTERSECTION: **Fox Canyon Road** **and** **Northridge Drive**

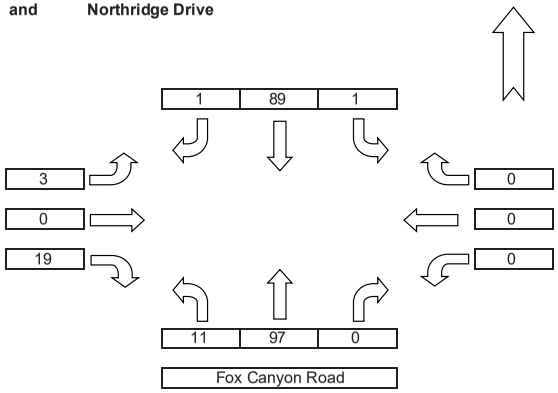
Ped = 0

N-S STREET: **Fox Canyon Road**
E-W STREET: **Northridge Drive**

COUNT DATE: **January 24, 2023**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

PK HR VOLUME:	221
PHF:	0.86
PEAK HOUR:	
FROM:	TO:
7:35 AM	8:35 AM



AM Traffic

COUNT DATA INPUT: Name: Adam Name: Adam Name: Adam Name: Adam

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
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7:05 AM	7:10 AM	0	2	0	0	0	0	0	2	0	0	0	0	4	22	0	0
7:10 AM	7:15 AM	0	3	0	0	0	1	0	4	0	0	0	0	8	28	0	0
7:15 AM	7:20 AM	2	4	0	0	0	3	0	1	0	0	0	0	10	30	0	0
7:20 AM	7:25 AM	1	3	0	0	0	3	0	3	0	0	0	0	10	31	0	0
7:25 AM	7:30 AM	0	3	0	0	0	2	0	5	0	0	0	0	10	38	0	0
7:30 AM	7:35 AM	0	4	0	0	0	2	0	5	0	0	0	0	11	47	0	0
7:35 AM	7:40 AM	1	6	0	1	0	3	0	5	1	0	0	0	17	50	0	0
7:40 AM	7:45 AM	0	2	0	0	0	4	0	13	0	0	0	0	19	58	0	0
7:45 AM	7:50 AM	1	2	0	0	0	1	0	10	0	0	0	0	14	56	0	0
7:50 AM	7:55 AM	1	7	0	2	0	1	0	14	0	0	0	0	25	60	0	0
7:55 AM	8:00 AM	0	10	0	0	0	2	0	5	0	0	0	0	17	57	0	0
8:00 AM	8:05 AM	2	7	0	0	0	2	0	7	0	0	0	0	18	54	0	0
8:05 AM	8:10 AM	1	11	0	0	0	3	0	7	0	0	0	0	22	47	0	0
8:10 AM	8:15 AM	1	6	0	0	0	1	0	6	0	0	0	0	14	43	0	0
8:15 AM	8:20 AM	1	4	0	0	0	1	0	5	0	0	0	0	11	55	0	0
8:20 AM	8:25 AM	1	13	0	0	0	0	1	3	0	0	0	0	18	64	0	0
8:25 AM	8:30 AM	1	15	0	0	0	0	0	10	0	0	0	0	26	56	0	0
8:30 AM	8:35 AM	1	14	0	0	0	1	0	4	0	0	0	0	20	46	0	0
8:35 AM	8:40 AM	1	4	0	0	0	0	0	5	0	0	0	0	10	43	0	0
8:40 AM	8:45 AM	0	6	0	1	0	3	0	5	0	0	0	1	16	41	0	0
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8:50 AM	8:55 AM	0	4	0	0	0	0	0	4	0	0	0	0	8	18	0	0
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PM PEAK HOUR VOLUMES

Ped =0

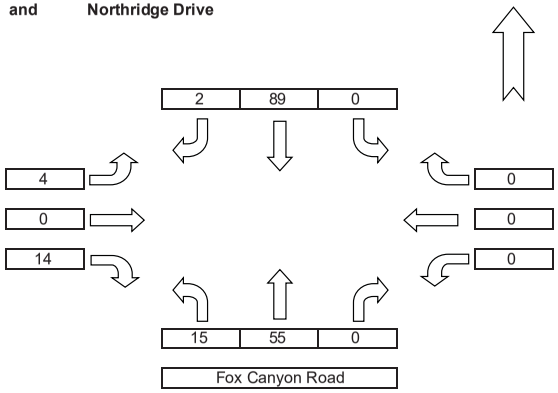
INTERSECTION: **Fox Canyon Road** **and** **Northridge Drive**

N-S STREET: **Fox Canyon Road**
E-W STREET: **Northridge Drive**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	179
PHF:	0.83
PEAK HOUR:	
FROM: 4:00 PM	TO: 5:00 PM



PM Traffic

COUNT DATA INPUT: Name: Adam Name: Adam Name: Adam Name: Adam

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	6	0	0	0	1	0	12	0	0	0	0	19	51	0	0
4:05 PM	4:10 PM	0	8	0	0	0	0	0	7	0	0	0	0	15	54	0	0
4:10 PM	4:15 PM	1	6	0	1	0	2	0	7	0	0	0	0	17	51	0	0
4:15 PM	4:20 PM	4	9	0	0	0	3	0	5	1	0	0	0	22	45	0	0
4:20 PM	4:25 PM	2	5	0	1	0	0	0	4	0	0	0	0	12	39	0	0
4:25 PM	4:30 PM	1	1	0	0	0	2	0	7	0	0	0	0	11	38	0	0
4:30 PM	4:35 PM	1	5	0	2	0	0	0	8	0	0	0	0	16	40	0	0
4:35 PM	4:40 PM	2	0	0	0	0	1	0	8	0	0	0	0	11	36	0	0
4:40 PM	4:45 PM	0	4	0	0	0	2	0	6	1	0	0	0	13	40	0	0
4:45 PM	4:50 PM	0	2	0	0	0	2	0	8	0	0	0	0	12	43	0	0
4:50 PM	4:55 PM	2	7	0	0	0	1	0	5	0	0	0	0	15	42	0	0
4:55 PM	5:00 PM	2	2	0	0	0	0	0	12	0	0	0	0	16	40	0	0
5:00 PM	5:05 PM	1	2	0	0	0	2	0	6	0	0	0	0	11	30	0	0
5:05 PM	5:10 PM	3	4	0	0	0	0	0	6	0	0	0	0	13	35	0	0
5:10 PM	5:15 PM	1	4	0	0	0	0	0	1	0	0	0	0	6	34	0	0
5:15 PM	5:20 PM	3	8	0	0	0	1	0	4	0	0	0	0	16	41	0	0
5:20 PM	5:25 PM	2	7	0	0	0	0	0	3	0	0	0	0	12	41	0	0
5:25 PM	5:30 PM	2	4	0	0	0	0	0	7	0	0	0	0	13	48	0	0
5:30 PM	5:35 PM	1	7	0	1	0	0	0	7	0	0	0	0	16	42	0	0
5:35 PM	5:40 PM	6	4	0	0	0	0	0	9	0	0	0	0	19	36	0	0
5:40 PM	5:45 PM	1	2	0	0	0	1	0	3	0	0	0	0	7	33	0	0
5:45 PM	5:50 PM	2	4	0	0	0	1	0	3	0	0	0	0	10	45	0	0
5:50 PM	5:55 PM	0	11	0	0	0	0	0	5	0	0	0	0	16	35	0	0
5:55 PM	6:00 PM	1	9	0	0	0	1	0	8	0	0	0	0	19	19	0	0

AM PEAK HOUR VOLUMES

Ped = 8

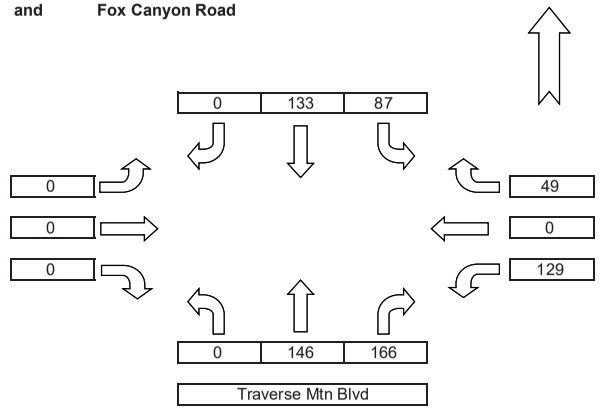
INTERSECTION: **Traverse Mtn Blvd** **and** **Fox Canyon Road**

N-S STREET: **Traverse Mtn Blvd**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 26, 2023**
Day of the Week: **Thursday**
NOTES:

COUNT TIME:
FROM: **7:10 AM**
TO: **9:00 AM**

PK HR VOLUME:	710
PHF:	0.70
PEAK HOUR:	
FROM: 7:30 AM	TO: 8:30 AM



AM Traffic

COUNT DATA INPUT: Name: Julie Name: Julie Name: Julie Name: Julie

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:10 AM	7:15 AM	0	2	7	0	0	0	1	6	0	8	0	1	25	92	0	0
7:15 AM	7:20 AM	0	4	7	0	0	0	2	7	0	6	0	4	30	115	0	0
7:20 AM	7:25 AM	0	7	7	0	0	0	1	11	0	7	0	4	37	124	0	0
7:25 AM	7:30 AM	0	3	8	0	0	0	2	15	0	16	0	4	48	140	0	1
7:30 AM	7:35 AM	0	9	8	0	0	0	3	12	0	5	0	2	39	149	0	2
7:35 AM	7:40 AM	0	10	12	0	0	0	7	8	0	14	0	2	53	173	0	0
7:40 AM	7:45 AM	0	8	12	0	0	0	5	11	0	20	0	1	57	234	0	1
7:45 AM	7:50 AM	0	8	15	0	0	0	12	16	0	7	0	5	63	251	0	2
7:50 AM	7:55 AM	0	23	25	0	0	0	26	17	0	13	0	10	114	255	0	1
7:55 AM	8:00 AM	0	13	16	0	0	0	13	13	0	12	0	7	74	207	0	0
8:00 AM	8:05 AM	0	22	17	0	0	0	2	10	0	9	0	7	67	178	0	0
8:05 AM	8:10 AM	0	20	18	0	0	0	4	8	0	12	0	4	66	153	0	1
8:10 AM	8:15 AM	0	10	9	0	0	0	4	10	0	7	0	5	45	126	0	0
8:15 AM	8:20 AM	0	9	10	0	0	0	3	11	0	6	0	3	42	132	0	1
8:20 AM	8:25 AM	0	7	12	0	0	0	5	8	0	5	0	2	39	124	0	0
8:25 AM	8:30 AM	0	7	12	0	0	0	3	9	0	19	0	1	51	113	0	0
8:30 AM	8:35 AM	0	5	8	0	0	0	1	8	0	7	2	3	34	96	0	0
8:35 AM	8:40 AM	0	6	8	0	0	0	2	5	0	5	0	2	28	87	0	0
8:40 AM	8:45 AM	0	7	10	0	0	0	3	7	0	5	0	2	34	89	0	0
8:45 AM	8:50 AM	0	4	9	0	0	0	1	6	0	3	0	2	25	84	0	0
8:50 AM	8:55 AM	0	6	7	0	0	0	2	8	0	6	0	1	30	89	0	0
8:55 AM	9:00 AM	0	9	7	0	0	0	2	6	0	3	0	2	29	81	0	0
9:00 AM	9:05 AM	0	5	8	0	0	0	3	7	0	4	0	3	30	52	0	0
9:05 AM	9:10 AM	0	5	6	0	0	0	1	7	0	2	0	1	22	22	0	0

PM PEAK HOUR VOLUMES

Ped = 0

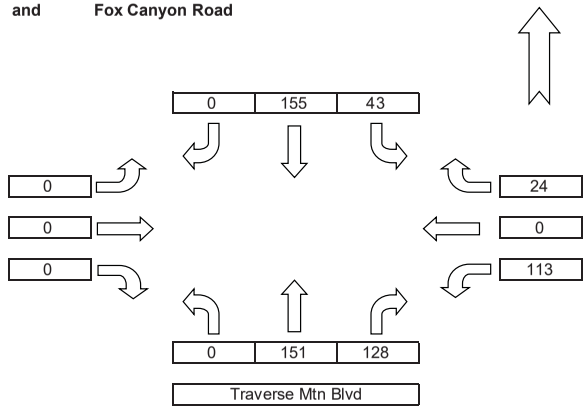
INTERSECTION: **Traverse Mtn Blvd** **and** **Fox Canyon Road**

N-S STREET: **Traverse Mtn Blvd**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	614
PHF:	0.91
PEAK HOUR:	
FROM: 5:00 PM	TO: 6:00 PM



PM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	12	16	0	0	0	1	15	0	16	0	7	67	157	0	0
4:05 PM	4:10 PM	0	9	8	0	0	0	2	9	0	12	0	0	40	142	0	0
4:10 PM	4:15 PM	0	9	8	0	0	0	1	13	0	13	0	6	50	149	0	0
4:15 PM	4:20 PM	0	9	16	0	0	0	1	12	0	12	0	2	52	148	0	0
4:20 PM	4:25 PM	0	11	10	0	0	0	1	11	0	13	0	1	47	143	0	0
4:25 PM	4:30 PM	0	9	12	0	0	0	9	13	0	5	0	1	49	148	0	0
4:30 PM	4:35 PM	0	15	12	0	0	0	1	7	0	10	0	2	47	150	0	0
4:35 PM	4:40 PM	0	11	10	0	0	0	3	14	0	13	0	1	52	143	0	0
4:40 PM	4:45 PM	0	12	4	0	0	0	4	16	0	13	0	2	51	134	0	0
4:45 PM	4:50 PM	0	11	7	0	0	0	2	9	0	6	0	5	40	133	0	0
4:50 PM	4:55 PM	0	14	5	0	0	0	3	10	0	10	0	1	43	138	0	0
4:55 PM	5:00 PM	0	12	4	0	0	0	5	13	0	14	0	2	50	133	0	0
5:00 PM	5:05 PM	0	8	9	0	0	0	5	12	0	9	0	2	45	145	0	0
5:05 PM	5:10 PM	0	10	5	0	0	0	1	9	0	11	0	2	38	151	0	0
5:10 PM	5:15 PM	0	20	5	0	0	0	3	15	0	17	0	2	62	152	0	0
5:15 PM	5:20 PM	0	10	14	0	0	0	7	12	0	5	0	3	51	147	0	0
5:20 PM	5:25 PM	0	9	11	0	0	0	5	8	0	5	0	1	39	161	0	0
5:25 PM	5:30 PM	0	15	13	0	0	0	3	17	0	8	0	1	57	169	0	0
5:30 PM	5:35 PM	0	16	11	0	0	0	4	18	0	16	0	0	65	164	0	0
5:35 PM	5:40 PM	0	10	11	0	0	0	3	14	0	6	0	3	47	162	0	0
5:40 PM	5:45 PM	0	15	11	0	0	0	4	11	0	8	0	3	52	158	0	0
5:45 PM	5:50 PM	0	13	16	0	0	0	3	15	0	15	0	1	63	158	0	0
5:50 PM	5:55 PM	0	13	7	0	0	0	1	13	0	6	0	3	43	95	0	0
5:55 PM	6:00 PM	0	12	15	0	0	0	4	11	0	7	0	3	52	52	0	0

TRIP GENERATION

			Trip Rate			Trips			In / Out %				Total			
ITE 11th Edition	Size	Land Use	AM	PM	Daily	AM	PM	Daily	AM IN	AM Out	PM IN	PM OUT	AM IN	AM Out	PM IN	PM OUT
Phase I																
A1	22	210	16.8	23.9	250.6	17	24	251	25%	75%	63%	37%	4	13	15	9
I1	19	210	14.7	20.9	219.0	15	21	219	25%	75%	63%	37%	4	11	13	8
J1/L1	143	220	67.2	82.0	991.9	68	83	992	24%	76%	63%	37%	16	52	52	31
Site Total						**100**	**128**	**1462**					**24**	**76**	**80**	**48**
Central Canyon	359	210	211.5	330.4	3270.4	212	331	3271	25%	75%	63%	37%	53	159	209	122
Vialetto	8	210	6.8	9.3	98.8	7	10	99	24%	76%	63%	37%	2	5	6	4
Background Total						219	341	3370					55	164	215	126

AM

2023 Existing	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1		146	166	87	133					129		49												
Fox Canyon Road / Grey Hawk Drive	2													35	116					2		100		108	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	11	106	1	1	89	1	3	1	19	1	1	1												
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		110			91																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														110									91	

AM

Site Trips	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			18	6						57		19												
Fox Canyon Road / Grey Hawk Drive	2													13	11							44		32	
Fox Canyon Road / Northridge Drive / Violetto Way	3	2	9			27				5															
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	1	6	2		18				3	6														
Fox Canyon Road / Springview Court / Jackrabbit Circle	5													4		2	7					11			

AM

Additional Background Traffic	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			41	14						123		41												
Fox Canyon Road / Grey Hawk Drive	2														55									164	
Fox Canyon Road / Northridge Drive / Violetto Way	3		53	2		159					5														
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		53			159																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														53									159	

AM

Opening Day Background	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	146	207	101	133	0	0	0	0	252	0	90	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	35	171	0	0	0	0	2	0	100	0	272	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	11	159	3	1	248	1	3	1	19	6	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	0	163	0	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	0	163	0	0	0	0	0	0	0	0	250	0

AM

Opening Day Total	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	146	225	107	133	0	0	0	0	309	0	109	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	48	182	0	0	0	0	2	0	144	0	304	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	13	168	3	1	275	1	3	1	24	6	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	1	169	2	0	268	0	0	0	3	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	4	163	2	7	0	0	0	0	11	0	250	0

PM

2023 Existing	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1		151	128	43	155					113		24												
Fox Canyon Road / Grey Hawk Drive	2													47	69					2		31		102	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	15	55	1	1	89	2	4	1	14	1	1	1												
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		60			92																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														60									92	

PM

Site Trips	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			60	20						36		12												
Fox Canyon Road / Grey Hawk Drive	2													44	36							26		22	
Fox Canyon Road / Northridge Drive / Violetto Way	3	5	31			19				3															
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	3	21	7		13				2	4														
Fox Canyon Road / Springview Court / Jackrabbit Circle	5													13		8	5					8			

PM

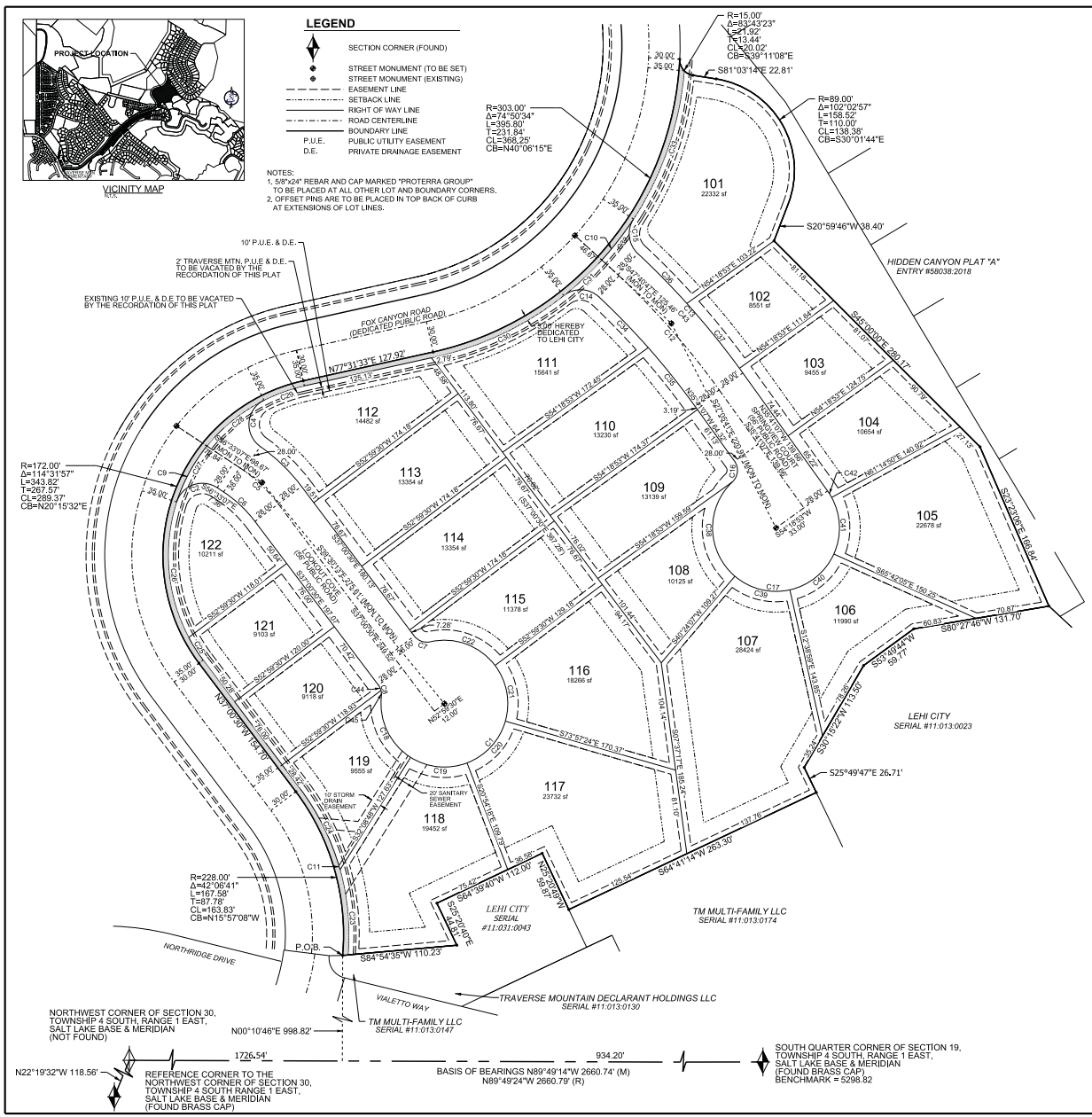
Additional Background Traffic	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			161	54						94		32												
Fox Canyon Road / Grey Hawk Drive	2														215									126	
Fox Canyon Road / Northridge Drive / Violetto Way	3		209	6		122					4														
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		209			122																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														209									122	

PM

Opening Day Background	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	151	289	97	155	0	0	0	0	207	0	56	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	47	284	0	0	0	0	2	0	31	0	228	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	15	264	7	1	211	2	4	1	14	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	0	269	0	0	214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	0	269	0	0	0	0	0	0	0	0	214	0

PM

Opening Day Total	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	151	349	117	155	0	0	0	0	243	0	68	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	91	320	0	0	0	0	2	0	57	0	250	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	20	295	7	1	230	2	4	1	17	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	3	290	7	0	227	0	0	0	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	13	269	8	5	0	0	0	0	8	0	214	0



BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET; THENCE NORTH 37°00'30" WEST 154.70 FEET; THENCE ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET; THENCE NORTH 77°31'33" EAST 127.92 FEET; THENCE ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT WHICH LIES ON THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY #580838:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG AN ARC 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 59.77 FEET; THENCE SOUTH 30°15'22" WEST 113.50 FEET; THENCE SOUTH 25°49'47" EAST 26.71 FEET; THENCE SOUTH 64°41'14" WEST 263.30 FEET; THENCE NORTH 25°20'49" WEST 59.87 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

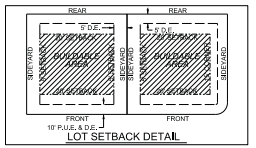
CONTAINS 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.
CONTAINS 22 LOTS

2.5 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	61.00	308.29	70.35	N/A	N 41°50'54" E
C2	26.00	47.88	41.40	34.20	N 70°41'26" E
C3	178.00	55.29	55.07	27.87	S 49°54'25" E
C4	26.00	53.60	44.60	43.36	N 04°14'55" E
C5	150.00	51.17	50.92	25.83	S 46°46'49" E
C6	122.00	41.61	41.41	21.01	S 46°46'49" E
C7	15.00	17.26	16.32	9.73	N 69°58'19" W
C8	15.00	11.43	11.15	6.01	N 15°11'17" W
C9	167.00	333.83	280.96	259.79	S 20°15'32" W
C10	308.00	391.32	365.53	227.06	N 41°07'39" E
C11	233.00	170.35	166.58	89.18	N 16°03'46" W
C12	722.00	140.85	140.63	70.65	S 41°16'27" E
C13	778.00	147.68	147.46	74.06	S 41°31'59" E
C14	26.00	36.98	33.94	22.40	S 87°36'47" E
C15	26.00	36.30	33.42	21.82	N 06°58'20" W
C16	15.00	21.58	19.77	13.14	N 05°32'04" E
C17	61.00	279.41	91.77	N/A	S 84°27'56" E
C18	61.00	68.65	65.09	38.48	S 25°36'38" E
C19	61.00	56.48	54.49	30.45	S 84°22'45" E
C20	61.00	56.48	54.49	30.45	N 42°34'09" E
C21	61.00	56.48	54.49	30.45	N 10°28'57" W
C22	61.00	70.19	66.38	39.56	N 69°58'19" W
C23	233.00	82.73	82.29	41.80	N 81°72'1" W
C24	233.00	87.62	87.11	44.34	N 26°1'40.4" W
C25	167.00	25.83	25.80	12.94	S 32°34'37" E
C26	167.00	134.31	130.72	71.02	S 05°06'24" E
C27	167.00	61.53	61.18	31.12	S 28°29'19" W
C28	167.00	70.84	70.31	35.96	S 51°1'14.4" W
C29	167.00	41.32	41.22	20.77	S 70°26'1.0" W
C30	308.00	139.17	137.99	70.79	N 64°34'52" E
C31	308.00	50.08	50.03	25.10	N 46°58'43" E
C32	308.00	49.96	49.90	25.03	N 37°40'25" E
C33	308.00	152.12	150.57	77.64	N 18°52'41" E
C34	722.00	67.92	67.89	33.98	S 44°10'05" E
C35	722.00	72.93	72.90	36.50	S 38°34'45" E
C36	778.00	67.40	67.38	33.72	S 44°29'22" E
C37	778.00	80.29	80.25	40.18	S 39°03'05" E
C38	61.00	102.58	90.91	68.17	S 01°25'19" E
C39	61.00	56.48	54.49	30.45	S 76°07'26" E
C40	61.00	56.48	54.49	30.45	N 50°49'28" E
C41	61.00	56.48	54.49	30.45	N 02°13'37" W
C42	61.00	7.38	7.38	3.69	N 32°13'09" W
C43	750.00	157.01	156.72	78.79	S 41°40'57" E
C44	15.00	5.71	5.68	2.89	N 28°05'55.4" W
C45	15.00	5.71	5.68	2.89	N 04°16'41" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: 801-253-6139 Fax: 801-253-6139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT A1

PRELIMINARY CONSTRUCTION DRAWINGS

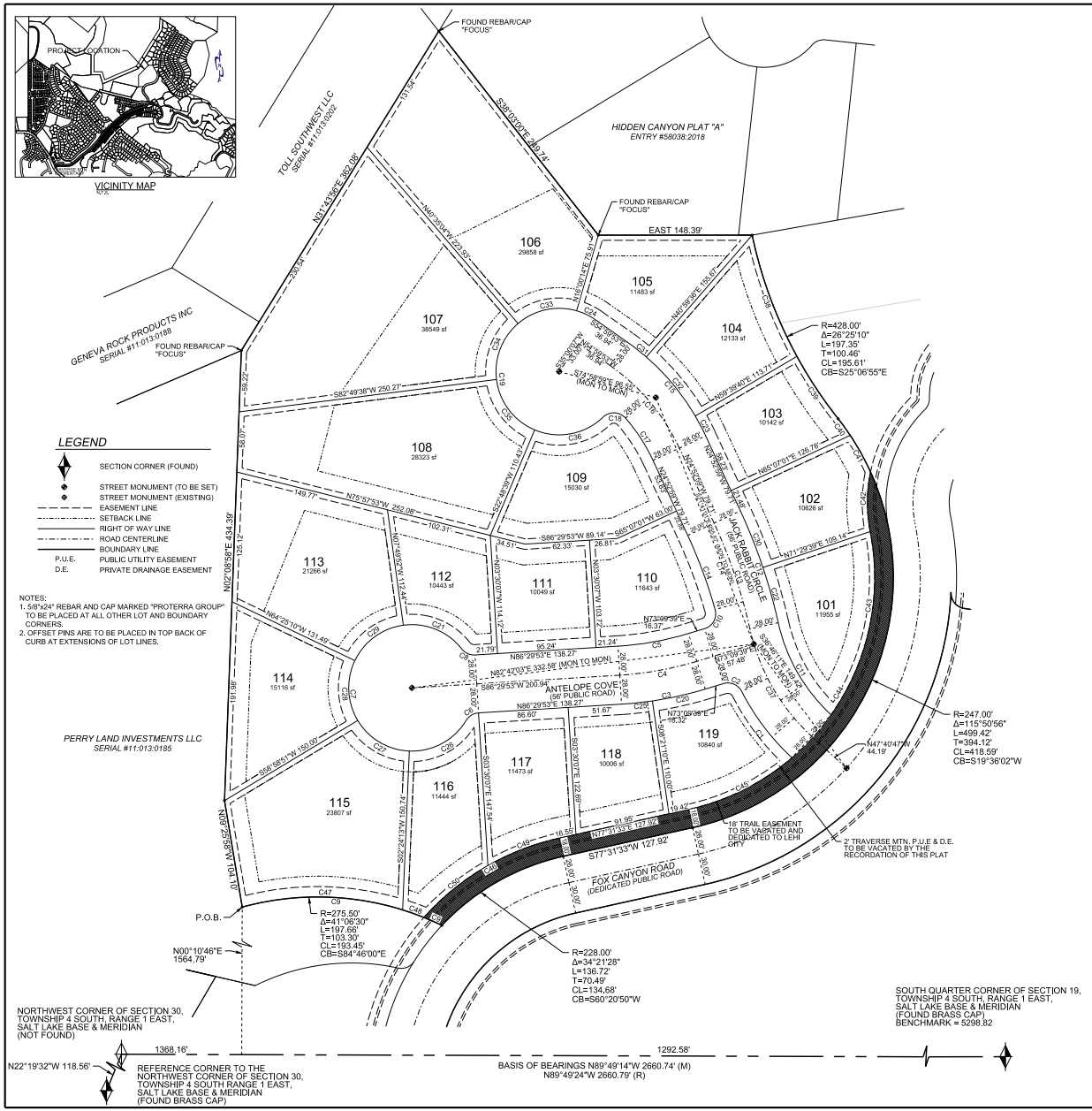
REVISIONS		
REV.:	DESCRIPTION	DATE

DESIGN CHECK: DAR

DRAFTING CHECK: JA

SHEET: SP1

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BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 1292.58 FEET AND NORTH 00°10'46" EAST 1564.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE NORTH 09°25'58" WEST 104.10 FEET; THENCE NORTH 02°08'58" EAST 434.39 FEET; THENCE NORTH 31°43'56" EAST 382.08 FEET; THENCE SOUTH 38°03'00" EAST 249.74 FEET; THENCE EAST 148.39 FEET; THENCE ALONG A NON-TANGENT CURVE 197.35 FEET TO THE LEFT, HAVING A RADIUS OF 428.00 FEET, THE CHORD OF WHICH IS SOUTH 25°06'55" EAST 195.61 FEET; THENCE ALONG A REVERSE CURVE 499.42 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD OF WHICH IS SOUTH 19°36'02" WEST 418.59 FEET; THENCE SOUTH 77°31'33" WEST 127.92 FEET; THENCE ALONG A CURVE 136.72 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 60°20'50" WEST 134.68 FEET; THENCE ALONG A NON-TANGENT CURVE FEET TO THE LEFT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS NORTH 84°46'00" WEST 193.45 FEET TO THE POINT OF BEGINNING.

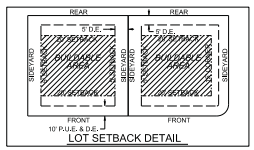
CONTAINING 376,517 SQ. FT. OR 8.644 ACRES, MORE OR LESS.
CONTAINS 19 LOTS.

2.2 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	228.00	80.64	80.22	40.75	S 37°09'51" E
C2	15.00	20.89	19.25	12.54	N 66°56'08" W
C3	353.00	82.17	81.99	41.27	S 79°49'46" W
C4	325.00	75.65	75.48	38.00	S 79°49'46" W
C5	297.00	69.14	68.98	34.73	S 79°49'46" W
C6	15.00	14.54	13.98	7.90	N 58°43'36" E
C7	61.00	309.90	69.03	N/A	S 03°30'07" E
C8	15.00	14.54	13.98	7.90	S 65°43'49" E
C9	275.50	19.00	18.99	9.50	S 66°11'16" E
C10	15.00	23.24	20.98	14.68	S 28°46'29" W
C11	172.00	104.04	102.46	53.67	S 29°50'32" E
C12	528.00	113.99	113.77	57.22	N 18°41'55" W
C13	500.00	107.94	107.73	54.18	N 18°41'55" W
C14	472.00	76.38	76.30	38.27	N 20°14'50" W
C15	228.00	119.84	118.46	61.34	N 39°56'26" W
C16	200.00	105.12	103.91	53.80	N 39°56'26" W
C17	172.00	48.75	48.59	24.54	N 33°00'09" W
C18	15.00	24.30	21.73	15.76	N 87°31'45" W
C19	61.00	275.68	94.18	N/A	S 04°28'02" E
C20	353.00	52.29	52.24	26.19	S 7°72'41'4" W
C21	61.00	63.74	60.88	35.13	N 67°5'342" W
C22	528.00	55.22	55.19	27.63	N 15°30'35" W
C23	228.00	21.71	21.70	10.86	N 2°7'3640" W
C24	61.00	20.23	20.13	10.21	N 64°2'949" W
C25	353.00	29.89	29.88	14.95	S 84°0'422" W
C26	61.00	65.42	62.33	36.25	N 61°40'46" E
C27	61.00	60.23	57.82	32.83	S 59°1828" E
C28	61.00	60.26	57.84	32.84	S 02°43'10" E
C29	61.00	60.25	57.83	32.84	S 53°5'229" W
C30	528.00	58.77	58.74	29.42	N 21°4'140" W
C31	228.00	23.84	23.83	11.93	N 52°0'008" W
C32	228.00	74.29	73.96	37.48	N 39°4'022" W
C33	61.00	60.25	57.83	32.84	S 7°7'4235" W
C34	61.00	60.25	57.83	32.84	S 21°0'717" W
C35	61.00	63.90	61.02	35.23	S 37°1052" E
C36	61.00	71.06	67.11	40.18	N 79°2614" E
C37	200.00	122.75	120.83	63.38	N 30°0'548" W
C38	428.00	125.17	124.72	63.03	S 20°1700" E
C39	428.00	72.19	72.10	36.18	S 33°2903" E
C40	247.00	19.80	19.80	9.91	N 36°0138" W
C41	247.00	40.38	40.33	20.23	N 29°0251" W
C42	144.00	57.90	57.51	29.35	S 00°2037" W
C43	229.00	147.35	144.83	76.33	N 07°1951" E
C44	229.00	38.38	38.33	19.23	N 30°2937" E
C45	229.00	112.64	111.51	57.49	N 63°2559" E
C46	246.00	153.81	151.32	79.51	S 59°3650" W
C47	275.50	156.91	154.80	80.65	S 89°0015" E
C48	275.50	21.75	21.75	10.88	S 70°2531" E
C49	246.00	73.98	73.70	37.27	S 68°5438" W
C50	246.00	79.83	79.48	40.27	S 50°5955" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
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www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.:	DESCRIPTION	DATE	

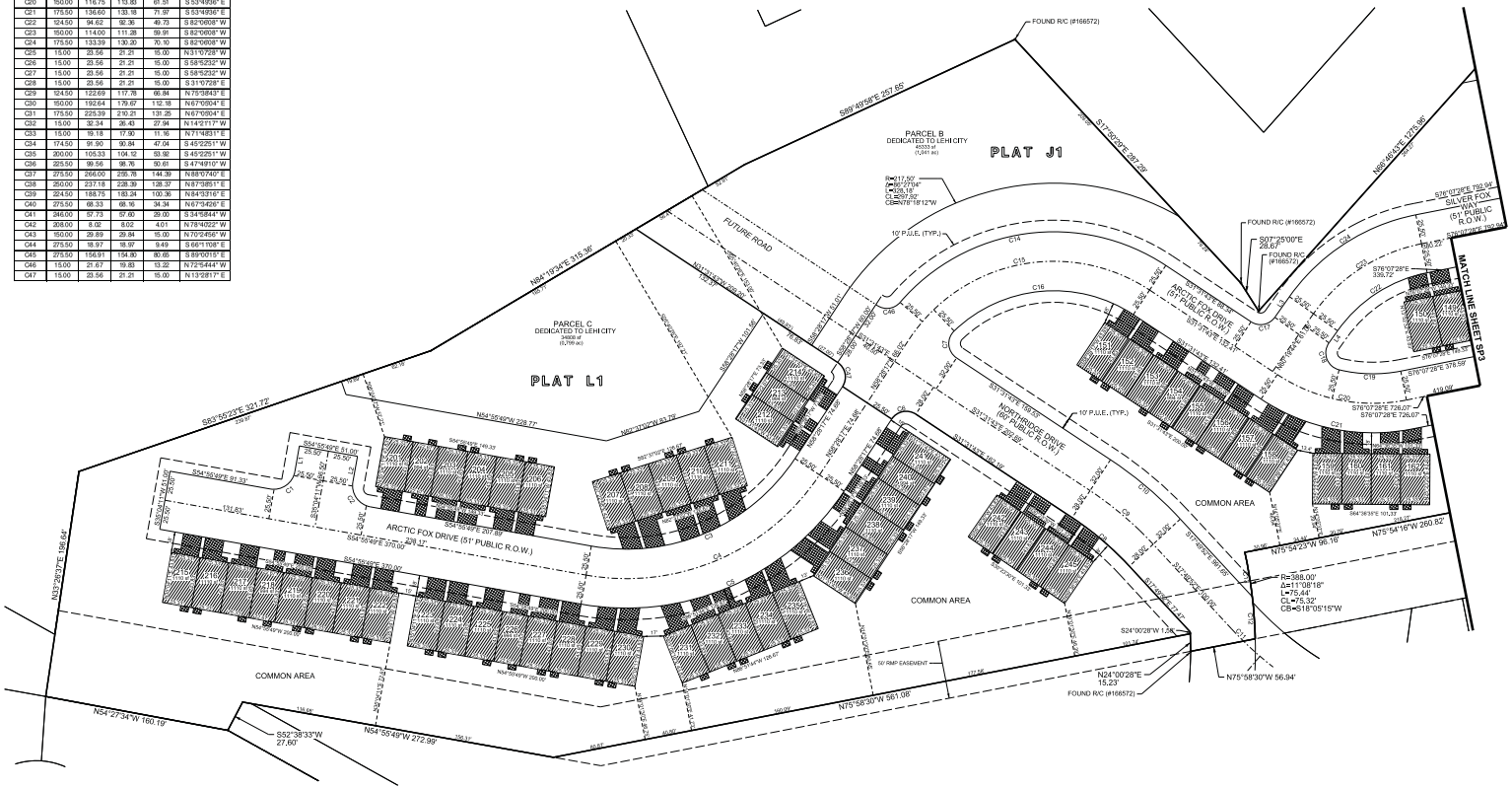
DESIGN CHECK: DAR

DRAFTING CHECK: JA

PROFESSIONAL ENGINEER No. 285571 DAVID A. REDDISH 6-29-2022 STATE OF UTAH

SHEET: SP3

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CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	15.00	23.56	21.21	15.00	N 80°54'41" E
C2	15.00	23.56	21.21	15.00	S 09°05'49" E
C3	174.50	202.83	191.61	114.62	S 88°13'46" E
C4	300.00	232.47	219.00	131.37	S 88°13'46" E
C5	225.50	262.11	247.60	148.12	S 88°13'46" E
C6	15.00	23.56	21.21	15.00	S 76°13'43" E
C7	15.00	26.87	23.42	18.74	S 19°47'52" W
C8	272.00	65.03	64.87	32.67	N 24°40'48" W
C9	300.00	71.72	71.55	36.03	N 24°40'48" W
C10	332.00	79.37	79.18	39.88	N 24°40'48" W
C11	300.00	14.49	14.49	7.25	S 19°12'54" E
C12	388.00	36.40	36.38	18.21	N 20°58'13" E
C13	388.00	39.04	39.02	19.54	N 15°54'04" E
C14	175.50	253.52	232.04	154.63	S 72°54'44" E
C15	150.00	235.62	212.13	150.00	S 76°13'43" E
C16	124.50	168.07	155.60	99.65	S 70°12'08" E
C17	15.00	23.08	20.87	14.52	S 75°56'00" E
C18	15.00	29.24	24.83	22.12	N 04°28'31" E
C19	124.50	83.77	83.35	27.31	S 63°49'05" E
C20	150.00	116.75	113.83	61.51	S 53°49'56" E
C21	175.50	136.60	133.18	71.97	S 53°49'56" E
C22	124.50	94.62	92.36	49.73	S 82°06'08" W
C23	150.00	114.00	111.28	59.91	S 82°06'08" W
C24	175.50	133.39	130.20	70.10	S 82°06'08" W
C25	15.00	23.56	21.21	15.00	N 31°07'28" W
C26	15.00	23.56	21.21	15.00	S 58°52'32" W
C27	15.00	23.56	21.21	15.00	S 58°52'32" W
C28	15.00	23.56	21.21	15.00	S 31°07'28" E
C29	124.50	122.69	117.76	66.84	N 75°58'43" E
C30	150.00	192.64	179.67	112.18	N 67°06'04" E
C31	175.50	225.39	210.21	131.26	N 67°06'04" E
C32	15.00	32.34	26.43	27.94	N 14°21'17" W
C33	15.00	19.18	17.90	11.16	N 71°48'31" E
C34	174.50	91.50	90.84	47.04	S 45°22'51" W
C35	300.00	105.33	104.12	53.92	S 45°25'21" W
C36	225.50	99.56	98.76	50.61	S 47°49'10" W
C37	275.50	266.00	255.78	144.39	N 88°07'40" E
C38	250.00	237.18	228.39	128.37	N 87°38'51" E
C39	224.50	188.75	183.24	100.36	N 84°43'16" E
C40	275.50	68.33	68.16	34.34	N 67°34'26" E
C41	246.00	57.73	57.60	29.00	S 34°58'44" W
C42	208.00	8.02	8.02	4.01	N 78°40'22" W
C43	150.00	29.89	29.84	15.00	N 70°45'56" W
C44	275.50	18.97	18.97	9.49	S 66°11'08" E
C45	275.50	156.91	154.80	80.65	S 89°00'15" E
C46	15.00	21.67	19.83	13.22	N 72°54'44" W
C47	15.00	23.56	21.21	15.00	N 13°28'17" E

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	26.00	S 3°50'41" W
L2	26.00	S 3°50'41" W
L3	21.93	N 60°11'04" E
L4	12.79	N 60°11'04" E
L5	13.60	S 64°42'24" E
L6	32.81	N 30°17'36" E

PROTERRA GROUP
10439 South 2700 West, South Jordan, Utah 84095
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FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.:	DESCRIPTION	DATE	

DESIGN CHECK:

DRAFTING CHECK:

PROFESSIONAL ENGINEER
No. 285571
DAVID A. REDDISH
STATE OF UTAH

SHEET:
SP2

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Appendix B Without Site Intersection Analyses

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	129	49	146	166	87	133
Future Vol, veh/h	129	49	146	166	87	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	170	64	192	218	114	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	704	301	0	0	410	0
Stage 1	301	-	-	-	-	-
Stage 2	403	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	403	739	-	-	1149	-
Stage 1	751	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	739	-	-	1149	-
Mov Cap-2 Maneuver	468	-	-	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	608	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.2	0	3.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	468	739	1149	-
HCM Lane V/C Ratio	-	-	0.363	0.087	0.1	-
HCM Control Delay (s)	-	-	17	10.3	8.5	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.6	0.3	0.3	-

Intersection	
Int Delay, s/veh	3.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	100	35	116	108	1
Future Vol, veh/h	2	100	35	116	108	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	132	46	153	142	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	388	143	143	0	-	0
Stage 1	143	-	-	-	-	-
Stage 2	245	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	616	905	1440	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	796	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	594	905	1440	-	-	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	853	-	-	-	-	-
Stage 2	796	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	9.7	1.8	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1440	-	896	-	-
HCM Lane V/C Ratio	0.032	-	0.15	-	-
HCM Control Delay (s)	7.6	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	19	1	1	1	11	106	1	1	89	1
Future Vol, veh/h	3	1	19	1	1	1	11	106	1	1	89	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	25	1	1	1	14	139	1	1	117	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.5	8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	13%	33%	1%
Vol Thru, %	90%	4%	33%	98%
Vol Right, %	1%	83%	33%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	118	23	3	91
LT Vol	11	3	1	1
Through Vol	106	1	1	89
RT Vol	1	19	1	1
Lane Flow Rate	155	30	4	120
Geometry Grp	1	1	1	1
Degree of Util (X)	0.177	0.034	0.005	0.137
Departure Headway (Hd)	4.098	4.066	4.432	4.107
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	873	886	812	868
Service Time	2.14	2.066	2.433	2.156
HCM Lane V/C Ratio	0.178	0.034	0.005	0.138
HCM Control Delay	8	7.2	7.5	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0.1	0	0.5

Intersection	
Int Delay, s/veh	3.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	113	24	151	128	43	155
Future Vol, veh/h	113	24	151	128	43	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	133	28	178	151	51	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	538	254	0	0	329	0
Stage 1	254	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	504	785	-	-	1231	-
Stage 1	788	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	483	785	-	-	1231	-
Mov Cap-2 Maneuver	566	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.7	0	1.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	566	785	1231	-
HCM Lane V/C Ratio	-	-	0.235	0.036	0.041	-
HCM Control Delay (s)	-	-	13.3	9.8	8.1	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.9	0.1	0.1	-

Intersection	
Int Delay, s/veh	2.6

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	31	47	69	102	2
Future Vol, veh/h	2	31	47	69	102	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	36	55	81	120	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	312	121	122	0	-	0
Stage 1	121	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	681	930	1465	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	841	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	654	930	1465	-	-	-
Mov Cap-2 Maneuver	654	-	-	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	841	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	9.1	3.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1465	-	907	-	-
HCM Lane V/C Ratio	0.038	-	0.043	-	-
HCM Control Delay (s)	7.6	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	14	1	1	1	15	55	1	1	89	2
Future Vol, veh/h	4	1	14	1	1	1	15	55	1	1	89	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	16	1	1	1	18	65	1	1	105	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7	7.3	7.6	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	21%	21%	33%	1%
Vol Thru, %	77%	5%	33%	97%
Vol Right, %	1%	74%	33%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	19	3	92
LT Vol	15	4	1	1
Through Vol	55	1	1	89
RT Vol	1	14	1	2
Lane Flow Rate	84	22	4	108
Geometry Grp	1	1	1	1
Degree of Util (X)	0.095	0.024	0.004	0.121
Departure Headway (Hd)	4.094	3.864	4.147	4.031
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	874	911	849	889
Service Time	2.125	1.952	2.238	2.058
HCM Lane V/C Ratio	0.096	0.024	0.005	0.121
HCM Control Delay	7.6	7	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.1	0	0.4

Intersection	
Int Delay, s/veh	11.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	252	90	146	207	101	133
Future Vol, veh/h	252	90	146	207	101	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	332	118	192	272	133	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	769	328	0	0	464	0
Stage 1	328	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	369	713	-	-	1097	-
Stage 1	730	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 324	713	-	-	1097	-
Mov Cap-2 Maneuver	436	-	-	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	570	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.8	0	3.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	436	713	1097	-
HCM Lane V/C Ratio	-	-	0.761	0.166	0.121	-
HCM Control Delay (s)	-	-	35.1	11.1	8.7	-
HCM Lane LOS	-	-	E	B	A	-
HCM 95th %tile Q(veh)	-	-	6.4	0.6	0.4	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	100	35	171	272	1
Future Vol, veh/h	2	100	35	171	272	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	132	46	225	358	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	676	359	359	0	-	0
Stage 1	359	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	419	685	1200	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	738	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	401	685	1200	-	-	-
Mov Cap-2 Maneuver	401	-	-	-	-	-
Stage 1	676	-	-	-	-	-
Stage 2	738	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	11.6	1.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1200	-	676	-	-
HCM Lane V/C Ratio	0.038	-	0.199	-	-
HCM Control Delay (s)	8.1	0	11.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	-	-

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	19	6	1	1	11	159	3	1	248	1
Future Vol, veh/h	3	1	19	6	1	1	11	159	3	1	248	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	25	8	1	1	14	209	4	1	326	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.9	8.4	9	9.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	13%	75%	0%
Vol Thru, %	92%	4%	12%	99%
Vol Right, %	2%	83%	12%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	173	23	8	250
LT Vol	11	3	6	1
Through Vol	159	1	1	248
RT Vol	3	19	1	1
Lane Flow Rate	228	30	11	329
Geometry Grp	1	1	1	1
Degree of Util (X)	0.276	0.039	0.015	0.381
Departure Headway (Hd)	4.364	4.681	5.258	4.174
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	829	767	683	849
Service Time	2.368	2.693	3.273	2.274
HCM Lane V/C Ratio	0.275	0.039	0.016	0.388
HCM Control Delay	9	7.9	8.4	9.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.1	0	1.8

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	207	56	151	289	97	155
Future Vol, veh/h	207	56	151	289	97	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	244	66	178	340	114	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	758	348	0	0	518	0
Stage 1	348	-	-	-	-	-
Stage 2	410	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	375	695	-	-	1048	-
Stage 1	715	-	-	-	-	-
Stage 2	670	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	334	695	-	-	1048	-
Mov Cap-2 Maneuver	447	-	-	-	-	-
Stage 1	715	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.8	0	3.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	447	695	1048	-
HCM Lane V/C Ratio	-	-	0.545	0.095	0.109	-
HCM Control Delay (s)	-	-	22.3	10.7	8.9	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	3.2	0.3	0.4	-

Intersection	
Int Delay, s/veh	1.2

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	31	47	284	228	2
Future Vol, veh/h	2	31	47	284	228	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	36	55	334	268	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	713	269	270	0	-	0
Stage 1	269	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	398	770	1293	-	-	-
Stage 1	776	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	377	770	1293	-	-	-
Mov Cap-2 Maneuver	377	-	-	-	-	-
Stage 1	736	-	-	-	-	-
Stage 2	646	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.3	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1293	-	724	-	-
HCM Lane V/C Ratio	0.043	-	0.054	-	-
HCM Control Delay (s)	7.9	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	14	5	1	1	15	264	7	1	211	2
Future Vol, veh/h	4	1	14	5	1	1	15	264	7	1	211	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	16	6	1	1	18	311	8	1	248	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	8.4	10	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	21%	71%	0%
Vol Thru, %	92%	5%	14%	99%
Vol Right, %	2%	74%	14%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	286	19	7	214
LT Vol	15	4	5	1
Through Vol	264	1	1	211
RT Vol	7	14	1	2
Lane Flow Rate	336	22	8	252
Geometry Grp	1	1	1	1
Degree of Util (X)	0.39	0.03	0.012	0.303
Departure Headway (Hd)	4.172	4.808	5.292	4.337
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	848	747	679	833
Service Time	2.27	2.821	3.306	2.343
HCM Lane V/C Ratio	0.396	0.029	0.012	0.303
HCM Control Delay	10	8	8.4	9.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.9	0.1	0	1.3

Appendix C With Site Intersection Analyses

Intersection	
Int Delay, s/veh	22.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	309	109	146	225	107	133
Future Vol, veh/h	309	109	146	225	107	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	407	143	192	296	141	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	797	340	0	0	488	0
Stage 1	340	-	-	-	-	-
Stage 2	457	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	~ 356	702	-	-	1075	-
Stage 1	721	-	-	-	-	-
Stage 2	638	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 309	702	-	-	1075	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	554	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	52.3	0	3.9
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	422	702	1075	-
HCM Lane V/C Ratio	-	-	0.963	0.204	0.131	-
HCM Control Delay (s)	-	-	66.7	11.4	8.9	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	11.4	0.8	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.4

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	144	48	182	304	1
Future Vol, veh/h	2	144	48	182	304	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	189	63	239	400	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	766	401	401	0	-	0
Stage 1	401	-	-	-	-	-
Stage 2	365	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	371	649	1158	-	-	-
Stage 1	676	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	348	649	1158	-	-	-
Mov Cap-2 Maneuver	348	-	-	-	-	-
Stage 1	633	-	-	-	-	-
Stage 2	702	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	13	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1158	-	641	-	-
HCM Lane V/C Ratio	0.055	-	0.3	-	-
HCM Control Delay (s)	8.3	0	13	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	1.3	-	-

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	24	6	1	1	13	168	3	1	275	1
Future Vol, veh/h	3	1	24	6	1	1	13	168	3	1	275	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	32	8	1	1	17	221	4	1	362	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	8.5	9.3	10.6
HCM LOS	A	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	11%	75%	0%
Vol Thru, %	91%	4%	12%	99%
Vol Right, %	2%	86%	12%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	184	28	8	277
LT Vol	13	3	6	1
Through Vol	168	1	1	275
RT Vol	3	24	1	1
Lane Flow Rate	242	37	11	364
Geometry Grp	1	1	1	1
Degree of Util (X)	0.297	0.049	0.016	0.435
Departure Headway (Hd)	4.423	4.769	5.383	4.3
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	813	750	665	838
Service Time	2.44	2.801	3.418	2.315
HCM Lane V/C Ratio	0.298	0.049	0.017	0.434
HCM Control Delay	9.3	8	8.5	10.6
HCM Lane LOS	A	A	A	B
HCM 95th-tile Q	1.2	0.2	0	2.2

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	3	6	0	0	1	169	2	0	268	0
Future Vol, veh/h	0	0	3	6	0	0	1	169	2	0	268	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	8	0	0	1	222	3	0	353	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	466	580	177	403	579	113	353	0	0	225	0	0
Stage 1	353	353	-	226	226	-	-	-	-	-	-	-
Stage 2	113	227	-	177	353	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	480	424	835	532	425	918	1202	-	-	1341	-	-
Stage 1	637	629	-	756	716	-	-	-	-	-	-	-
Stage 2	880	715	-	808	629	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	480	424	835	529	425	918	1202	-	-	1341	-	-
Mov Cap-2 Maneuver	480	424	-	529	425	-	-	-	-	-	-	-
Stage 1	636	629	-	755	715	-	-	-	-	-	-	-
Stage 2	879	714	-	804	629	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	11.9	0	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1202	-	-	835	529	1341	-	-
HCM Lane V/C Ratio	0.001	-	-	0.005	0.015	-	-	-
HCM Control Delay (s)	8	0	-	9.3	11.9	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	11	7	0	0	4	163	2	0	250	0
Future Vol, veh/h	0	0	11	7	0	0	4	163	2	0	250	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	14	9	0	0	5	214	3	0	329	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	446	556	165	391	555	109	329	0	0	217	0	0
Stage 1	329	329	-	226	226	-	-	-	-	-	-	-
Stage 2	117	227	-	165	329	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	496	438	850	543	438	924	1227	-	-	1350	-	-
Stage 1	658	645	-	756	716	-	-	-	-	-	-	-
Stage 2	875	715	-	821	645	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	494	436	850	532	436	924	1227	-	-	1350	-	-
Mov Cap-2 Maneuver	494	436	-	532	436	-	-	-	-	-	-	-
Stage 1	655	645	-	752	712	-	-	-	-	-	-	-
Stage 2	871	711	-	807	645	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9.3	11.9	0.2	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1227	-	-	532	850	1350	-	-
HCM Lane V/C Ratio	0.004	-	-	0.017	0.017	-	-	-
HCM Control Delay (s)	7.9	0	-	11.9	9.3	0	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	243	68	151	349	117	155
Future Vol, veh/h	243	68	151	349	117	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	286	80	178	411	138	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	842	384	0	0	589	0
Stage 1	384	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	664	-	-	986	-
Stage 1	688	-	-	-	-	-
Stage 2	637	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	287	664	-	-	986	-
Mov Cap-2 Maneuver	406	-	-	-	-	-
Stage 1	688	-	-	-	-	-
Stage 2	548	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.8	0	4
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	406	664	986	-
HCM Lane V/C Ratio	-	-	0.704	0.12	0.14	-
HCM Control Delay (s)	-	-	32.4	11.2	9.2	-
HCM Lane LOS	-	-	D	B	A	-
HCM 95th %tile Q(veh)	-	-	5.3	0.4	0.5	-

Intersection	
Int Delay, s/veh	1.9

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	57	91	320	250	2
Future Vol, veh/h	2	57	91	320	250	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	67	107	376	294	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	885	295	296	0	-	0
Stage 1	295	-	-	-	-	-
Stage 2	590	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	315	744	1265	-	-	-
Stage 1	755	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	281	744	1265	-	-	-
Mov Cap-2 Maneuver	281	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	554	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.7	1.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1265	-	705	-	-
HCM Lane V/C Ratio	0.085	-	0.098	-	-
HCM Control Delay (s)	8.1	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	-	-

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	17	5	1	1	20	295	7	1	230	2
Future Vol, veh/h	4	1	17	5	1	1	20	295	7	1	230	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	20	6	1	1	24	347	8	1	271	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.1	8.5	10.8	9.6
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	18%	71%	0%
Vol Thru, %	92%	5%	14%	99%
Vol Right, %	2%	77%	14%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	322	22	7	233
LT Vol	20	4	5	1
Through Vol	295	1	1	230
RT Vol	7	17	1	2
Lane Flow Rate	379	26	8	274
Geometry Grp	1	1	1	1
Degree of Util (X)	0.454	0.035	0.012	0.335
Departure Headway (Hd)	4.311	4.921	5.44	4.395
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	841	726	657	820
Service Time	2.311	2.959	3.48	2.409
HCM Lane V/C Ratio	0.451	0.036	0.012	0.334
HCM Control Delay	10.8	8.1	8.5	9.6
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	2.4	0.1	0	1.5

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↕			↕	
Traffic Vol, veh/h	0	0	2	4	0	0	3	290	7	0	227	0
Future Vol, veh/h	0	0	2	4	0	0	3	290	7	0	227	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	5	0	0	4	341	8	0	267	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	446	624	134	487	620	175	267	0	0	349	0	0
Stage 1	267	267	-	353	353	-	-	-	-	-	-	-
Stage 2	179	357	-	134	267	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	496	400	890	464	402	838	1294	-	-	1207	-	-
Stage 1	715	687	-	637	629	-	-	-	-	-	-	-
Stage 2	805	627	-	855	687	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	495	398	890	461	400	838	1294	-	-	1207	-	-
Mov Cap-2 Maneuver	495	398	-	461	400	-	-	-	-	-	-	-
Stage 1	712	687	-	634	626	-	-	-	-	-	-	-
Stage 2	802	624	-	853	687	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	12.9	0.1	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1294	-	-	890	461	1207	-	-
HCM Lane V/C Ratio	0.003	-	-	0.003	0.01	-	-	-
HCM Control Delay (s)	7.8	0	-	9.1	12.9	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	8	5	0	0	13	269	8	0	214	0
Future Vol, veh/h	0	0	8	5	0	0	13	269	8	0	214	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	9	6	0	0	15	316	9	0	252	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	440	607	126	477	603	163	252	0	0	325	0	0
Stage 1	252	252	-	351	351	-	-	-	-	-	-	-
Stage 2	188	355	-	126	252	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	501	409	901	471	412	853	1310	-	-	1231	-	-
Stage 1	730	697	-	639	631	-	-	-	-	-	-	-
Stage 2	796	628	-	865	697	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	495	403	901	461	406	853	1310	-	-	1231	-	-
Mov Cap-2 Maneuver	495	403	-	461	406	-	-	-	-	-	-	-
Stage 1	720	697	-	630	622	-	-	-	-	-	-	-
Stage 2	785	619	-	856	697	-	-	-	-	-	-	-

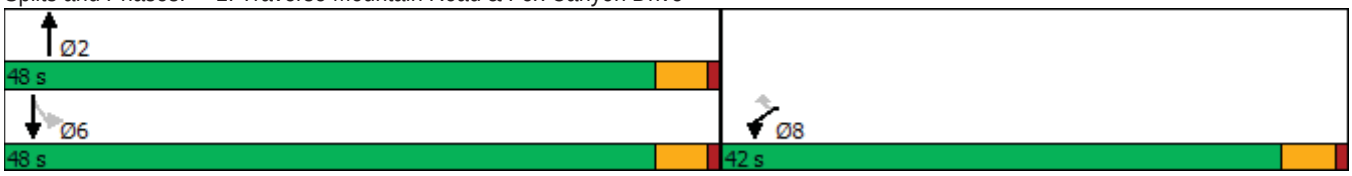
Approach	SE	NW	NE	SW
HCM Control Delay, s	9	12.9	0.3	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1310	-	-	461	901	1231	-	-
HCM Lane V/C Ratio	0.012	-	-	0.013	0.01	-	-	-
HCM Control Delay (s)	7.8	0	-	12.9	9	0	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	WBL	WBR	NBT	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	309	109	146	107	133
Future Volume (vph)	309	109	146	107	133
Turn Type	Prot	Perm	NA	Perm	NA
Protected Phases	8		2		6
Permitted Phases		8		6	
Detector Phase	8	8	2	6	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5
Total Split (s)	42.0	42.0	48.0	48.0	48.0
Total Split (%)	46.7%	46.7%	53.3%	53.3%	53.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	None	None	Min	Min	Min
Act Effct Green (s)	16.5	16.5	17.5	17.5	17.5
Actuated g/C Ratio	0.38	0.38	0.40	0.40	0.40
v/c Ratio	0.61	0.21	0.65	0.55	0.24
Control Delay	16.9	3.6	13.0	20.6	10.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.9	3.6	13.0	20.6	10.4
LOS	B	A	B	C	B
Approach Delay	13.4		13.0		14.9
Approach LOS	B		B		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 44	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 13.6	Intersection LOS: B
Intersection Capacity Utilization 55.8%	ICU Level of Service B
Analysis Period (min) 15	

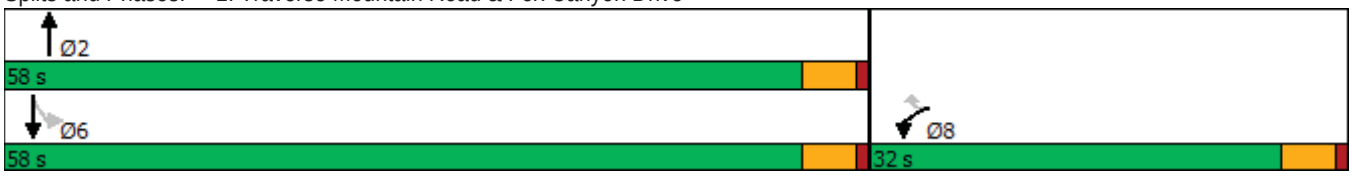
Splits and Phases: 1: Traverse Mountain Road & Fox Canyon Drive



Lane Group	WBL	WBR	NBT	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	243	68	151	117	155
Future Volume (vph)	243	68	151	117	155
Turn Type	Prot	Perm	NA	Perm	NA
Protected Phases	8		2		6
Permitted Phases		8		6	
Detector Phase	8	8	2	6	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5
Total Split (s)	32.0	32.0	58.0	58.0	58.0
Total Split (%)	35.6%	35.6%	64.4%	64.4%	64.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	None	None	Min	Min	Min
Act Effct Green (s)	12.3	12.3	18.9	18.9	18.9
Actuated g/C Ratio	0.30	0.30	0.46	0.46	0.46
v/c Ratio	0.54	0.15	0.65	0.52	0.21
Control Delay	17.3	4.9	9.0	16.9	7.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.3	4.9	9.0	16.9	7.5
LOS	B	A	A	B	A
Approach Delay	14.6		9.0		11.6
Approach LOS	B		A		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 40.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 11.3	Intersection LOS: B
Intersection Capacity Utilization 60.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Traverse Mountain Road & Fox Canyon Drive



TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

Section No.	Traverse Mountain Design Standard					
2.02D	Street Type	Street Section	ROW (min)	Asphalt Width (min)	ROW (min)	Asphalt Width (min)
			OPTION ONE		OPTION TWO	
			includes 4' walk and 5' parkstrip both sides of road		*includes 4' walk & 5' parkstrip one side of the road & 8' path on the opposite side(see18' ROW section)*	
	Local streets (parking on one side)	A	51'	29’	60'	29’
	Local streets (parking on both sides)	B	56'	34’	65'	34’
	Neighborhood collector	C	54'	32’	63'	32’
	TM Minor collector	D	58'	36'	67'	36'
	TM Major collector	E	66'	44’	75'	44’
	TM Minor arterial	F	70'	48'	79'	48'
	TM Minor arterial	G(A) & G(B)	70'	48'	79'	48'
	TM Principal arterial	H	88'	66’	97'	66’
			OPTION ONE			
			Does not include walk & parkstrip			
	Private street sidewalk one side	I	36	28’	36	28’
	Canyon Road	J	28’	24'	28’	24'
	Mountain Slope Road	K	26'	24’	26'	24’
	Private Alley	L	24'	20'	24'	20'
	Note: See street sections for additional details. Street sections A-G may have a typical City 5'parkstrip and 4' walk on one or both sides of the street. Street sections A-G may have a typical City 5' parkstrip and 4' walk on one side of the street with an 8' path on the opposite side of the street. The 8' path is planned to be private and maintained by the Traverse Mountain Master Association. Where the 8' private path and landscaping is planned the developer shall provide an easement allowing for access to the public utiltiy easement.					
2.02E	Maximum cul-de-sac length to be increased to 1,500 feet in canyon and hollows areas with intermediate turnarounds as topography allows and as approved by the City Engineer; all other cul-de-sac lengths maximum increased to 600 feet; all to be signed as "no outlet." Fox Canyon Road may extend to the end of Central Canyon.					
2.02(I)	All subdivisions shall abut and have access to at least one hard surfaced public street and as a minmum, allowance for one or more future accesses as developments adjacent hereto proceed.Future access requirements waived for Central Canyon areas for topography and grade-restricted access. If the development exceeds 50 equivalent residential units, the second access must be incorporated in the subdivision unless otherwise approved by the Planning Commission. As per the approved Traverse Mountain Area Plan, the City will not require a 3rd and 4th access point within East, Central, and West Canyon areas.					

TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

Section No.	Traverse Mountain Design Standard
2.03C1	Local street minimum radius may be reduced to 150' centerline radius where topography is limiting; otherwise Lehi City standards apply.
2.04B	If City will not allow for the gating of public streets, private streets will need to be permitted with street designed to Traverse Mountain Area Plan standards. If private roads are gated they must be crash-gated or provide a key-box. Easements to be provided for public utilties.
2.06A	Block length can be increased to accommodate the terrain of the site; pedestrian access not to exceed 1,000 feet. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments, Planning Commission, and approval by the City.

Fox Canyon A1 and I1 Preliminary

Aerial

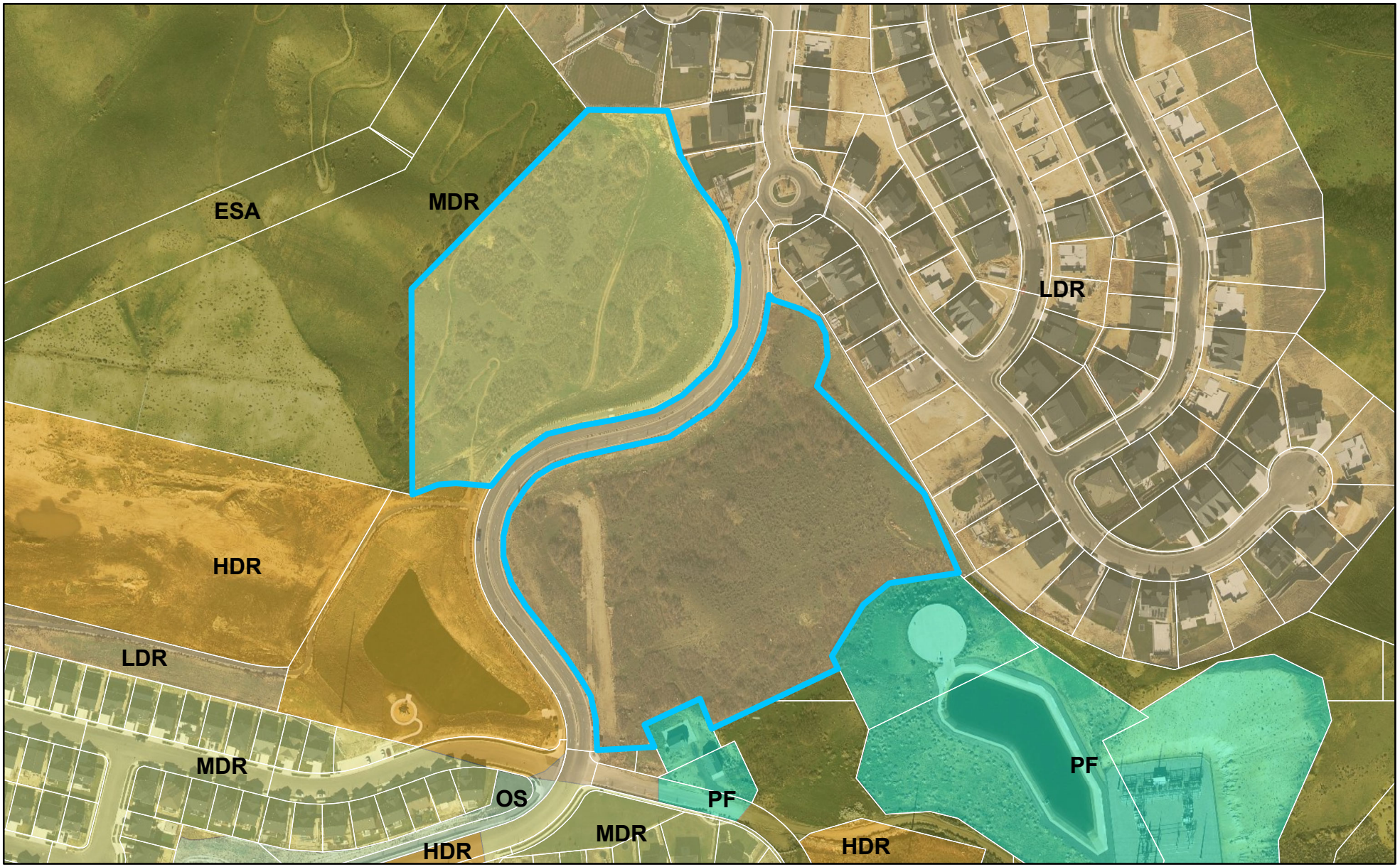


0 310 620 Feet

LEHI CITY

Fox Canyon A1 and I1 Preliminary

General Plan

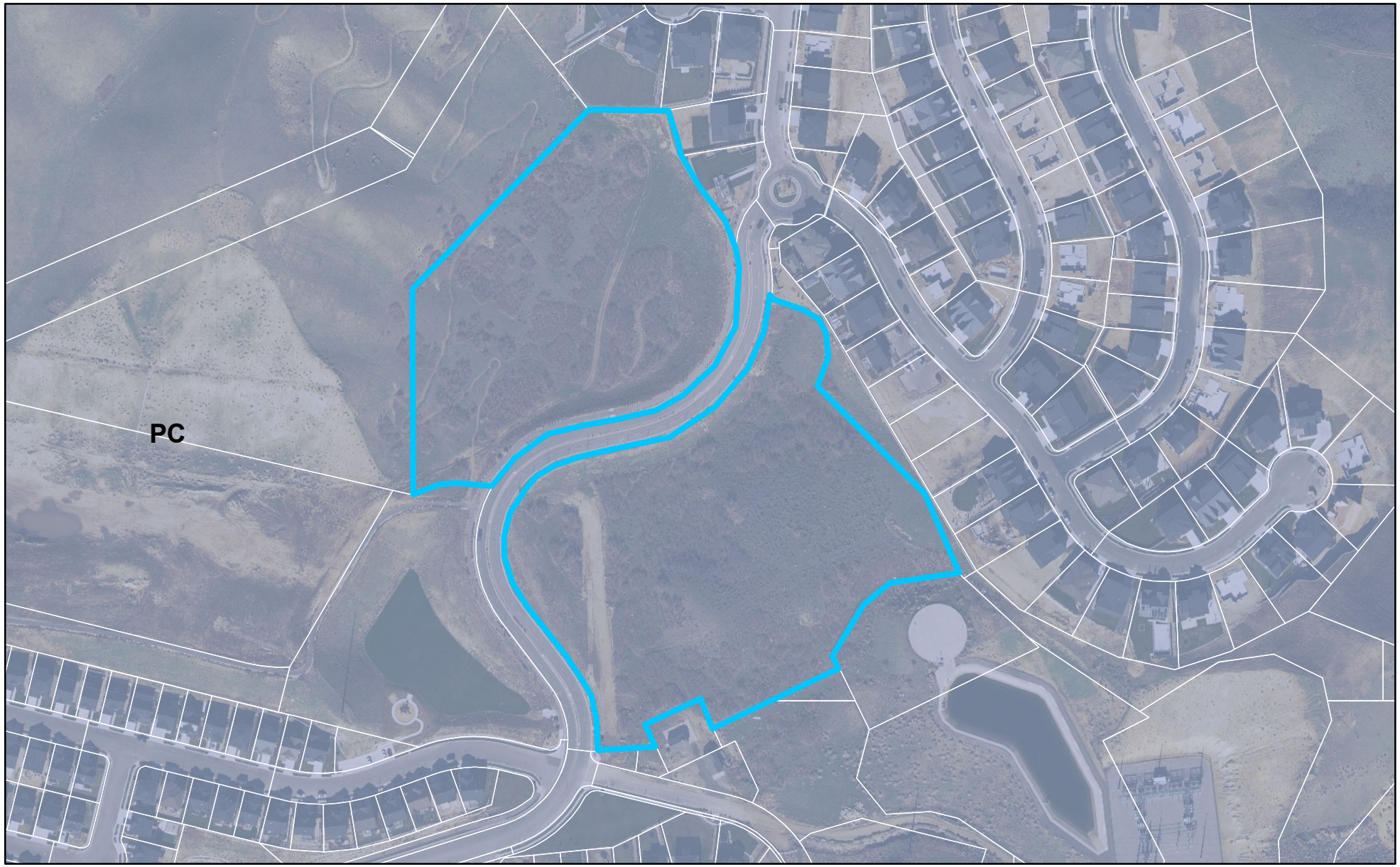


0 310 620 Feet

LEHI CITY

Fox Canyon A1 and I1 Preliminary

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community. (Tabled at the March 14th meeting)

Suggested Action:

Attachments:

CC Staff Report Fox Canyon Townhomes J1 and L1 Subdivision 04.11.23.docx

Fox Canyon J1 and L1 Adjustments DRC 03.01.23.docx

Fox Canyon Townhomes Plats J1 and L1 DRC 11.16.22.docx

Fox Canyon Traffic Study DRC 03.01.23.docx

Fox Canyon J1 and L1 Preliminary - narrative.pdf

Fox Canyon J1 and L1 Preliminary Plans Original.pdf

FOX CANYON J1 and L1 Updated.pdf

Preliminary Elevations.pdf

Fox Canyon Traffic Impact Study.pdf

Traverse Mountain Area Plan Amendment extending maximum block length.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FOX CANYON TOWNHOMES J1 and L1 PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Perry Development		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 5300 North Fox Canyon Road		
Existing General Plan Designation	Medium Density Residential (MDR)/Environmentally Sensitive (ESA)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	125 units		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped/ Open Space
	South	PC	Single Family (Northridge)
	East	PC	Fox Canyon Area J1 Concept
	West	PC	Undeveloped Open Space
Date of DRC Reviews	November 16, 2022 and March 1, 2023		
Planning Commission Review	December 8, 2022		
Previous City Council Reviews	January 10, 2023 and March 14, 2023		
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 37.030. Connectivity Standards

A. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

TABLE 37.070. Multi-Family Development Amenities Requirements.

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
501+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

Section 37.020. Multi-Family Residential Design Standards

a. Balconies and covered porches. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door (see figure 137a).

PROPERTY HISTORY

July 26, 1997	Property came into Lehi as part of the Deerfield Annexation
January 24, 2012	City Council approved the Comprehensive Traverse Area Plan Amendment
December 8, 2020	City Council approved the Fox Canyon J1 concept plan with 97 townhomes
January 12, 2021	City Council approved an amendment to the Traverse Mountain Area Plan eliminating a maximum street length; with the following adjustments: that the amendment only apply to Central Canyon. This also included a DRC comment for the Area Plan to reference the City's connectivity standards instead.
January 10, 2023	City Council reviewed the proposed preliminary subdivision and tabled it in order for a traffic study to be completed.

REPORT ANALYSIS

The applicant requests approval of the Fox Canyon Townhome J1 and L1 preliminary subdivision located at approximately 5300 North Fox Canyon Road. These preliminary plans were previously reviewed by the City Council and tabled with instruction for the applicant to provide an updated traffic study.

The applicant submitted a traffic study which was reviewed by the Lehi City Traffic Engineer, Luke Seegmiller. It also went to DRC and received no redline comments. The traffic study shows that the proposed number of units will not create more traffic than is generally expected on our residential streets.

It was again tabled for review of an amendment to the Traverse Mountain Area Plan extending the maximum block length. That amendment was included in this packet. It states that the maximum block length may be increased on a case-by-case basis with a positive recommendation from the reviewing departments, the Planning Commission and approval by the City.

The applicant also updated the layout of the townhomes. They reduced the number from 143 to 125 units. The DRC also reviewed these changes. They only submitted the site plan with this layout, not any construction drawings. This packet includes the old plans, new plans and both DRC review sheets.

This report will review the updated layout.

Overall Density
The Traverse Mountain Area Plan indicates this area can have a density up to 14 units per acre. The proposed plans have 5.1 units per acres. This part of the area plan was created to allow for flexibility including transferring units to other areas.

Layout
Most of these townhomes are shown as rear loading. They meet the requirement that 50 percent of townhomes need to be rear loaded.

The townhomes connect to Northridge Drive, Fox Canyon Road, and Ravencrest Lane. These are all part of the Code connectivity requirements and must be provided.

Parking is provided throughout the development meeting the off-street parking requirements and providing it near the units throughout. The amenities are also located in a few different locations.

Connectivity Standards
Developments with more than 50 units require two points of access. These are provided on Northridge Drive and Fox Canyon Road. With Ravencrest Lane also providing access. Fox Canyon Road is the main way in and out. This road was also widened to be two lanes both directions to allow it to count as two accesses. This was approved with the Area Plan.

City Council approved an Area Plan Amendment in 2021 that eliminated a maximum block length in Central Canyon.

DRC Comments
The DRC had eight redline comments on the updated layout including:
1. Cut/Fill as required to provide the PUE space to be evenly graded with walk
2. Retaining structures not allowed in PUE space. No retaining structures in RMP easement
3. Lehi City water and PI mains are installed through lot 6 of Rockwell Estates and through the corner of this property. Show an easement on the plat for these water mains, if there is no existing easement one must be provided.
4. Show a pedestrian connection at the west end of Silver Fox Way, connecting to Arctic Fox Drive.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision warrants/does not warrant an exception to the connectivity requirements because of grade and surrounding existing development.
2. The proposed subdivision meets/does not meet the density and other requirements in the Traverse Mountain Area Plan.

3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision at their December 8, 2022 meeting. The minutes and motion from that meeting follow.

2.3) Public hearing and recommendation of Perry Home's request for preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community. Katie Bussell presented information on the agenda item.

The applicant, Dan Reeve with Perry Homes, was present. They would like to change the dedication easement of the open space for grading and future use.

Commissioner Nielsen opened the public hearing.

(inaudible) expressed he feels that Lehi City is quick to approve projects without considering the effects it will have on neighborhoods. They are already experiencing 15-20 minute wait times to get into Main Lehi and into the Outlets. He would like to know if a traffic analysis has been done. He would like the Commission to make a motion to postpone the development of the project until further investigation has been done. He was also curious to know if there are any conflicts of interest where a member of the HOA is a VP of Perry Homes. There is a requirement where developments are built around the trailheads, and he finds it suspect that the Sensai trailhead is being moved.

(inaudible) is concerned about the traffic issues that this will create on Fox Canyon. Fox Canyon has no entrances or exits once you pass the stop sign, and traffic is blocked it would introduce a significant change. If you are driving North into Fox Canyon, will you able to turn into the development? Can change be made where no access can be made because it is so narrow?

Peter Sweeney is new to Utah. He is concerned about drought and fires and is worried about it being a safety issue. He is more concerned than ever about his safety and the only mean of ingress and egress is Fox Canyon Road. If anything blocks the road there will be issues. He would like the Commission to take this into consideration.

Rafael Sanchez wanted to echo the comments before him. With the additional homes, he is concerned with the schools and class sizes. ASD is redoing boundaries and the communities are not finished developing. Fieldstone has about 200 more units before they are done with their development. Traffic and safety are concerning, but he is most concerned about the school system with the level of education.

James Veriy wanted to echo previous comments. He expressed concerns with environmental issues and infrastructure and what studies were done by Perry Homes to address problems. He understands impact with this development may not be significant, but it is important to not look at each development as an isolated development but as a future environmental impact.

Loren was frustrated that the master plan dictates the projects regardless of input, but she did want to express her opinion. She is concerned with Fox Canyon only having one egress and ingress. She has attended many meetings and the density belongs on the main thoroughfares.

Rich Kindred was concerned with access to the development northern end and will be accesses through Grayhawk and Ravencrest, where that road was never intended to have that level of traffic.

Brent Rusik had concerns for fire issues.

Katie Bussell summarized the online comments.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale clarified questions from the public comments.

Dan Reeves clarified the traffic near Canyon Point and Fox Canyon are a two lane road. He did state he is on the HOA board, and it is by design by CCNR and bylaws.

The Commissioners discussed the development and the administrative decision.

> **Motion:** Commissioner Carlson moved to recommend approval of **Perry Home's request for preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community**; including all DRC comments and findings stated in the report Commissioner Bunker seconded. All in favor.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Carlson, yes. The vote passed unanimously.

MINUTES FROM PREVIOUS CITY COUNCIL MEETING

10. Consideration of Preliminary subdivision approval for the Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5300 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.
Items 10 and 11 were heard together.

Mayor Johnson asked for public comments on items 10 and 11.

Rob Ludlow stated that this area is complicated with connectivity issues. He said that the city has already granted multiple connectivity exceptions which has compounded the issue. He suggested that the developer present a better plan that provides traffic circulation and reduces density.

Rich Kindred stated that he has those same concerns and believes this does not align with the city's plan. He expressed concern with traffic.

Shannon Parker expressed concerns with traffic and safety if this were approved.

A neighboring resident asked that the Council deny this and require the developer to provide better connectivity.

Dan Reeves with Perry Homes was representing the applicant and answered the Council's questions.

The Council discussed requiring an updated traffic study due to changes with the original area plan and road connections or reconfigurations.

Motion: Councilor Hancock moved to table this item and direct staff to conduct a traffic study and review the Area Plan to confirm the number of connectivity index outlined in the Area Plan to determine what kind of variance there is from that, so they can determine the impact on the surrounding areas. Councilor Southwick seconded the motion.

There was further discussion about an updated study.
Councilor Albrecht stated that the bar is set high to deny something for health safety and welfare and believes that this

doesn't meet that standard, however, she would like to understand what they are dealing with by having an updated traffic study.

Lorin Powell, City Engineer, suggested that the study be conducted by an outside consultant, preferably the by the same company that did the previous study.

Amended Motion: Councilor Hancock amended his motion to state that the developer conduct the traffic study with Lehi staff review. Councilor Southwick seconded the amendment to the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

Fox Canyon J1 and L1 Adjustments
DRC Redline Comments

Perry Homes- requests review of adjustments made to Fox Canyon J1 and L1

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Dave Reddish, Merlin Huff
Date of Plans Reviewed: 2/21/23
Time Start: 2:38pm
Time End: 2:46pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Cut/Fill as required to provide the PUE space to be evenly graded with walk
2. Retaining structures not allowed in PUE space. No retaining structures in RMP easement
3. Include side-yard easement at future road; or build road to property line.
4. Where there is no planter strip for water meters and hydrants, a 15' PUE is required
5. Maintain access at RMP ROW & easement

Garion – Fire:
6. What are these? Show how you plan to restrict parking in the dead ends and maintain minimum clearances. These dead ends must meet the minimum requirements set in appendix D of the International Fire Code.

Greg – Water/Sewer:
7. Lehi City water and PI mains are installed through lot 6 of Rockwell Estates and through the corner of this property. Show an easement on the plat for these water mains, if there is no existing easement one must be provided.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
8. Show a pedestrian connection at the west end of Silver Fox Way, connecting to Arctic Fox Drive.

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON MARCH 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.

Fox Canyon Townhomes Plats J1 and L1
DRC Redline Comments

Perry Homes - requests preliminary subdivision review of Fox Canyon Townhomes Plats J1 and L1 including 143 townhome units located at approximately 5400 North Fox Canyon Road with HDR1 and HDR2 Land Use Designations in the Traverse Mountain Planned Community.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dave Reddish and Dan Reeve
Date of Plans Reviewed: 11/7/22
Time Start: 2:02pm
Time End: 2:20pm

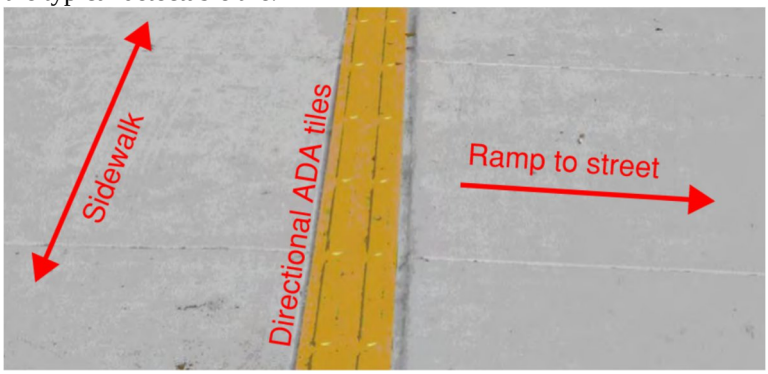
DRC REDLINE COMMENTS:
Glade – Power:
1. Cut/Fill as required to provide the PUE space to be evenly graded with walk.
2. Retaining structures are not allowed in the PUE space. No retaining structures in the RMP easement.
3. Include side-yard easement at future road.
4. Add easement space behind parking stalls for transformer placement.

Garion – Fire:
5. This turnaround is acceptable. Provide red curb and signage indicating this as an emergency vehicle turnaround.

Ryan – Water/Sewer: No comments
Trent – Parks:
6. Consider replacing the following with deer-resistant plants: mugo pine, meidiland white rose, kelseyi dogwood, and stella d'oro daylily.
7. Urban Sunset and Pacific Sunset Maples are two different trees. Urban Sunset is preferred for these park strips.
8. Provide full landscape plans with final subdivision submittal.

Gary – Building/Inspections: See General Comments
Jacob – Public Works: No comments
Ross – Engineering:
9. Northridge Dr requires 36' of asphalt per the area plan
10. Meet the storm water requirements per the Area Plan
11. Change PUE to be PUE and roadway construction easement

Kim – Planning:
12. Balconies or covered porches at least 50 square feet in size need to be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door.
13. Maintain minimum 40' centerline radius on the trail. Adjust geometry on the trail to meet this, see Bluebeam plans for what this would look like.
14. At time of final plat - include a detail of the directional ADA tile for the trail access since they are a little different than the typical detectable tile.



15. PUE along the back side of the trail must be 12'.

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 SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
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. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
15. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov and Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
17. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
18. Address any comments or conditions from City Council approval.
19. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
20. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Retaining walls will require building permits
2. 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.

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

3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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 DECEMBER 8th

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.

Fox Canyon Traffic Study
DRC Redline Comments

Perry Homes- requests review of the Fox Canyon Traffic Study

DRC Members Present: Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Dave Reddish, Merlin Huff
Date of Plans Reviewed: 2/21/23
Time Start: 2:28pm
Time End: 2:28pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON MARCH 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.

Perry Homes, Inc.
Builders/Developers

August 25, 2022

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

RE: Preliminary Plat – Fox Canyon Townhome Subdivisions Plat J1 & Plat K1, Traverse Mountain

Dear Planning and Zoning,

For your consideration is our Preliminary Plat Application for Fox Canyon Townhome Subdivisions Plat J1 & Plat K1, a 143-unit townhome development in Traverse Mountain on approximately 24.8 acres at approximately 5300 North Fox Canyon Road (APN #s 11:013:0107, 11:013:0185 and 11:013:0150). The proposed development will consist of 98 townhomes on Plat J1 and 45 townhomes on Plat K1, ranging from 3 units per building up to 8 units per building. The streets are proposed to be public right-of-ways, dedicated to and maintained by Lehi City.

Regarding amenities, this development will include the following per City Amenity Requirements:

- 1 Clubhouse (750 sf)
- 3 Playgrounds
- 3 Pickle Ball Courts (in lieu of 1 Sport Court and 1 Tennis Court)
- 8 Picnic Areas

We anticipate the 3 pickle ball courts will be used much more than 1 sport court and 1 tennis court, per the standard city requirements, and thus request the city's consideration of this substitution requrest.

The townhome exteriors will be a combination of brick and/or stone, cementitious hardy siding and stucco, all in accordance with the Architectural Standards found in Section 37.040.A. There will be a sub-association subject to the Traverse Mountain Master Association to maintain the amenities and common areas, as well as CC&R's to govern the sub-association and residents.

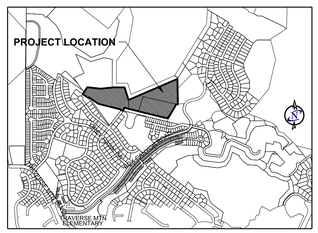
The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 141 total residential units in Area J1 and 50 total residential units in Perry's portion of Area K1. The Area Plan also allows any unused density to be transferred to the Perry Homes Planning District. With only 143 out of 191 total allowable units being developed in Area J1, this would lower the developed density in Area J1 by just over 30%, Area K1 by 9% and move the excess density closer to SR-92 in Traverse Mountain. With 98 units being proposed in Area J1, and Northridge subdivision just to the south having used 1 unit from Area J1, the unused 42 remaining units of density in J1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats for Area J1. Similarly, the 5 unused units of density in K1 will also be transferred from Central Canyon to the Perry Homes Planning District upon recording of the final plat for Area K1.

We are excited about this new development, and look forward to your favorable review of this concept.

Best Regards,



Dan Reeve
Vice President of Land



VICINITY MAP
N.T.S.

LEGEND

- FOUND SECTION MONUMENT
- BOUNDARY LINE
- MONUMENT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- BOUNDARY CORNER TO BE SET (5/8" REBAR & CAP MARKED "PROTERRA GROUP")
- (M) MEASURED BEARING/DISTANCE
- (R) RECORD BEARING/DISTANCE

PLANNED COMMUNITY ZONING

PLAT J1: HDR2
PLAT L1: HDR1

FOUND R/C (#166572)
FOUND R/C (FOCUS)
FOUND R/C (#166572)
108
109
110
111
112
113
114
115
116
117
FOX CANYON PLAT "1"
S02°08'58"W 434.39'
R=275.50'
Δ=41°06'30"
L=197.66'
T=103.30'
CL=193.45'
CB=S84°46'00"E
S09°25'58"E 104.10'
R=228.00'
Δ=10°57'25"
L=43.60'
T=21.87'
CL=43.54'
CB=S37°41'23"W
FOX CANYON ROAD
R=15.00'
Δ=70°13'16"
L=18.38'
T=10.55'
CL=17.25'
CB=N67°18'42"E
R=208.00'
Δ=38°54'58"
L=141.28'
T=73.49'
CL=138.58'
CB=S82°58'25"W
N77°02'55"W
39.05'
S30°17'36"W 385.15'
GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0188
N66°46'43"E 1275.96'
PARCEL A
DEDICATED TO LEHI CITY
PLAT J1
30' BUFFER
SILVER FOX WAY
ARCTIC FOX DRIVE
HIDDEN CANYON PLAT "A"
PARCEL B
SERIAL #49:901:0047
FOUND REBAR
P.O.B.
SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP) BENCHMARK = 5245.82
NORTH 1155.70'
1510.58'
FOUND R/C (#166572)
S89°49'58"E 257.65'
S17°50'29"E 287.29'
S07°25'00"E
28.67'
FOUND R/C
(#166572)
PARCEL B
DEDICATED TO LEHI CITY
FOUND R/C (#166572)
GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0154
N84°19'34"E 315.36'
FUTURE ROAD
PARCEL C
DEDICATED TO LEHI CITY
PLAT L1
30' BUFFER
S83°55'23"E 321.72'
NORTHRIDGE DRIVE
ARCTIC FOX DRIVE
N33°26'37"E 196.64'
R=272.00'
Δ=16°53'27"
L=80.19'
CL=79.90'
CB=N84°34'12"W
N76°07'28"W 645.63'
TOLL SOUTHWEST LLC
SERIAL #11:013:0203
N75°54'16"W 260.82'
N75°54'23"W
96.16'
NORTHRIDGE PLAT "B"
ENTRY # 17604:2019
NORTHRIDGE PLAT "C"
ENTRY #125374:2019
NORTHRIDGE PLAT "E"
ENTRY #147336:2020
NORTHRIDGE DRIVE
R=388.00'
Δ=11°08'18"
L=75.44'
CL=75.32'
CB=S18°05'15"W
N24°00'28"E
15.23'
N75°58'30"W 561.08'
N54°27'34"W 160.19'
N54°55'49"W 272.99'
S52°38'33"W
27.60'
FOUND R/C (#166572)
N75°58'30"W 56.94'
RAVENCREST LANE
EAGLE SUMMIT PLAT "6A"
ENTRY #100410:2008
ROCKWELL ESTATES
PLAT "A"
ENTRY #83867:2014
EAGLE VIEW DRIVE
EAGLE SUMMIT PLAT "6A"
ENTRY #95857:2005
WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)
N00°11'11"E 2667.23' (R)
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
N87°38'04"W 938.35' (R)
1150.17'
BASIS OF BEARINGS N89°49'14"W 2660.74' (M)
N89°49'24"W 2660.79' (R)
NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
N22°19'32"W 118.56'
REFERENCE CORNER TO THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°49'14" WEST 1510.58 FEET AND NORTH 1155.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A CURVE 80.19 FEET TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, THE CHORD OF WHICH IS NORTH 84°34'12" WEST 79.90 FEET; THENCE NORTH 76°07'28" WEST 645.63 FEET; THENCE NORTH 75°54'16" WEST 260.82 FEET; THENCE NORTH 75°54'23" WEST 96.16 FEET; THENCE ALONG A CURVE 75.44 FEET TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, THE CHORD OF WHICH IS SOUTH 18°05'18" WEST 75.32 FEET TO THE NORTHEAST CORNER OF THE EAGLE SUMMIT PLAT 6A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #100410:2008; THENCE ALONG THE NORTH BOUNDARY OF SAID EAGLE SUMMIT THE FOLLOWING FIVE (5) COURSES: (1) NORTH 75°58'30" WEST 56.94 FEET, (2) NORTH 24°00'28" EAST 15.23 FEET, (3) NORTH 75°58'30" WEST 561.08 FEET, (4) NORTH 54°55'49" WEST 272.99 FEET, (5) SOUTH 52°38'33" WEST 27.60 FEET TO THE EAST BOUNDARY OF ROCKWELL ESTATES PLAT A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #83867:2014; THENCE ALONG SAID ROCKWELL ESTATES PLAT A NORTH BOUNDARY NORTH 54°27'34" WEST 160.19 FEET TO A POINT ALONG THE EAST SIDE OF ROCKWELL ESTATES PLAT B; THENCE ALONG AND BEYOND SAID ROCKWELL ESTATES PLAT B NORTH 33°26'37" EAST 196.64 FEET; THENCE SOUTH 83°55'23" EAST 321.72 FEET; THENCE NORTH 84°19'34" EAST 315.36 FEET; THENCE SOUTH 89°49'58" EAST 257.65 FEET; THENCE SOUTH 17°50'29" EAST 287.29 FEET; THENCE SOUTH 07°25'00" EAST 28.67 FEET; THENCE NORTH 66°46'43" EAST 1275.96 FEET; THENCE SOUTH 02°08'58" WEST 434.39 FEET; THENCE SOUTH 09°25'58" EAST 104.10 FEET; THENCE ALONG A NON-TANGENT ARC 197.66 FEET TO THE RIGHT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS SOUTH 84°46'00" EAST OF 193.45 FEET TO A POINT WHICH LIES ON THE BOUNDARY OF HIDDEN CANYON PLAT A, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #58038:2018 ; THENCE ALONG SAID HIDDEN CANYON PLAT A THE FOLLOWING FIVE (5) COURSES: (1) ALONG A NON-TANGENT ARC 43.60 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 37°41'23" WEST 43.54 FEET, (2) ALONG A REVERSE ARC 18.38 FEET TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 67°18'42" WEST 17.25 FEET, (3) ALONG A REVERSE ARC 141.28 FEET TO THE LEFT, HAVING A RADIUS OF 208.00 FEET, THE CHORD OF WHICH IS SOUTH 82°58'25" WEST 138.58 FEET, (4) THENCE NORTH 77°02'55" WEST 39.05 FEET, (5) THENCE SOUTH 30°17'36" WEST 385.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,080,755 SQ.FT. OR 24.811 ACRES, MORE OR LESS.
CONTAINS 143 UNITS 5.8 UNITS/ACRE

0 100
Scale 1" = 100'

PROTERRA GROUP
10450 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.	DESCRIPTION	DATE

DESIGN CHECK:
DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
11-02-22
STATE OF UTAH

SHEET:
SP1

10/27/2022 2:40:27 PM J:\Projects\Perry Homes\PH01 - Fox Canyon Area J1\Design\Dwgs\FOX CANYON J1PL1.dgn

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	15.00	23.56	21.21	15.00	N 80°04'11" E
C2	15.00	23.56	21.21	15.00	S 09°55'49" E
C3	174.50	202.83	191.61	114.62	S 88°13'46" E
C4	200.00	232.47	219.60	131.37	S 88°13'46" E
C5	225.50	262.11	247.60	148.12	S 88°13'46" E
C6	15.00	23.56	21.21	15.00	S 76°31'43" E
C7	15.00	26.87	23.42	18.74	S 19°47'52" W
C8	272.00	65.03	64.87	32.67	N 24°40'48" W
C9	300.00	71.72	71.55	36.03	N 24°40'48" W
C10	332.00	79.37	79.18	39.88	N 24°40'48" W
C11	300.00	14.49	14.49	7.25	S 19°12'54" E
C12	388.00	36.40	36.38	18.21	N 20°58'15" E
C13	388.00	39.04	39.02	19.54	N 15°24'04" E
C14	175.50	253.52	232.04	154.63	S 72°54'44" E
C15	150.00	235.62	212.13	150.00	S 76°31'43" E
C16	124.50	168.07	155.60	99.65	S 70°12'08" E
C17	15.00	23.08	20.87	14.52	S 75°36'00" E
C18	15.00	29.24	24.83	22.12	N 04°28'31" E
C19	124.50	53.77	53.35	27.31	S 63°45'05" E
C20	150.00	116.75	113.83	61.51	S 53°49'36" E
C21	175.50	136.60	133.18	71.97	S 53°49'36" E
C22	124.50	94.62	92.36	49.73	S 82°06'08" W
C23	150.00	114.00	111.28	59.91	S 82°06'08" W
C24	175.50	133.39	130.20	70.10	S 82°06'08" W
C25	15.00	23.56	21.21	15.00	N 31°07'28" W
C26	15.00	23.56	21.21	15.00	S 58°52'32" W
C27	15.00	23.56	21.21	15.00	S 58°52'32" W
C28	15.00	23.56	21.21	15.00	S 31°07'28" E
C29	124.50	122.69	117.78	66.84	N 75°38'43" E
C30	150.00	192.64	179.67	112.18	N 67°05'04" E
C31	175.50	225.39	210.21	131.25	N 67°05'04" E
C32	15.00	32.34	26.43	27.94	N 14°21'17" W
C33	15.00	19.18	17.90	11.16	N 71°48'31" E
C34	174.50	91.90	90.84	47.04	S 45°22'51" W
C35	200.00	105.33	104.12	53.92	S 45°22'51" W
C36	225.50	99.56	98.76	50.61	S 47°49'10" W
C37	275.50	266.00	255.78	144.39	N 88°07'40" E
C38	250.00	237.18	228.39	128.37	N 87°38'51" E
C39	224.50	188.75	183.24	100.36	N 84°33'16" E
C40	275.50	68.33	68.16	34.34	N 67°34'26" E
C41	246.00	57.73	57.60	29.00	S 34°58'44" W
C42	208.00	8.02	8.02	4.01	N 78°40'22" W
C43	150.00	29.89	29.84	15.00	N 70°24'56" W
C44	275.50	18.97	18.97	9.49	S 66°11'08" E
C45	275.50	156.91	154.80	80.65	S 89°00'15" E
C46	15.00	21.67	19.83	13.22	N 72°54'44" W
C47	15.00	23.56	21.21	15.00	N 13°28'17" E

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	26.00	S 35°04'11" W
L2	26.00	S 35°04'11" W
L3	21.93	N 60°19'44" E
L4	12.79	N 60°19'44" E
L5	13.60	S 64°42'24" E
L6	32.81	N 30°17'36" E


LEGEND
FEE SIMPLE AREA
LIMITED COMMON AREA
COMMON AREA
PLAT J1
PLAT L1
PARCEL B
DEDICATED TO LEHI CITY
45333 sf
(1.041 ac)
PARCEL C
DEDICATED TO LEHI CITY
34808 sf
(0.799 ac)
FOUND R/C (#166572)
S69°49'58"E 257.65'
S17°50'09"E 282.29'
N66°46'43"E 1275.96'
N84°19'34"E 315.46'
S83°55'23"E 321.72'
N33°26'37"E 196.64'
N54°27'34"W 160.19'
S52°38'33"W 27.60'
N54°55'49"W 272.99'
N75°58'30"W 561.08'
N75°58'30"W 56.94'
N24°00'28"E 15.23'
S24°00'28"W 1.56'
N75°54'23"W 96.16'
N75°54'16"W 260.82'
S76°07'28"E 792.94'
S76°07'28"E 792.94'
S76°07'28"E 339.72'
S76°07'28"E 378.59'
S76°07'28"E 726.07'
S76°07'28"E 726.07'
S84°36'35"E 101.32'
S84°36'35"E 149.33'
S82°37'02"W 83.79'
N82°37'02"W 83.79'
N54°55'49"W 228.77'
S54°55'49"E 370.00'
S54°55'49"E 207.89'
S54°55'49"E 91.33'
S54°55'49"E 51.00'
N54°55'49"W 200.00'
S54°55'49"E 149.33'
S54°55'49"E 370.00'
N54°55'49"W 200.00'
FUTURE ROAD
ARCTIC FOX DRIVE (51' PUBLIC R.O.W.)
NORTHRIDGE DRIVE (60' PUBLIC R.O.W.)
SILVER FOX WAY (51' PUBLIC R.O.W.)
10' P.U.E. (TYP.)
50' RMP EASEMENT
COMMON AREA
R=217.50'
Δ=86°27'04"
L=328.18'
CL=297.92'
CB=N78°18'12"W
R=388.00'
Δ=11°08'18"
L=75.44'
CL=75.32'
CB=S18°05'15"W
MATCH LINE SHEET SP3
FOUND R/C (#166572)
S07°25'00"E 28.67'
N31°31'43"E 66.39'
S31°31'43"E 132.41'
S31°31'43"E 189.53'
S31°31'43"E 202.89'
S31°31'43"E 167.19'
S17°49'22"E 99.65'
S17°49'22"E 77.47'
S17°49'22"E 100.00'
N68°28'17"W 51.01'
S68°28'17"W 60.00'
S68°28'17"W 40.50'
N68°28'17"E 68.02'
N68°28'17"E 74.68'
N68°28'17"E 14.66'
S59°28'17"W 101.95'
S59°28'17"W 149.53'
S59°28'17"W 136.67'
S35°04'11"W 51.00'
S35°04'11"W 66.56'
N13°24'43"W 209.90'
S05°49'05"E 45.65'
S05°49'05"E 10.27'
N05°49'05"W 40.75'
S10°22'44"E 41.23'
N10°22'44"W 41.23'
N60°19'44"E 61.06'
N60°19'44"E 61.06'
N30°17'36"E 13.60'
S30°17'36"W 32.81'
S30°17'36"W 13.60'
S30°17'36"W 26.00'
S30°17'36"W 13.60'
S30°17'36"W 32.81

PARCEL A
DEDICATED TO LEHI CITY
264,602 sf
(6.074 ac)

PLAT J1

N66°46'41"E 1275.96'

S23°33'17"E 468.98'

S23°33'17"E 376.85'

S23°33'17"E 90.00'

N76°07'28"W 687.38'

S80°28'06"W 128.55'

S10°09'58"W 434.39'

S80°25'58"E 104.10'

S80°34'02"W 142.38'

S44°25'02"E 183.97'

R=275.50'
Δ=41°06'30"
L=197.66'
T=103.30'
CL=193.45'
CB=S84°46'00"E

R=228.00'
Δ=10°57'25"
L=43.60'
T=21.87'
CL=43.54'
CB=S37°41'23"W

S65°10'24"E 24.45'

18' TRAIL EASEMENT TO BE VACATED AND DEDICATED TO LEHI CITY

R=15.00'
Δ=70°13'16"
L=18.38'
T=10.55'
CL=17.25'
CB=N67°18'42"E

FOX CANYON ROAD

N77°02'55"W 39.05'

R=208.00'
Δ=38°54'58"
L=141.26'
T=73.49'
CL=138.58'
CB=S82°58'25"W

N60°28'06"E 90.31'

N60°28'06"E 90.31'

N60°28'06"E 90.31'

S30°17'36"W 265.15'

10' P.U.E. (TYP.)

SILVER FOX WAY (51' PUBLIC R.O.W.)

S76°07'28"E 792.94'

S76°07'28"E 155.50'

S76°07'28"E 206.33'

S76°07'28"E 155.50'

S76°07'28"E 103.67'

S76°07'28"E 792.94'

S76°07'28"E 339.72'

S76°07'28"E 357.74'

S76°07'28"E 378.59'

S76°07'28"E 266.48'

S76°07'28"E 726.07'

S76°07'28"E 726.07'

N76°07'28"W 645.63'

N75°54'16"W 260.82'

MATCH LINE SHEET SP2

ARCTIC FOX DRIVE (51' PUBLIC R.O.W.)

COMMON AREA

N13°52'32"E 400.00'

N13°52'32"E 17.17'

N13°52'32"E 16.17'

N59°42'24"W 16.17'

N14°05'44"E 16.00'

FOUND REBAR

P.O.B.

R=272.00'
Δ=16°53'27"
L=80.19'
CL=79.90'
CB=N84°34'12"W

50' RMP EASEMENT

LEGEND

FEE SIMPLE AREA

LIMITED COMMON AREA

COMMON AREA

0 50
Scale 1" = 50'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

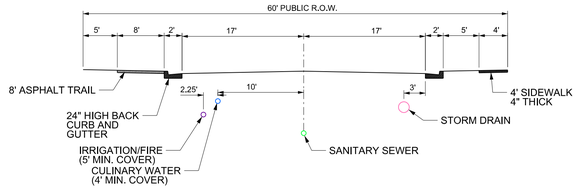
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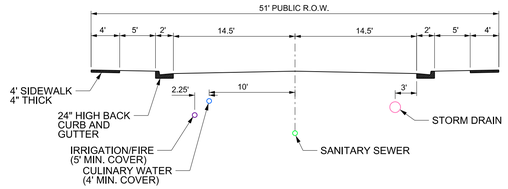
REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
STATE OF UTAH

SHEET:
SP3

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60' RESIDENTIAL ROADWAY SECTION (NORTHRIDGE DRIVE)
N.T.S.



51' TYPICAL RESIDENTIAL ROADWAY SECTION
N.T.S.

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:

(A) PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
(B) ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, 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 EASEMENTS.
(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.

NOTES:

1. ALL SANITARY SEWER MANHOLES TO BE A MINIMUM OF 11' DEEP.
2. ALL SANITARY SEWER PIPES TO BE AT A MINIMUM SLOPE OF 0.40% AND A MAX OF 10%.

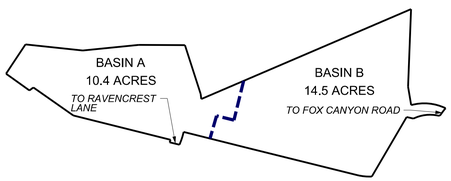
DEVELOPMENT SCHEDULE:

1. PLAT J1 - SPRING 2023
2. PLAT L1 - SPRING 2025

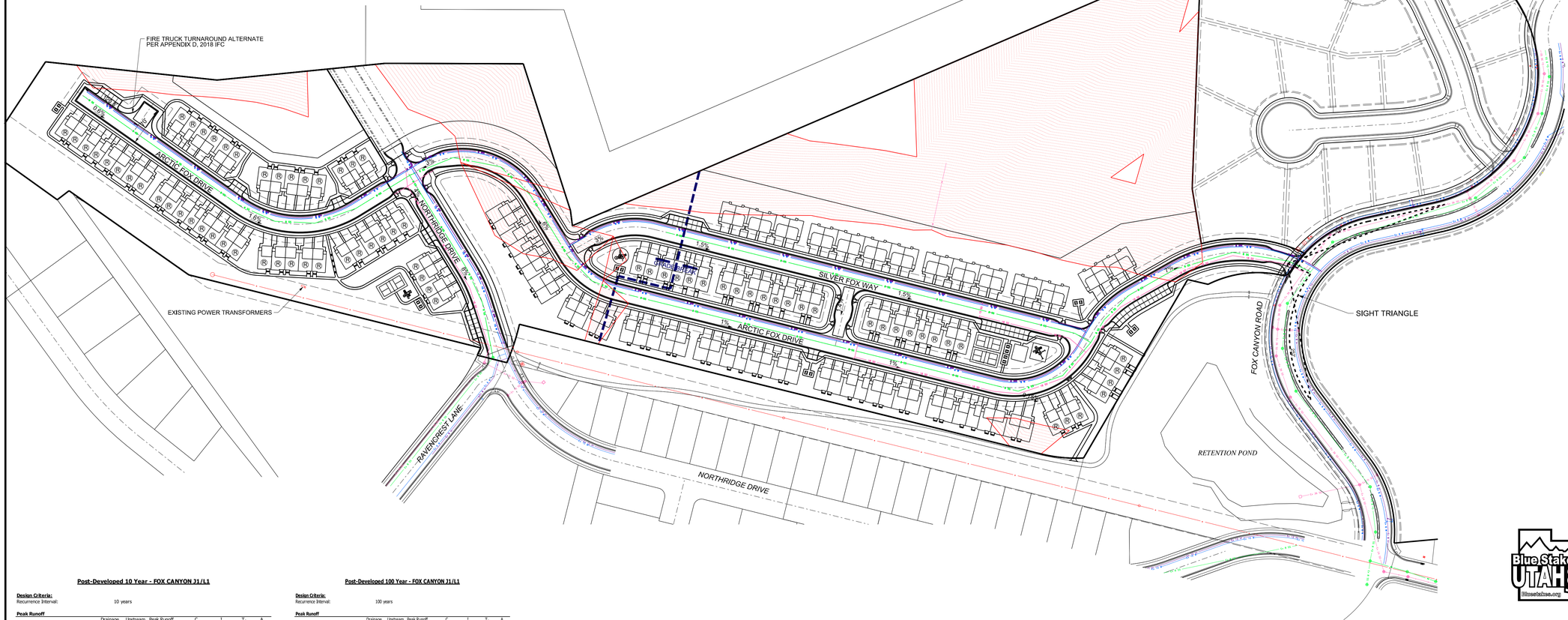
LEGEND:

EXISTING GROUND OVER 30%

® REAR LOADING TOWNHOMES



DRAINAGE BASINS
N.T.S.



Post-Developed 10 Year - FOX CANYON J1/L1

Design Criteria:
Recurrence Interval: 10 years

Peak Runoff

Primary Drainage	Drainage Basin	Upstream Drainage	Peak Runoff (cfs)	C	I (in./hr)	T_c (min.)	A (acres)
BASIN A			6.9	0.64	1.04	48	10.40
BASIN B			9.4	0.64	1.01	50	14.50
		TOTAL	16.3				24.90

Subbasin Time of Concentration

Drainage Basin	Area (acres)	<<< Overland Flow Characteristics >>> T_c (min.)	Max. Dist. (ft)	Rep. Slope (ft/ft)	<<< Channel Flow Characteristics >>> T_t (min.)	v (fps)	Equiv. Dist. (ft)
BASIN A	10.40	44.3	1150	0.060	3.2	6.0	1150
BASIN B	14.50	46.2	1230	0.060	3.4	6.0	1230

Definitions
T_c - time of concentration for overland flow (minutes)
L - maximum hydraulic length of overland flow (ft)
S - representative s'slope
T_t - travel time for street segment of flow (minutes)
L - maximum hydraulic length of street flow (ft)
v - average velocity for street flow segment (fps)

Post-Developed 100 Year - FOX CANYON J1/L1

Design Criteria:
Recurrence Interval: 100 years

Peak Runoff

Primary Drainage	Drainage Basin	Upstream Drainage	Peak Runoff (cfs)	C	I (in./hr)	T_c (min.)	A (acres)
BASIN A			13.4	0.64	2.01	48	10.40
BASIN B			18.2	0.64	1.96	50	14.50
		TOTAL	31.6				24.90

Subbasin Time of Concentration

Drainage Basin	Area (acres)	<<< Overland Flow Characteristics >>> T_c (min.)	Max. Dist. (ft)	Rep. Slope (ft/ft)	<<< Channel Flow Characteristics >>> T_t (min.)	v (fps)	Equiv. Dist. (ft)
BASIN A	10.40	44.3	1150	0.060	3.2	6.0	1150
BASIN B	14.50	46.2	1230	0.060	3.4	6.0	1230

Definitions
T_c - time of concentration for overland flow (minutes)
L - maximum hydraulic length of overland flow (ft)
S - representative s'slope
T_t - travel time for street segment of flow (minutes)
L - maximum hydraulic length of street flow (ft)
v - average velocity for street flow segment (fps)

Blue Stakes of UTAH 811
811sabluestake.org

Horizontal Scale 1" = 100'
100 0 100 200

PROTERRA GROUP
10450 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-6246 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
11-02-22
STATE OF UTAH

SHEET:
SP4

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PLANTING NARRATIVE

THE PLANTING PLAN WILL CONSIST OF A SHRUB BED AROUND EACH BUILDING FOUNDATION THEN MANICURED TURF GRASS IN AREAS LARGER THAN 8' IN WIDTH. NATIVE VEGETATION WILL BE ON THE REMAINING AREAS AND ON STEEP SLOPES OVER 25% GRADE. ALL QUANTITY COUNTS ARE FOR SHEET LS1 ONLY.

PLANTING LEGEND

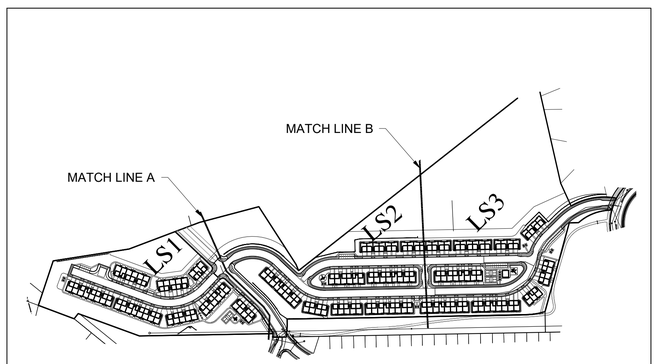
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	42	URBAN SUNSET MAPLE	Acer truncatum x A. Platanoides 'Warrenred' Pacific Sunset	2" Caliper	
	14	PRAIRIE SENTINEL HACKBERRY	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel	2" Caliper	
	7	RED BARRON CRABAPPLE	Malus 'Red Barron'	2" Caliper	
	30,342 sf	TURF-GRASS	SEED MIX: Kentucky Bluegrass Varieties: 18% "Bluestar", 19% "Marquis", 17%"Newport", 17% "Touchdown" Perennial Ryegrass Varieties: 16% "APM", 13% "Accent" or approved equal.		
	15,430 sf	BROWN SHREDDED BARK MULCH			
	102,302 sf	NATIVE VEGETATION	Re-seed in kind due to new construction and grading.		
	4,596 sf	STONE MULCH	1½" Minus Desert Rose Stone Mulch by Staker Parsons, 3" Minimum Depth, or approved equal.		

PLANTING LEGEND (CONT.)

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	6	FORSYTHIA	Forsythia x 'Northern Gold'	5 Gal	
	76	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	5 Gal	
	72	MUGO PINE	Pinus mugo 'Mughus'	5 Gal	
	41	MEIDILAND WHITE ROSE	Rosa 'Meicoublan' Meidiland White	5 Gal	
	53	ALFREDO VIBURNUM	Viburnum trilobum 'Alfredo'	5 Gal	
	53	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	5 Gal	
	67	GOLD STAR POTENTILLA	Potentilla fruticosa 'Goldstar'	5 Gal	
	11	GROW LOW SUMAC	Rhus aromatica 'Gro-Low'	5 Gal	
	106	HORIZONTAL JUNIPER	Juniperus horizontalis 'Wiltonii'	5 Gal	
	35	CRIMSON PYGMY BARBERRY	Berberis thungergii atro nana 'Crimson Pygmy'	5 Gal	
	113	KARL FOERSTER FEATHER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	
	8	KELSEYI DOGWOOD	Cornus sericea 'Kelseyi'	1 Gal	
	134	STELLA D' ORO DAYLILY	Hemerocallis 'Stella D' Oro'	1 Gal	
	106	SHASTA DAISY	Leucanthemum maximum 'Sweet Daisy Jane'	1 Gal	
	74	BLUE WONDER CATMINT	Nepeta racemosa 'Blue Wonder'	1 Gal	
	63	BOULDER BLUE	Festuca glauca 'Boulder Blue'	1 Gal	

GENERAL NOTES

1. ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
2. PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
3. ALL SHRUB BEDS REQUIRE 3" MIN DEPTH OF BROWN MULCH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, PIPES AND STRUCTURES.



KEY MAP

Blue Stakes of UTAH 811 — Blue Stakes, Inc. — 811 or 1-800-662-4111

0 30
SCALE: 1" = 30'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

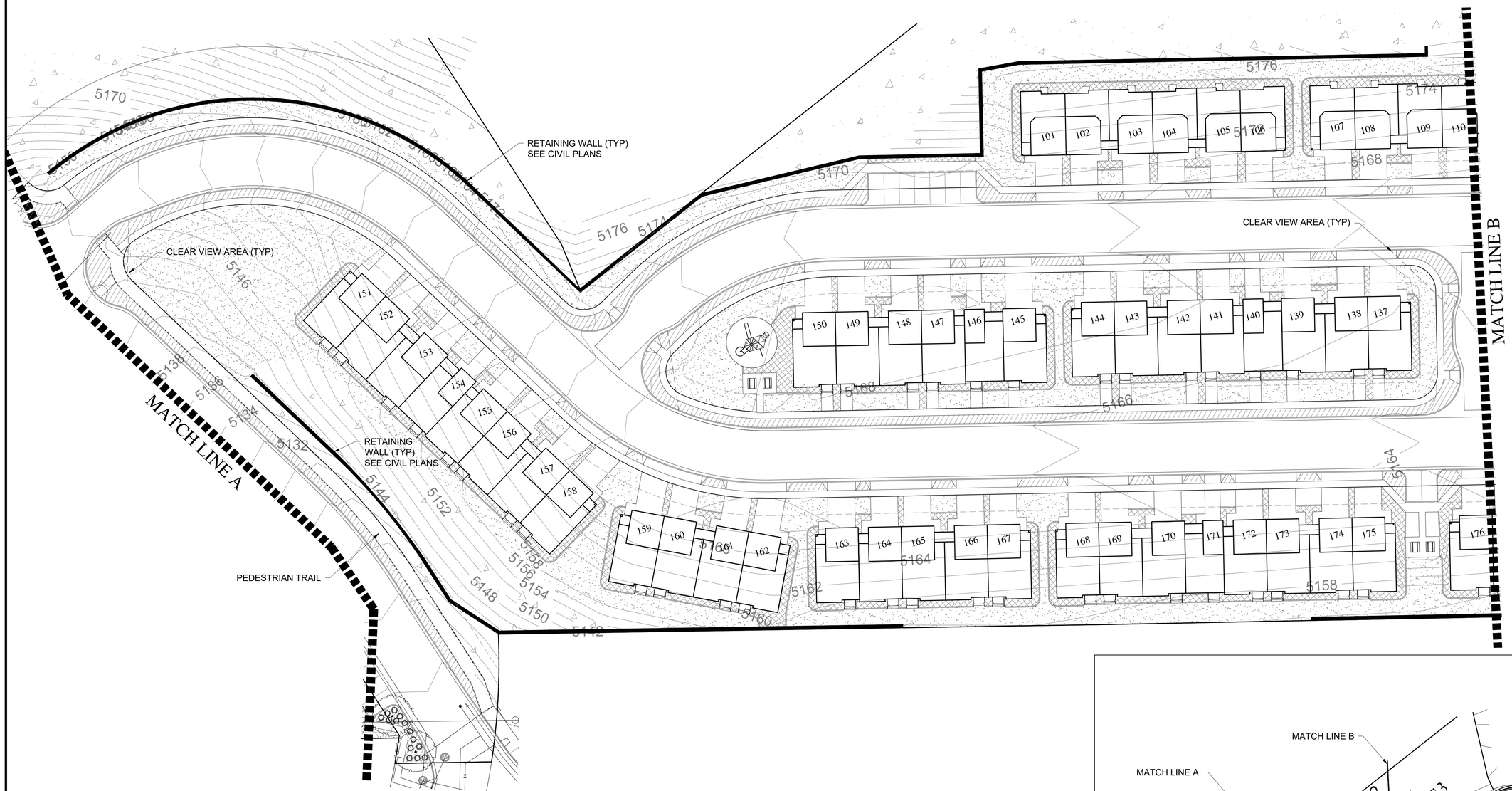
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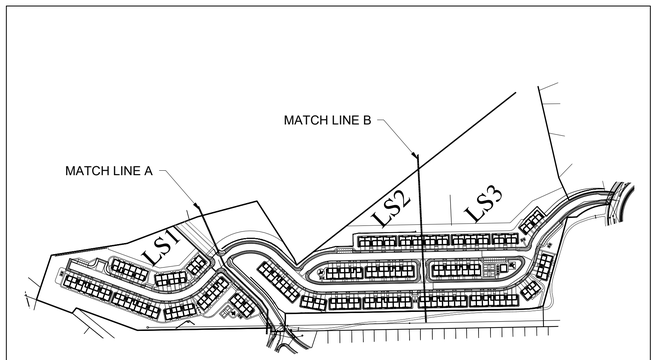
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LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
6943415-5301
STATE OF UTAH

SHEET:
LS1

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KEY MAP

SCALE: 1" = 30'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-0139
www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

REV.	DESCRIPTION	DATE

DESIGN CHECK: AW

DRAFTING CHECK: DR

LICENSED LANDSCAPE ARCHITECT
AMANDA WIBERG
6943415-5301
STATE OF UTAH

SHEET:
LS2

Blue Stakes of UTAH 811
BlueStakesUtah.org

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Blue Stakes of Utah 811

0 30
SCALE: 1" = 30'

SHEET: LS3

LICENSED LANDSCAPE ARCHITECT
(6943415-5301)
AMANDA WEBERG
STATE OF UTAH

DRAFTING CHECK: DR
DESIGN CHECK: AW

REVISIONS

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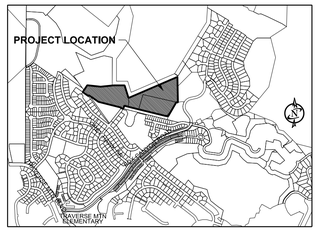
FOX CANYON PLAT J1 & PLAT L1

LANDSCAPE SAMPLE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
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VICINITY MAP
N.T.S.

LEGEND

- FOUND SECTION MONUMENT
- BOUNDARY LINE
- MONUMENT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- BOUNDARY CORNER TO BE SET (5/8" REBAR & CAP MARKED "PROTERRA GROUP")
- (M) MEASURED BEARING/DISTANCE
- (R) RECORD BEARING/DISTANCE

PLANNED COMMUNITY ZONING

PLAT J1: HDR2
PLAT L1: HDR1

PARCEL A
DEDICATED TO LEHI CITY

PLAT J1

PARCEL B
DEDICATED TO LEHI CITY

PARCEL C
DEDICATED TO LEHI CITY

PLAT L1

FOUND R/C (FOCUS)

FOUND R/C (#166572)

S28°32'46"E 79.35'

S00°17'17"W 266.87'

S36°27'48"W 246.09'

S29°31'54"E 125.25'

S30°17'36"W 339.13'

GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0188

N66°46'43"E 1275.96'

FOUND R/C (#166572)

S89°49'58"E 257.65'

S17°50'29"E 287.29'

FOUND R/C (#166572)

S07°25'00"E 28.67'

FOUND R/C (#166572)

GENEVA ROCK PRODUCTS INC
SERIAL #11:013:0154

N84°19'34"E 315.36'

S83°55'23"E 321.72'

N33°26'37"E 196.64'

N54°27'34"W 160.19'

N54°55'49"W 272.99'

S52°38'33"W 27.60'

ROCKWELL ESTATES PLAT "A"
ENTRY #83867:2014

EAGLE VIEW DRIVE

EAGLE SUMMIT PLAT "6A"
ENTRY #356857:2005

EAGLE SUMMIT PLAT "6A"
ENTRY #100410:2008

N75°58'30"W 561.08'

N24°00'28"E 15.23'

FOUND R/C (#166572)

N75°58'30"W 56.94'

RAVENCREST LANE

N75°54'16"W 260.82'

N75°54'23"W 96.16'

R=388.00'
Δ=11°08'18"
L=75.44'
CL=75.32'
CB=S18°05'15"W

TOLL SOUTHWEST LLC
SERIAL #11:013:0203

NORTHRIDGE PLAT "E"
ENTRY #147336:2020

NORTHRIDGE PLAT "C"
ENTRY #125374:2019

NORTHRIDGE PLAT "B"
ENTRY # 17604:2019

NORTHRIDGE DRIVE

N76°07'28"W 645.63'

R=272.00'
Δ=16°53'27"
L=80.19'
CL=79.90'
CB=N84°34'12"W

NORTH 1155.70'

1510.58'

SOUTH QUARTER CORNER OF
SECTION 19, TOWNSHIP 4
SOUTH RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)
BENCHMARK = 5245.82

FOUND REBAR

P.O.B.

HIDDEN CANYON PLAT "A"
PARCEL B
SERIAL #49:901:0047

FOX CANYON PLAT "1"

FOX CANYON ROAD

152.5'

30' BUFFER

SILVER FOX WAY

ARCTIC FOX DRIVE

DESERT FOX DRIVE

NORTHRIDGE DRIVE

FUTURE ROAD

150'

COMMON AREA

COMMON AREA & DETENTION POND

102
101
113
114
115

BASIS OF BEARINGS N89°49'14"W 2660.74' (M)
N89°49'24"W 2660.79' (R)

1150.17'

WEST QUARTER CORNER OF SECTION 19,
TOWNSHIP 4 SOUTH RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

N00°11'11"E 2667.23' (R)

N87°38'04"W 938.35' (R)

SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 4 SOUTH RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

NORTHWEST CORNER OF SECTION 30,
TOWNSHIP 4 SOUTH RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

N22°19'32"W 118.56'

REFERENCE CORNER TO THE
NORTHWEST CORNER OF SECTION 30,
TOWNSHIP 4 SOUTH RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°49'14" WEST 1510.58 FEET AND NORTH 1155.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A CURVE 80.19 FEET TO THE RIGHT, HAVING A RADIUS OF 272.00 FEET, THE CHORD OF WHICH IS NORTH 84°34'12" WEST 79.90 FEET; THENCE NORTH 76°07'28" WEST 645.63 FEET; THENCE NORTH 75°54'16" WEST 260.82 FEET; THENCE NORTH 75°54'23" WEST 96.16 FEET; THENCE ALONG A CURVE 75.44 FEET TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, THE CHORD OF WHICH IS SOUTH 18°05'18" WEST 75.32 FEET TO THE NORTHEAST CORNER OF THE EAGLE SUMMIT PLAT 6A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #100410:2008; THENCE ALONG THE NORTH BOUNDARY OF SAID EAGLE SUMMIT THE FOLLOWING FIVE (5) COURSES:
(1) NORTH 75°58'30" WEST 56.94 FEET, (2) NORTH 24°00'28" EAST 15.23 FEET, (3) NORTH 75°58'30" WEST 561.08 FEET, (4) NORTH 54°55'49" WEST 272.99 FEET, (5) SOUTH 52°38'33" WEST 27.60 FEET TO THE EAST BOUNDARY OF ROCKWELL ESTATES PLAT A ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #83867:2014; THENCE ALONG SAID ROCKWELL ESTATES PLAT A NORTH BOUNDARY NORTH 54°27'34" WEST 160.19 FEET TO A POINT ALONG THE EAST SIDE OF ROCKWELL ESTATES PLAT B; THENCE ALONG AND BEYOND SAID ROCKWELL ESTATES PLAT B NORTH 33°26'37" EAST 196.64 FEET; THENCE SOUTH 83°55'23" EAST 321.72 FEET; THENCE NORTH 84°19'34" EAST 315.36 FEET; THENCE SOUTH 89°49'58" EAST 257.65 FEET; THENCE SOUTH 17°50'29" EAST 287.29 FEET; THENCE SOUTH 07°25'00" EAST 28.67 FEET; THENCE NORTH 66°46'43" EAST 1275.96 FEET; THENCE SOUTH 28°32'46" EAST 79.35 FEET: THENCE SOUTH 00°17'17" WEST 266.87 FEET; THENCE SOUTH 36°27'48" WEST 246.09 FEET; THENCE SOUTH 29°31'54" EAST 125.25 FEET TO A POINT WHICH LIES ON THE BOUNDARY OF HIDDEN CANYON PLAT A, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE AS ENTRY #58038:2018 ; THENCE ALONG SAID HIDDEN CANYON PLAT A SOUTH 30°17'36" WEST 339.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,070,383 SQ.FT. OR 24.573 ACRES, MORE OR LESS.
CONTAINS 125 UNITS 5.1 UNITS/ACRE

0 100
Scale 1" = 100'

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 253-0246 Fax: (801) 253-6139
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FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

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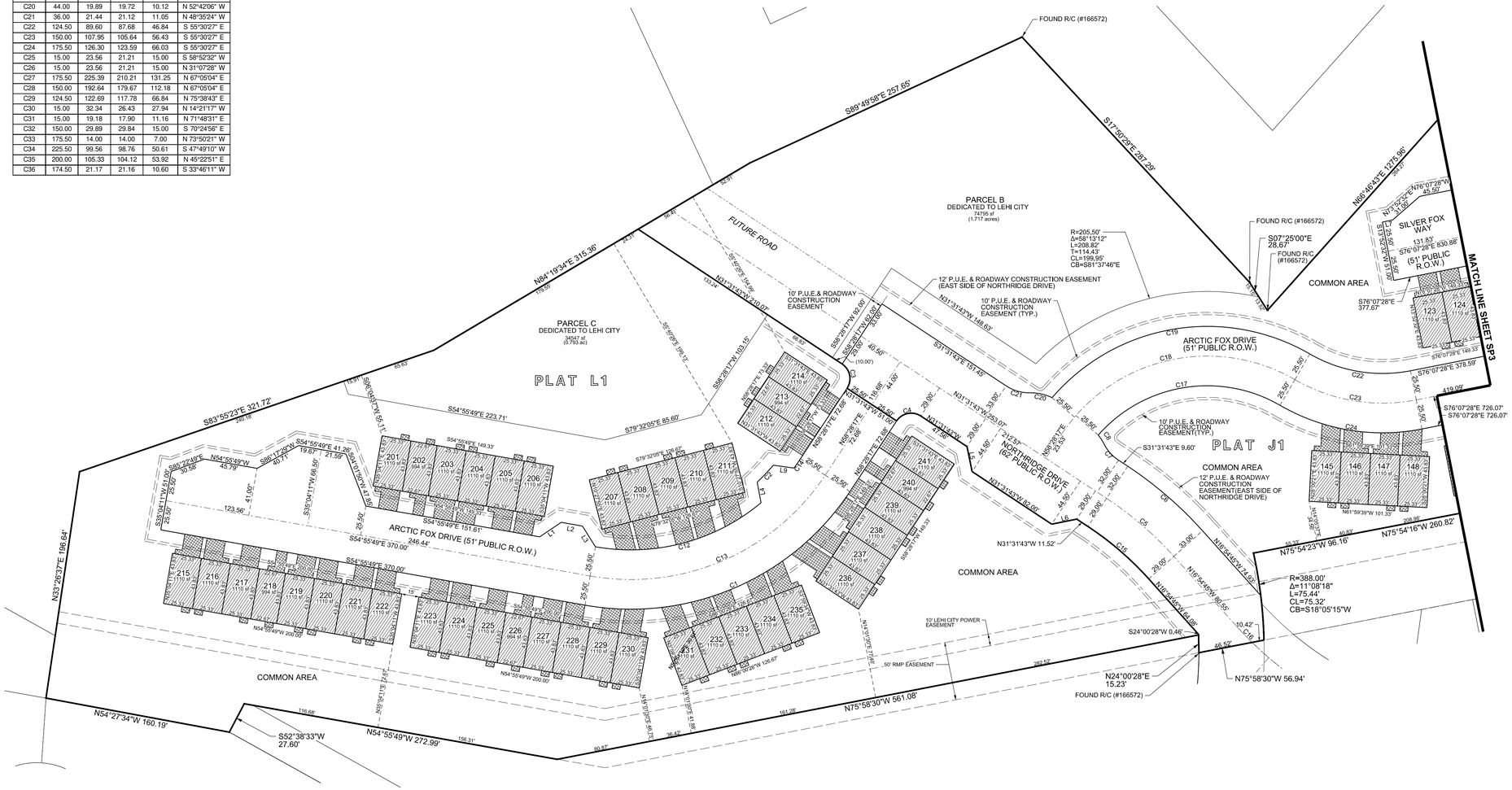
REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
02-22-25
STATE OF UTAH

SHEET:
SP1

2/27/2025 10:59:39 PM J:\Projects\Perry Homes\PH011 - Fox Canyon Area_JT\Design\Drawings\FOX CANYON_JT1.dgn

CURVE TABLE					
NAME	RADIUS	ARC Length	CHORD Length	TANGENT Length	CHORD DIRECTION
C1	225.50	262.11	247.60	148.12	S 88°13'46" E
C2	159.00	20.15	20.14	10.09	N 68°23'35" E
C3	15.00	23.56	21.21	15.00	N 13°28'17" E
C4	15.00	23.56	21.21	15.00	S 76°31'43" E
C5	300.00	76.53	76.32	38.47	S 24°13'14" E
C6	333.00	84.95	84.72	42.71	N 24°13'14" W
C7	36.00	18.47	18.27	9.44	N 16°49'55" W
C8	44.00	9.44	9.42	4.74	N 08°16'57" W
C9	15.00	23.56	21.21	15.00	S 58°52'32" W
C10	15.00	23.56	21.21	15.00	S 31°07'28" E
C11	159.00	50.88	50.66	25.66	S 51°18'02" W
C12	174.50	152.02	147.26	81.21	S 79°53'14" E
C13	200.00	232.47	219.60	131.37	S 88°13'46" E
C14	174.50	9.76	9.75	4.88	N 60°04'22" E
C15	271.00	69.13	68.94	34.75	S 24°13'14" E
C16	300.00	14.49	14.49	7.25	S 19°12'54" E
C17	124.50	171.39	158.17	102.40	S 74°19'37" E
C18	150.00	226.82	205.82	141.45	S 78°12'34" E
C19	175.50	243.53	224.46	145.98	S 74°38'37" E
C20	44.00	19.89	19.72	10.12	N 52°42'06" W
C21	36.00	21.44	21.12	11.05	N 48°35'24" W
C22	124.50	89.60	87.68	46.84	S 55°30'27" E
C23	150.00	107.95	105.64	56.43	S 55°30'27" E
C24	175.50	126.30	123.59	66.03	S 55°30'27" E
C25	15.00	23.56	21.21	15.00	S 58°52'32" W
C26	15.00	23.56	21.21	15.00	N 31°07'28" W
C27	175.50	225.39	210.21	131.25	N 67°05'04" E
C28	150.00	192.64	179.67	112.18	N 67°05'04" E
C29	124.50	122.69	117.78	66.84	N 75°38'43" E
C30	15.00	32.34	26.43	27.94	N 14°21'17" W
C31	15.00	19.18	17.90	11.16	N 71°48'31" E
C32	150.00	29.89	29.84	15.00	S 70°24'56" E
C33	175.50	14.00	14.00	7.00	N 73°50'21" W
C34	225.50	99.56	98.76	50.61	S 47°49'10" W
C35	200.00	105.33	104.12	53.92	N 45°22'51" E
C36	174.50	21.17	21.16	10.60	S 33°46'11" W

LINE TABLE		
NAME	LENGTH	DIRECTION
L1	22.28	N 80°59'25" E
L2	18.52	N 54°55'49" W
L3	20.91	N 07°05'43" W
L4	17.98	N 14°03'10" E
L5	21.92	S 13°28'17" W
L6	21.92	N 76°31'43" W
L7	8.98	S 76°07'28" E
L8	21.92	S 15°28'06" W
L9	17.91	N 56°53'24" W
L10	21.00	S 28°33'04" E
L11	19.00	S 76°07'28" E
L12	21.00	S 56°18'08" W
L13	21.02	N 87°07'59" E


LEGEND
FEE SIMPLE AREA
LIMITED COMMON AREA
COMMON AREA
FOUND R/C (#166572)
S89°49'58"E 257.65'
S17°50'09"E 287.29'
N66°46'47"E 1275.06'
PARCEL B
DEDICATED TO LEHI CITY
74795 sf
(1.717 acres)
FUTURE ROAD
N84°19'34"E 315.86'
PARCEL C
DEDICATED TO LEHI CITY
34547 sf
(0.793 ac)
PLAT L1
PLAT J1
R=205.50'
Δ=58°13'12"
L=208.82'
T=114.43'
CL=199.95'
CB=S81°37'46"E
12' P.U.E. & ROADWAY CONSTRUCTION EASEMENT (EAST SIDE OF NORTHRIDGE DRIVE)
10' P.U.E. & ROADWAY CONSTRUCTION EASEMENT
10' P.U.E. & ROADWAY CONSTRUCTION EASEMENT (TYP.)
N31°31'43"W 148.53'
S31°31'43"E 151.45'
ARCTIC FOX DRIVE (51' PUBLIC R.O.W.)
NORTHRIDGE DRIVE (62' PUBLIC R.O.W.)
SILVER FOX WAY
(51' PUBLIC R.O.W.)
COMMON AREA
12' P.U.E. & ROADWAY CONSTRUCTION EASEMENT(EAST SIDE OF NORTHRIDGE DRIVE)
10' P.U.E. & ROADWAY CONSTRUCTION EASEMENT(TYP.)
S31°31'43"E 9.60'
S76°07'28"E 377.67'
S76°07'28"E 726.07'
S76°07'28"E 378.59'
S76°07'28"E 149.33'
N75°54'23"W 96.16'
N75°54'16"W 260.82'
R=388.00'
Δ=11°08'18"
L=75.44'
CL=75.32'
CB=S18°05'15"W
S24°00'28"W 0.46'
N24°00'28"E 15.23'
FOUND R/C (#166572)
N75°58'30"W 56.94'
N75°58'30"W 561.08'
S83°55'23"E 321.72'
N53°26'37"E 196.64'
N54°27'34"W 160.19'
S52°38'33"W 27.60'
N54°55'49"W 272.99'
S54°55'49"E 370.00'
S54°55'49"E 223.71'
S79°32'05"E 85.60'
N31°31'43"W 92.00'
N31°31'43"W 11.52'
N31°31'43"W 92.00'
N31°31'43"W 153.07'
N31°31'43"W 51.00'
N58°28'17"E 92.00'
N58°28'17"W 103.10'
S58°28'17"E 92.00'
S58°28'17"E 149.33'
N58°28'17"E 72.98'
N58°28'17"E 23.53'
N58°28'17"E 72.98'
S58°28'17"W 149.33'
N54°55'49"W 200.00'
S54°55'49"E 200.00'
N54°55'49"W 200.00'
S54°55'49"E 149.33'
S54°55'49"E 151.61'
S54°55'49"E 370.00'
S54°55'49"E 41.26'
N54°55'49"W 45.79'
S85°22'49"E 30.58'
S89°17'49"W 19.83'
S89°17'49"W 40.71'
S89°17'49"W 21.59'
S84°01'58"W 47.85'
S35°04'11"W 66.55'
S35°04'11"W 51.00'
S19°32'05"E 196.66'
S19°32'05"E 196.66'
N19°32'05"E 41.66'
N19°32'05"E 41.66'
N19°32'05"E 41

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www.proterragroup.com

FOX CANYON PLAT J1 & PLAT L1

SITE PLAN

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS

DESCRIPTION	DATE	REV.

DESIGN CHECK:

DRAFTING CHECK:

REGISTERED PROFESSIONAL ENGINEER
No. 295571
DAVID A. REDDISH
STATE OF UTAH

SHEET:
SP3

2/22/2023 1:12:02 PM J:\Projects\Perry Homes\PH0TF - Fox Canyon Area J\Division\Drawings\FOX CANYON J1 PL1.3.dgn



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

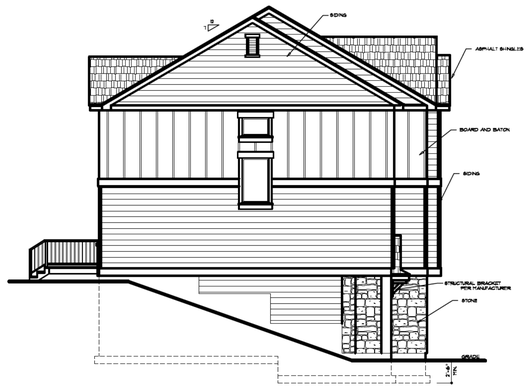
115 MPH
EXP B
35 PSF
ENG
ROOF

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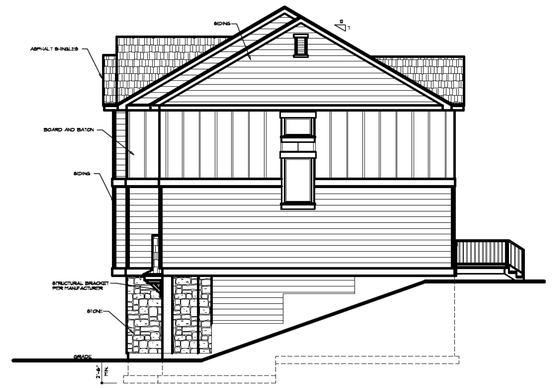
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DATE:

SHEET #



LEFT SIDE ELEVATION SCALE: 3/16"=1'-0"



RIGHT SIDE ELEVATION SCALE: 3/16"=1'-0"

115 MPH
EXP B
35 PSF
GND
ROOF

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DATE:

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Fox Canyon A1-I1-J1-L1
Fox Canyon Road
Traffic Impact Study

Lehi, Utah

February 2023

TRAFFIC STUDY

TRANSPORTATION ENGINEERING

A-Trans Engineering
P.O. Box 521651
Salt Lake City, Utah 84152
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Fox Canyon A1-I1-J1-L1
Fox Canyon Road
Traffic Impact Analysis

Lehi, Utah

Category II

February 2023

Prepared by:

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I. Introduction and Summary

This traffic analysis is for the proposed Fox Canyon Parcels A1, I1, J1 and L1 located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1,462 daily trips. Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive.

Table 1 shows the results of the analysis.

Table 1: Analysis Results and Summary

		2023 Existing	2023 Background	2023 Total
Traverse Mountain Blvd / Fox Canyon Road	AM	Side street delay at LOS C	Side street delay declines to LOS E	Side street delay declines to LOS F. With a signal- LOS B
	PM	Side street delay at LOS B	Side street delay declines to LOS C	Side street delay declines to LOS D. With a signal- LOS B
Fox Canyon Road / Grey Hawk Drive	AM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
Fox Canyon Road / Northridge Drive / Vialetto Way	AM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	AM			Access egress at LOS B
	PM			Access egress at LOS B
Fox Canyon Road / Springview Court / Jackrabbit Circle	AM			Access egress at LOS B
	PM			Access egress at LOS B

Recommendations

The site accesses are located approximately 450 feet apart along the S Curve of Fox Canyon Road. The roadway has a steep grade at this location. There are two northbound and two southbound lanes at the access points and the direction of travel is separated by a raised center median. The primary issue with these accesses is sight distance. A stopping sight distance of 215 feet is required for both accesses and a left turn sight triangle of 335 feet and a right turn sight triangle of 290 feet is required for both accesses. The sight triangles should be confirmed by a licensed surveyor.

The intersection of Fox Canyon Road / Traverse Mountain Blvd operates near capacity in the AM peak period with the addition of background traffic to the area. This worsens with site traffic added to the intersection. As more traffic develops and uses Fox Canyon, this stop controlled intersection will operate at capacity and a traffic signal should be considered. With a signal at this intersection, it will operate at acceptable delays and Levels of Service. At buildout of all development to use Fox Canyon, the proposed site Fox Canyon Parcels A1, I1, J1 and L1 represents 10% of the total traffic in the AM at this intersection and 12% of the total traffic in the PM peak hour.

II. Proposed Project

Fox Canyon Parcels A1, I-, J1 and L1 are located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1462 daily trips.

Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabbit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive. The two new accesses along Fox Canyon Drive are located approximately 450 feet apart.

The conceptual site plans are shown in the appendix.

III. Study Area Conditions

The study area includes the following intersection.

- Traverse Mountain Blvd / Fox Canyon Road
- Fox Canyon Road / Grey Hawk Drive
- Fox Canyon Road / Northridge Drive / Violetto Way
- Fox Canyon Road / Lookout Cove / Arctic Fox Drive
- Fox Canyon Road / Springview Court / Jackrabbit Circle

Figure 1 shows the location of the site. Figure 2 shows existing intersection geometry.

Fox Canyon Road

Fox Canyon Road is currently striped as a two lane road from Traverse Mountain Blvd to Northridge Drive and a four lane road to the north. It has a posted speed of 25 MPH.

Traverse Mountain Blvd

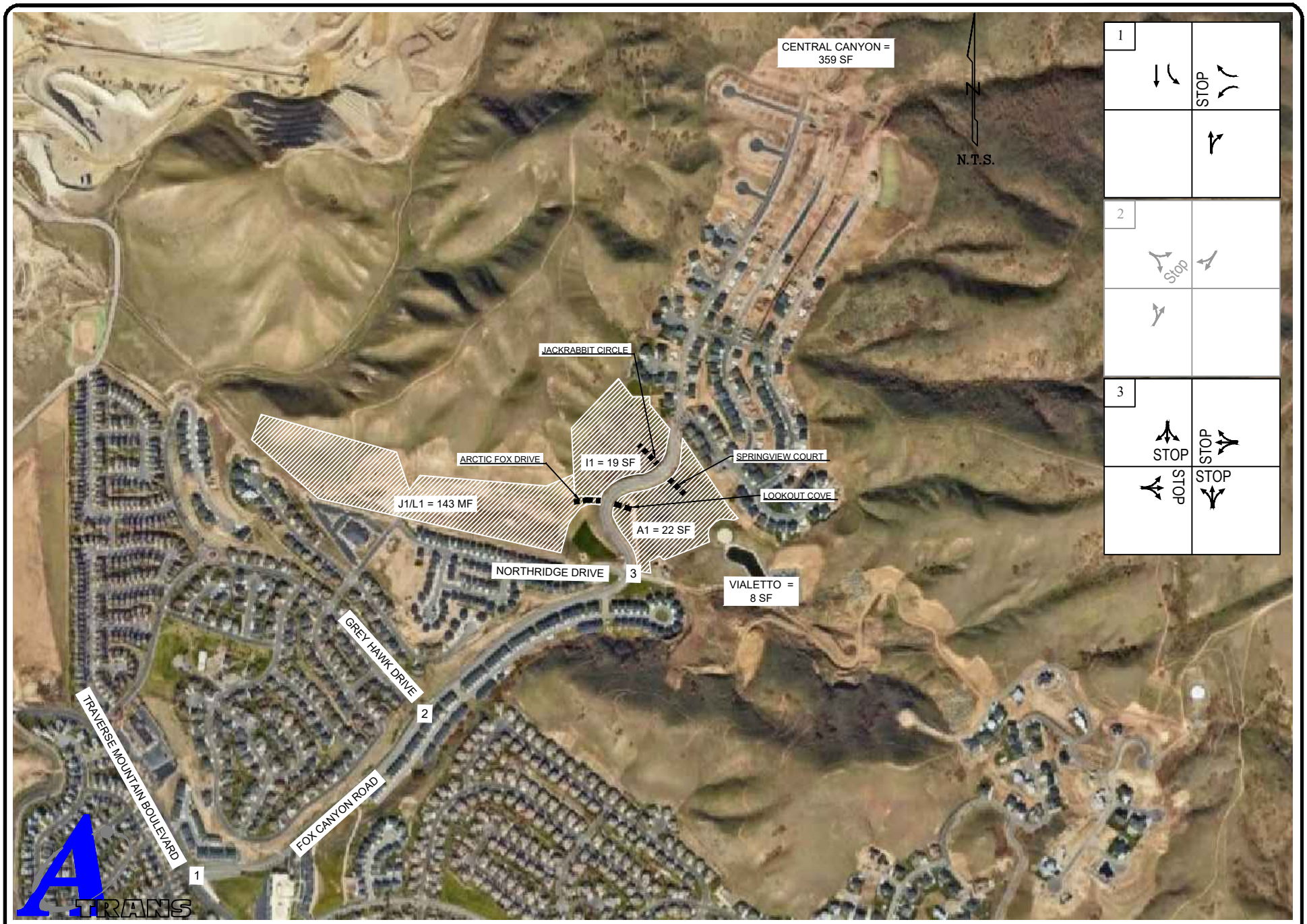
Traverse Mountain Blvd is currently a three lane road with a posted speed of 30 MPH.



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Figure 1

Site Location



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Figure 2

Existing Geometry

IV. Analysis of Existing Condition

The existing traffic counts were performed January 24-26, 2023 during the AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak periods. 2023 Existing Traffic volumes used in the study are shown in Figure 3.

The 6th Edition Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 2 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

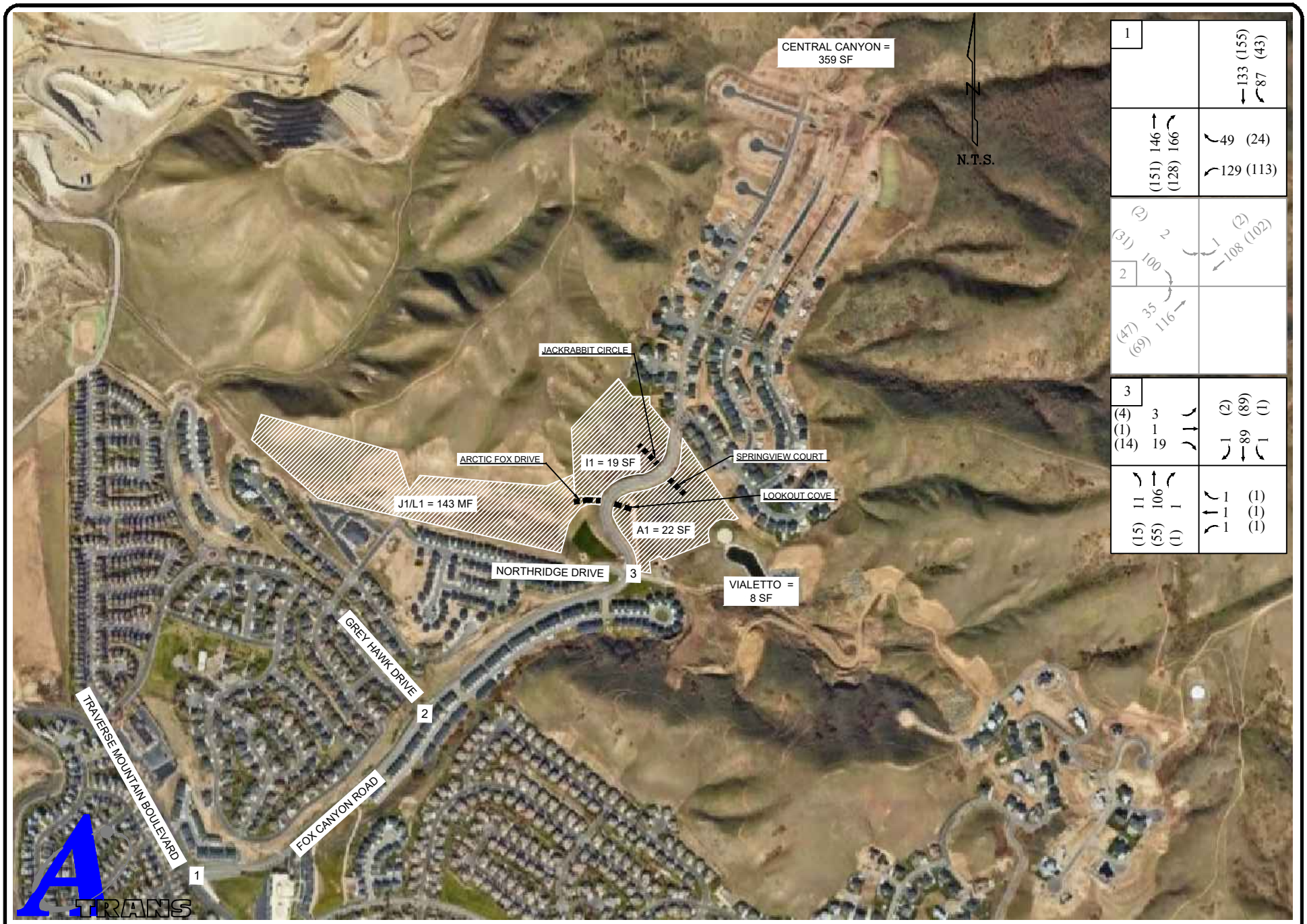
Table 2: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	≤ 10.0	≤ 10.0
B	> 10.0 and ≤ 15.0	> 10.0 and ≤ 20.0
C	> 15.0 and ≤ 25.0	> 20.0 and ≤ 35.0
D	> 25.0 and ≤ 35.0	> 35.0 and ≤ 55.0
E	> 35.0 and ≤ 50.0	> 55.0 and ≤ 80.0
F	> 50.0	> 80.0

The analysis shows that Traverse Mountain Blvd / Fox Canyon Road operates with side street delay at LOS C in the AM and LOS B in the PM peak period. Fox Canyon Road / Grey Hawk Drive and Fox Canyon Road / Northridge Drive / Vialetto Way operate with side street delay at LOS A in the AM and LOS A in the PM peak period. Table 3 shows the Existing LOS.

Table 3: Existing Level of Service

	Traverse Mountain Blvd / Fox Canyon Road (WBL)		Fox Canyon Road / Grey Hawk Drive (SEL)		Fox Canyon Road / Northridge Drive / Vialetto Way (NB)	
AM	17.0	C	9.7	A	8.0	A
PM	13.3	B	9.1	A	7.6	A



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 3	Existing Traffic

V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition) handbook. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1462 daily trips. The trip generation for the site is shown in Table 4.

Table 4: Trip Generation for Site

Land Use Type	Density	Land Use #	Trips	% In	% Out	Trips In	Trips Out
AM							
A1	22 units	210	17	25%	75%	4	13
I1	19 units	210	15	25%	75%	4	11
J1/L1	143 units	220	68	24%	76%	16	52
Total			100			24	76
PM							
A1	22 units	210	24	63%	37%	15	9
I1	19 units	210	21	63%	37%	13	8
J1/L1	143 units	220	83	63%	37%	52	31
Total			128			80	48
Daily							
A1	22 units	210	251				
I1	19 units	210	219				
J1/L1	143 units	220	992				
Total			1,462				

The site is located at the top of a mountain road and is nearly built out. There are two additional parcels within the area that are incomplete. Once these two parcels are built (in addition to the site) the area is not expected to continue to grow. Therefore, to provide a future condition for the area the two parcels that remain are added as additional background traffic. These include Central Canyon (500 total units-100 existing-41 from A1/I1) with a total of 359 single family units and Vialetto with a total of 8 single family units. The trip generation for these additional parcels are shown in Table 5.

Table 5: Trip Generation for Non-Site Traffic

Land Use Type	Density	Land Use #	Trips	% In	% Out	Trips In	Trips Out
AM							
Central Canyon	359 units	210	212	25%	75%	53	159
Vialetto	8 units	210	7	25%	75%	2	5
Total			219			55	164
PM							
Central Canyon	359 units	210	331	63%	37%	209	122
Vialetto	8 units	210	10	63%	37%	6	4
Total			341			215	126
Daily							
Central Canyon	359 units	210	3,271				
Vialetto	8 units	210	99				
Total			3,370				

B. Trip Distribution

Origin-destination was determined from evaluating the location of neighboring residential development and commercial centers as well as the existing traffic patterns of trips at the counted intersections. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site.

- 25% to/from north on Traverse Mountain Blvd
- 75% to/from south on Traverse Mountain Blvd

Origin Destination is shown in Figure 4.

- Site traffic for J1 / L1 was distributed with 5% to Arctic Fox Drive, 15% to Northridge Drive and 85% to Grey Hawk Drive. Based on the site layout it is likely that a higher volume of traffic may utilize Arctic Fox Drive for site ingress and egress than is applied within this analysis, but to provide a conservative analysis for Grey Hawk Drive, the majority of the traffic was assigned to this intersection.

Site traffic distribution is shown in Figure 5. Additional background traffic is shown in Figure 6. Opening Day Background Traffic (existing plus additional background) is shown in Figure 7 and Opening Day Total Traffic is shown in Figure 8.



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Figure 4

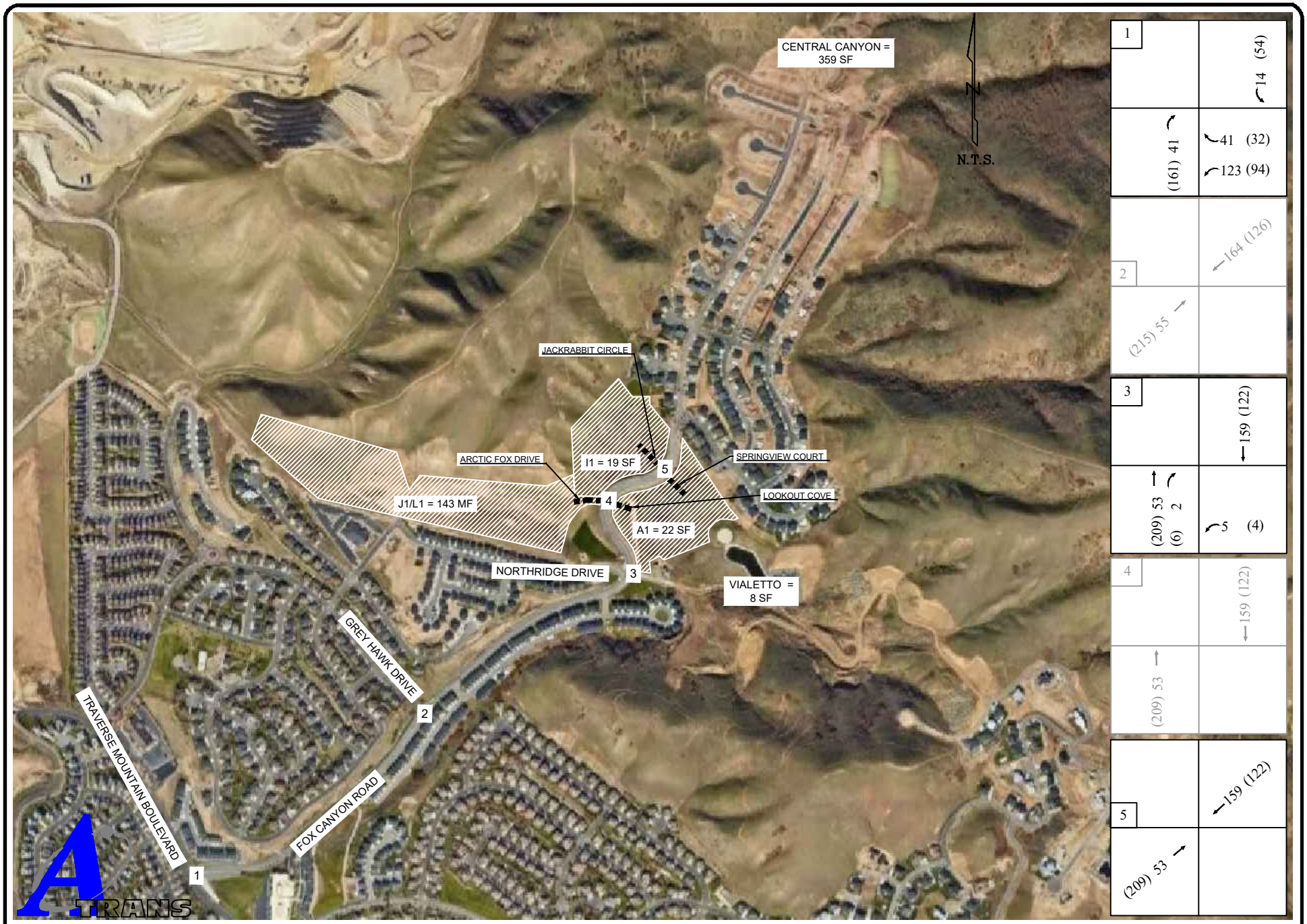
Origin Destination



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Figure 5

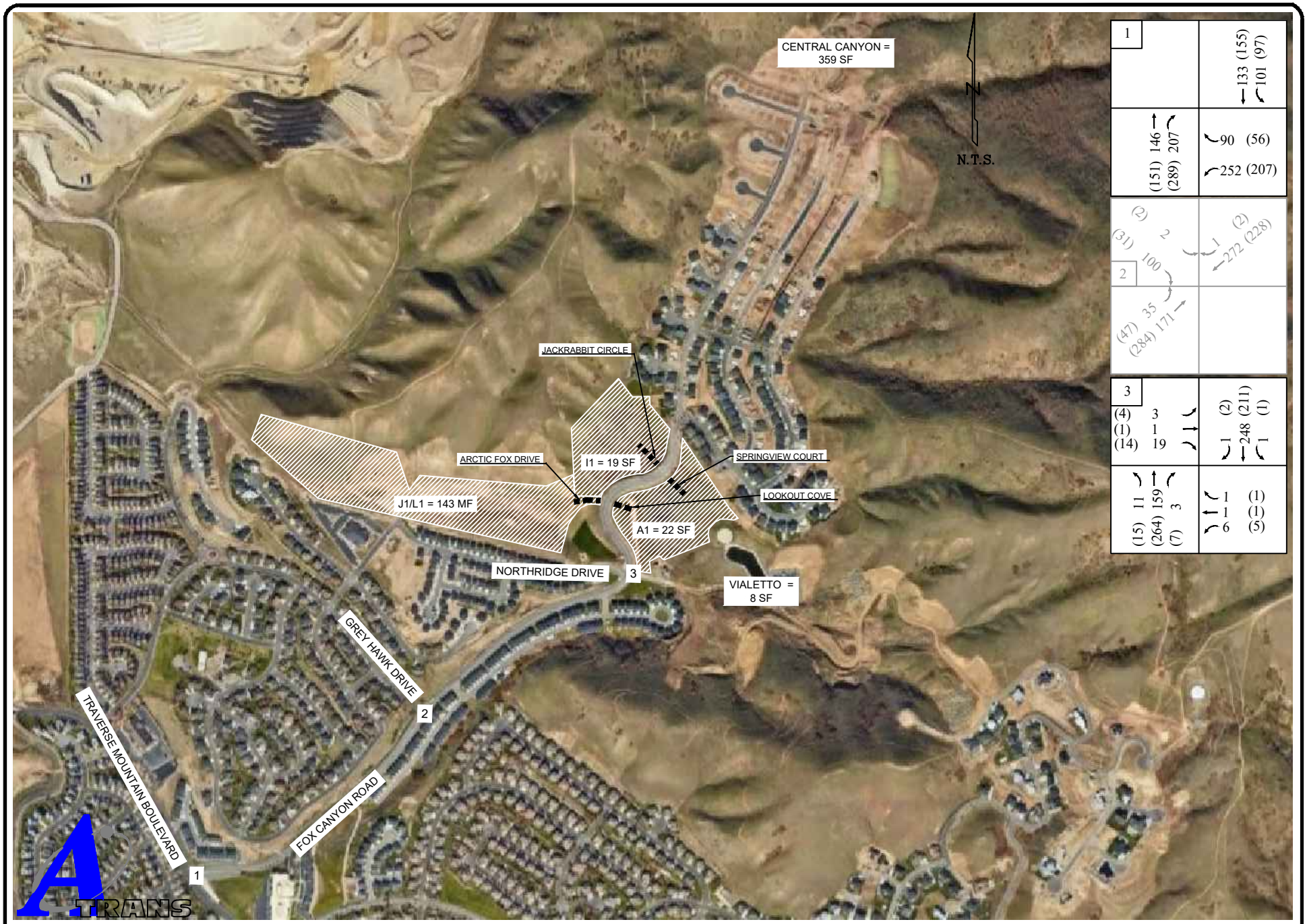
Site Generated Traffic



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Figure 6

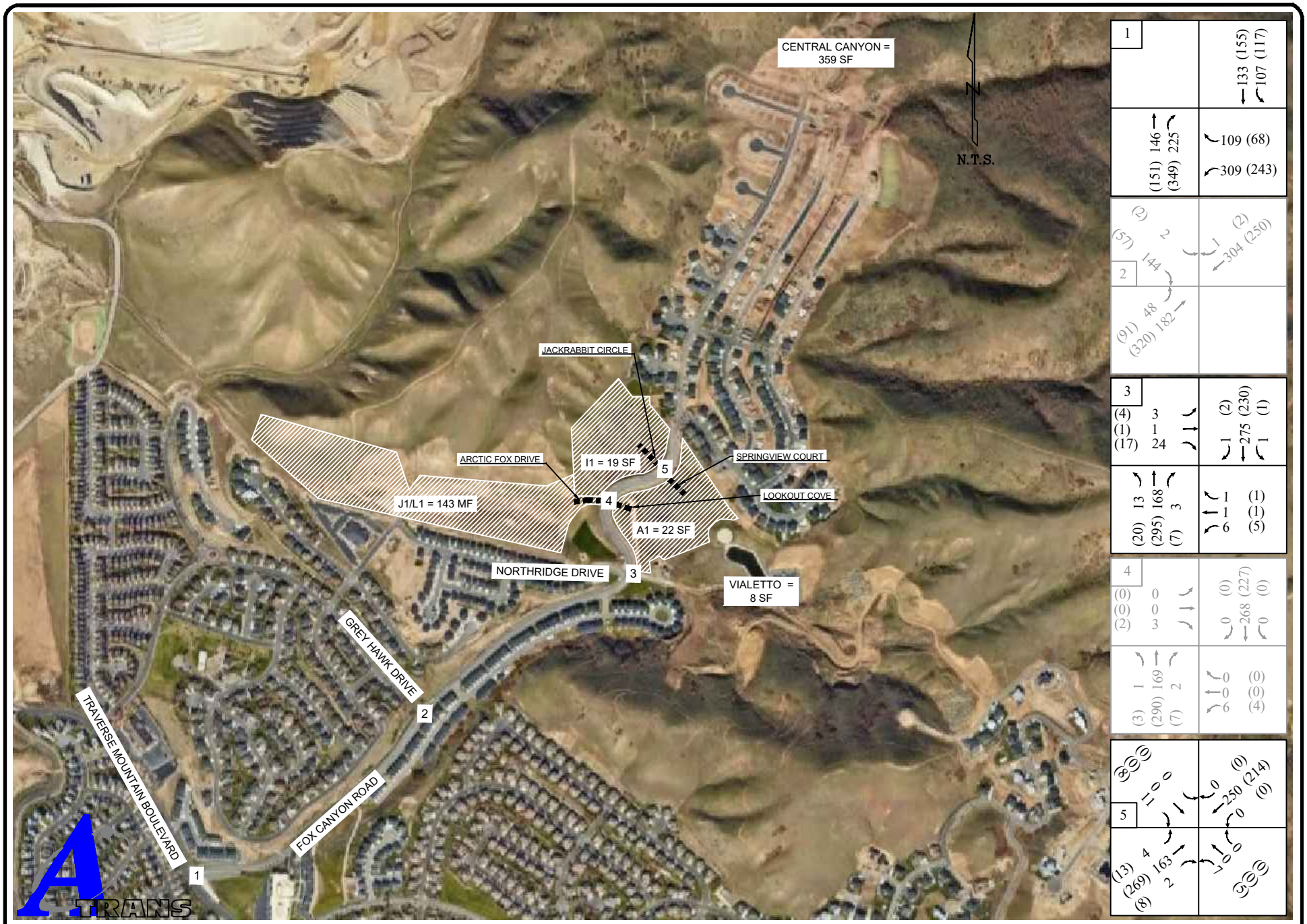
Additional Background Traffic



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Figure 7

Opening Day Background Traffic



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Figure 8

Opening Day Total Traffic

VI. Traffic Analysis

A. Level of Service Analysis

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Table 6 provides a summary of the analysis. Table 7 provides the traffic volumes by contributing element at the intersection of Traverse Mountain Blvd / Fox Canyon Road. Tables 8-12 show the intersection and access analysis.

Table 6: Analysis Results

		2023 Existing	2023 Background	2023 Total
Traverse Mountain Blvd / Fox Canyon Road	AM	Side street delay at LOS C	Side street delay declines to LOS E	Side street delay declines to LOS F. With a signal- LOS B
	PM	Side street delay at LOS B	Side street delay declines to LOS C	Side street delay declines to LOS D. With a signal- LOS B
Fox Canyon Road / Grey Hawk Drive	AM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS B	Side street delay at LOS B
Fox Canyon Road / Northridge Drive / Vialetto Way	AM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
	PM	Side street delay at LOS A	Side street delay at LOS A	Side street delay at LOS B
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	AM			Access egress at LOS B
	PM			Access egress at LOS B
Fox Canyon Road / Springview Court / Jackrabbit Circle	AM			Access egress at LOS B
	PM			Access egress at LOS B

Site traffic along Grey Hawk Drive will increase traffic along Grey Hawk Drive by 40% in the AM and 85% in the PM peak period. While two lane roadways typically have capacities of 9,000 daily trips, for a residential two lane road it is general to use a lower more neighborhood friendly capacity of 5,000 vehicles per day or 500 vehicles per hour.

With site traffic along Grey Hawk Drive the roadway is at 40% of capacity in the AM peak hour and 30% of capacity in the PM peak period. The intersection of Grey Hawk Drive / Fox Canyon Road operates with LOS C or better for side street delay. While this connection will increase traffic along Grey Hawk Drive, there is available roadway and intersection capacity to accommodate this traffic.

The intersection of Fox Canyon Road / Traverse Mountain Blvd operates near capacity in the AM peak period with the addition of background traffic to the area. This worsens with site traffic added to the intersection. As a signal this intersection operates with acceptable LOS. At buildout the site represents 10% of the total traffic in the AM at this intersection and 12% of the total traffic in the PM peak hour. Table 7 shows the peak hour traffic volumes at the intersection of Traverse Mountain Blvd / Fox Canyon Road.

Table 7: Traverse Mountain Blvd / Fox Canyon Road Intersection Volumes

	AM		PM	
	Veh/hr	% of Total	Veh/hr	% of Total
Existing	710		614	
Site	100	10%	128	12%
Background	219	21%	341	31%
Total	1029		1083	

Table 8: Traverse Mountain Road / Fox Canyon Drive Intersection Analysis

		NBTR	WBL	WBR	SBL	SBT	INT
2023 Existing	AM		17.0 C	10.3 B	8.5 A		
	PM		13.3 B	9.8 A	8.1 A		
2023 Background	AM		35.1 E	11.1 B	8.7 A		
	PM		22.3 C	10.7 B	8.9 A		
2023 Opening Day	AM		66.7 F	11.4 B	8.9 A		
	PM		32.4 D	11.2 B	9.2 A		
2023 Opening Day - Signalized	AM	13.0 B	16.9 B	3.6 A	20.6 C	10.4 B	13.6 B
	PM	9.0 A	17.3 B	4.9 A	16.9 B	7.5 A	11.3 B

Table 9: Fox Canyon Drive / Grey Hawk Drive Intersection Analysis

		NEL	SEL
2023 Existing	AM	7.6 A	9.7 A
	PM	7.6 A	9.1 A
2023 Background	AM	8.1 A	11.6 B
	PM	7.9 A	10.3 B
2023 Opening Day	AM	8.3 A	13.0 B
	PM	8.1 A	10.7 B

Table 10: Fox Canyon Drive / Northridge Drive / Vialetto Way Intersection Analysis

		NBLTR		EBLTR		WBLTR		SBLTR	
2023 Existing	AM	8.0	A	7.2	A	7.5	A	7.8	A
	PM	7.6	A	7.0	A	7.3	A	7.6	A
2023 Background	AM	9.1	A	7.9	A	8.4	A	9.9	A
	PM	10.0	A	8.0	A	8.4	A	9.2	A
2023 Opening Day	AM	9.3	A	8.0	A	8.5	A	10.6	B
	PM	10.8	B	8.1	A	8.5	A	9.6	A

Table 11: Fox Canyon Drive / Arctic Fox Drive / Lookout Cove Intersection Analysis

		NBL		EBLTR		WBLTR		SBL	
2023 Opening Day	AM	8.0	A	9.3	A	11.9	B	0.0	A
	PM	7.8	A	9.1	A	12.9	B	0.0	A

Table 12: Fox Canyon Drive / Springview Court / Jackrabbit Cir Intersection Analysis

		NEL		NWLTR		SWLTR		SWL	
2023 Opening Day	AM	7.9	A	11.9	B	9.3	A	0.0	A
	PM	7.8	A	12.9	B	9.0	A	0.0	A

B. Queue Analysis

Based on the projected traffic, queue storage length requirements can be determined. To determine if sufficient storage space exists to accommodate the projected demand, the intersection and accesses included in this traffic study are analyzed for queue storage capacity. The queue length recommendations are provided by the HCM analysis and are done through Synchro. The only turn lanes within the study area are the southbound left and westbound left turn lanes at the Traverse Mountain Blvd / Fox Canyon Road intersection. The southbound left turn movement is expected to have minimal queue that will be accommodated by the 150 foot existing turn pocket. The westbound left turn pocket is expected at 12 vehicles (300 feet) during the AM peak period at full build out if the stop controlled intersection is maintained.

C. Sight Distances

Sight distance requirements are provided by AASHTO and FWHA to determine the required sight distances. Based on the evaluation of these sources the recommendations from AASHTO are the most conservative and are considered as the national standard, therefore they are recommended for this site.

Access sight distance requirements comes from AASHTO Green Book which provides the minimum and recommended sight distance to provide sufficient sight triangles that allow for vehicles to enter and exit the roadway safely. This is based on the design speed of the road (30 MPH) and becomes a primary concern if the roadway has vertical and/or horizontal curves which do occur along the site frontage. The AASHTO requirements are shown in Table 13.

Table 13: AASHTO Sight Distance Requirements

Design Required Sight Distances								
Sight Distances (SD)	Grade	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph	55 mph
Stopping SD (ft)	0%	155	200	250	305	360	425	495
Stopping SD (ft)	-3%	158	205	257	315	378	446	520
Stopping SD (ft)	-6%	165	215	271	333	400	474	553
Sight Triangle Sight Distance								
From Minor Street	Case	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph	55 mph
Left Turn	B1	280	335	390	445	500	555	610
Right Turn	B2	240	290	335	385	430	480	530

TS – Two-Way Stop

The information comes from the AASHTO Green Book, Exhibit 3-1 on page 3-4 and 3-4 for Stopping Sight Distance and Intersection Sight Triangle – p 9-38 to -p 9-51.

Based on this requirement a stopping sight distance of 215 feet is required for both accesses and a left turn sight triangle of 335 feet and a right turn sight triangle of 290 feet is required for both accesses. The sight triangles should be confirmed by a licensed surveyor.

VII. Conclusions

This traffic analysis is for the proposed Fox Canyon Parcels A1, I1, J1 and L1 located north of Northridge Drive along Fox Canyon Road in Lehi, Utah. Parcel A1 is planned to include 22 single family units. Parcel I1 is planned to include 19 single family units. J1/L1 is planned to include 143 multi-family units. The site is projected to generate 100 AM and 128 PM peak hour trips with 1,462 daily trips. Parcel A1 is planning two accesses to Fox Canyon Road, Springview Court to the north and Lookout Cove to the south. Parcel I1 is planning a single access to Fox Canyon Road (Jackrabbit Circle) which aligns with the northern A1 access (Springview Court). J1/L1 will have a direct access to Fox Canyon Road (Arctic Fox Drive) which aligns with the southern A1 access (Lookout Cove) and two secondary accesses via the existing Northridge Drive and Grey Hawk Drive.

The following comments are made about the project:

- Fox Canyon Road funnels the traffic from the upper Canyon down to the Fox Canyon Road and Traverse Mountain Boulevard intersection. With all the proposed development, this intersection will operate at LOS F in the AM peak period and a traffic signal will likely be needed once warranted. This intersection is planned to be signalized in the Traverse Mountain Transportation Master Plan.
- The proposed site traffic from A1, I1, J1 and L1 represents 10% of the AM peak and 12% of the PM peak Fox Canyon generated traffic.
- No other changes to traffic control are projected necessary
- It is recommended that confirmation of sufficient sight distance to meet AASHTO standards for the proposed accesses on the horizontal curve of Fox Canyon Road for the A1 and I1 parcels.
- With the existing raised median along Fox Canyon Road along Parcels A1 and I1, the median would either need to be breeched or the traffic could make right turns to travel to the roundabout to the north and then make a U-turn to head south down the canyon.

APPENDICES

Appendix A	Traffic Counts and Projections
Appendix B	Without Site Intersection Analyses
Appendix C	With Site Intersection Analysis

Appendix A Traffic Counts and Projections

AM PEAK HOUR VOLUMES

INTERSECTION: **Grey Hawk Drive** **and** **Fox Canyon Road**

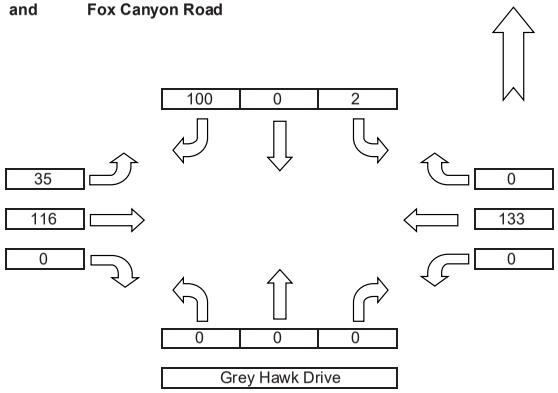
Ped = 0

N-S STREET: **Grey Hawk Drive**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

PK HR VOLUME:	386
PHF:	0.71
PEAK HOUR:	
FROM:	TO:
7:25 AM	8:25 AM



AM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:00 AM	7:05 AM	0	0	0	0	5	0	0	0	0	0	4	0	9	32	0	0
7:05 AM	7:10 AM	0	0	0	0	2	0	0	0	1	0	7	0	10	44	0	0
7:10 AM	7:15 AM	0	0	0	0	4	0	0	0	2	0	7	0	13	49	0	0
7:15 AM	7:20 AM	0	0	0	2	7	0	0	0	3	0	9	0	21	64	0	0
7:20 AM	7:25 AM	0	0	0	1	3	0	0	0	6	0	5	0	15	67	0	0
7:25 AM	7:30 AM	0	0	0	2	8	0	0	0	9	0	9	0	28	66	0	0
7:30 AM	7:35 AM	0	0	0	0	6	0	0	0	6	0	12	0	24	78	0	0
7:35 AM	7:40 AM	0	0	0	0	2	0	0	0	6	0	6	0	14	105	0	0
7:40 AM	7:45 AM	0	0	0	4	5	0	0	0	13	0	18	0	40	133	0	0
7:45 AM	7:50 AM	0	0	0	3	11	0	0	0	20	0	17	0	51	136	0	0
7:50 AM	7:55 AM	0	0	0	3	7	0	0	0	14	0	18	0	42	135	0	0
7:55 AM	8:00 AM	0	0	0	7	12	0	0	0	15	0	9	0	43	126	0	0
8:00 AM	8:05 AM	0	0	0	7	23	0	1	0	6	0	13	0	50	102	0	0
8:05 AM	8:10 AM	0	0	0	4	15	0	1	0	6	0	7	0	33	72	0	0
8:10 AM	8:15 AM	0	0	0	2	7	0	0	0	0	0	10	0	19	61	0	0
8:15 AM	8:20 AM	0	0	0	1	9	0	0	0	3	0	7	0	20	58	0	0
8:20 AM	8:25 AM	0	0	0	2	11	0	0	0	2	0	7	0	22	60	0	0
8:25 AM	8:30 AM	0	0	0	7	5	0	0	0	1	0	3	0	16	60	0	0
8:30 AM	8:35 AM	0	0	0	2	12	0	0	0	2	0	6	0	22	65	0	0
8:35 AM	8:40 AM	0	0	0	0	7	0	0	0	7	0	8	0	22	64	0	0
8:40 AM	8:45 AM	0	0	0	4	2	0	0	0	5	0	10	0	21	69	0	0
8:45 AM	8:50 AM	0	0	0	1	7	0	0	0	5	0	8	0	21	79	0	0
8:50 AM	8:55 AM	0	0	0	0	10	0	0	0	6	0	11	0	27	58	0	0
8:55 AM	9:00 AM	0	0	0	7	8	0	0	0	3	0	13	0	31	31	0	0

PM PEAK HOUR VOLUMES

Ped = 0

INTERSECTION: **Grey Hawk Drive** **and** **Fox Canyon Road**

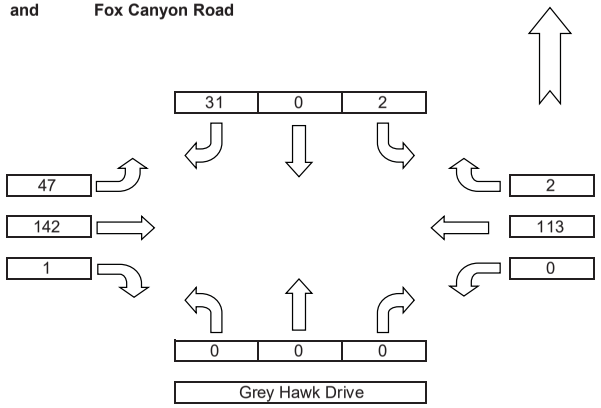
N-S STREET: **Grey Hawk Drive**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 24, 2023**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	338
PHF:	0.81
PEAK HOUR:	
FROM: 5:00 PM	TO: 6:00 PM

Fox Canyon Road



PM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	0	0	2	6	0	0	0	2	0	8	0	18	57	0	0
4:05 PM	4:10 PM	0	0	0	3	7	0	0	0	3	0	10	0	23	65	0	0
4:10 PM	4:15 PM	0	0	0	4	6	0	0	0	2	0	4	0	16	70	0	0
4:15 PM	4:20 PM	0	0	0	0	9	0	0	0	4	0	13	0	26	71	0	0
4:20 PM	4:25 PM	0	0	0	4	9	0	1	0	2	0	12	0	28	72	0	0
4:25 PM	4:30 PM	0	0	0	1	4	0	0	0	4	0	7	1	17	69	0	0
4:30 PM	4:35 PM	0	0	0	4	10	0	0	0	1	0	12	0	27	68	0	0
4:35 PM	4:40 PM	0	0	0	3	10	0	1	0	4	0	6	1	25	55	0	0
4:40 PM	4:45 PM	0	0	0	1	6	0	1	0	0	0	8	0	16	61	0	0
4:45 PM	4:50 PM	0	0	0	2	7	0	0	0	1	0	4	0	14	63	0	0
4:50 PM	4:55 PM	0	0	0	4	7	0	0	0	6	0	14	0	31	67	0	0
4:55 PM	5:00 PM	0	0	0	1	4	0	0	0	3	0	10	0	18	65	0	0
5:00 PM	5:05 PM	0	0	0	1	5	0	0	0	3	0	9	0	18	68	0	0
5:05 PM	5:10 PM	0	0	0	6	8	0	0	0	2	0	13	0	29	85	0	0
5:10 PM	5:15 PM	0	0	0	2	9	0	0	0	5	0	4	1	21	90	0	0
5:15 PM	5:20 PM	0	0	0	4	13	0	0	0	4	0	14	0	35	104	0	0
5:20 PM	5:25 PM	0	0	0	5	18	0	1	0	0	0	10	0	34	91	0	0
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5:30 PM	5:35 PM	0	0	0	0	11	1	0	0	2	0	7	1	22	72	0	0
5:35 PM	5:40 PM	0	0	0	1	14	0	0	0	1	0	9	0	25	85	0	0
5:40 PM	5:45 PM	0	0	0	4	5	0	0	0	3	0	13	0	25	93	0	0
5:45 PM	5:50 PM	0	0	0	8	17	0	0	0	0	0	10	0	35	94	0	0
5:50 PM	5:55 PM	0	0	0	8	13	0	0	0	4	0	8	0	33	59	0	0
5:55 PM	6:00 PM	0	0	0	6	14	0	0	0	2	0	4	0	26	26	0	0

AM PEAK HOUR VOLUMES

INTERSECTION: **Fox Canyon Road** **and** **Northridge Drive**

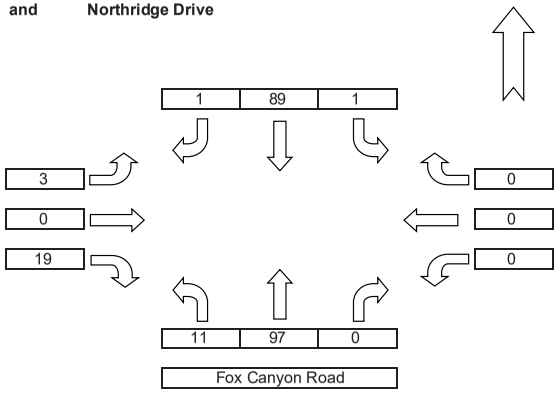
Ped = 0

N-S STREET: **Fox Canyon Road**
E-W STREET: **Northridge Drive**

COUNT DATE: **January 24, 2023**
Day of the Week: **Tuesday**
NOTES:

COUNT TIME:
FROM: **7:00 AM**
TO: **9:00 AM**

PK HR VOLUME:	221
PHF:	0.86
PEAK HOUR:	
FROM:	TO:
7:35 AM	8:35 AM



AM Traffic

COUNT DATA INPUT: Name: Adam Name: Adam Name: Adam Name: Adam

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:00 AM	7:05 AM	0	4	0	0	0	1	0	2	0	0	0	0	7	19	0	0
7:05 AM	7:10 AM	0	2	0	0	0	0	0	2	0	0	0	0	4	22	0	0
7:10 AM	7:15 AM	0	3	0	0	0	1	0	4	0	0	0	0	8	28	0	0
7:15 AM	7:20 AM	2	4	0	0	0	3	0	1	0	0	0	0	10	30	0	0
7:20 AM	7:25 AM	1	3	0	0	0	3	0	3	0	0	0	0	10	31	0	0
7:25 AM	7:30 AM	0	3	0	0	0	2	0	5	0	0	0	0	10	38	0	0
7:30 AM	7:35 AM	0	4	0	0	0	2	0	5	0	0	0	0	11	47	0	0
7:35 AM	7:40 AM	1	6	0	1	0	3	0	5	1	0	0	0	17	50	0	0
7:40 AM	7:45 AM	0	2	0	0	0	4	0	13	0	0	0	0	19	58	0	0
7:45 AM	7:50 AM	1	2	0	0	0	1	0	10	0	0	0	0	14	56	0	0
7:50 AM	7:55 AM	1	7	0	2	0	1	0	14	0	0	0	0	25	60	0	0
7:55 AM	8:00 AM	0	10	0	0	0	2	0	5	0	0	0	0	17	57	0	0
8:00 AM	8:05 AM	2	7	0	0	0	2	0	7	0	0	0	0	18	54	0	0
8:05 AM	8:10 AM	1	11	0	0	0	3	0	7	0	0	0	0	22	47	0	0
8:10 AM	8:15 AM	1	6	0	0	0	1	0	6	0	0	0	0	14	43	0	0
8:15 AM	8:20 AM	1	4	0	0	0	1	0	5	0	0	0	0	11	55	0	0
8:20 AM	8:25 AM	1	13	0	0	0	0	1	3	0	0	0	0	18	64	0	0
8:25 AM	8:30 AM	1	15	0	0	0	0	0	10	0	0	0	0	26	56	0	0
8:30 AM	8:35 AM	1	14	0	0	0	1	0	4	0	0	0	0	20	46	0	0
8:35 AM	8:40 AM	1	4	0	0	0	0	0	5	0	0	0	0	10	43	0	0
8:40 AM	8:45 AM	0	6	0	1	0	3	0	5	0	0	0	1	16	41	0	0
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8:50 AM	8:55 AM	0	4	0	0	0	0	0	4	0	0	0	0	8	18	0	0
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PM PEAK HOUR VOLUMES

Ped =0

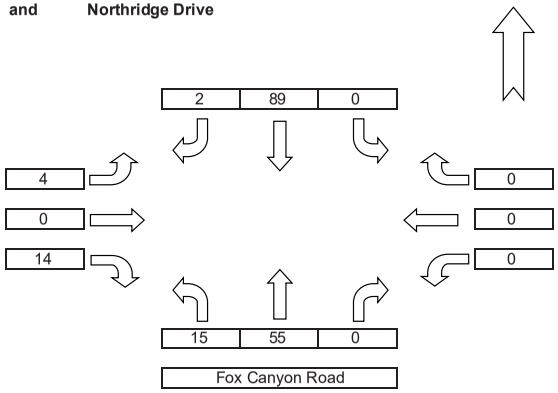
INTERSECTION: **Fox Canyon Road** **and** **Northridge Drive**

N-S STREET: **Fox Canyon Road**
E-W STREET: **Northridge Drive**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	179
PHF:	0.83
PEAK HOUR:	
FROM:	TO:
4:00 PM	5:00 PM



PM Traffic

COUNT DATA INPUT: Name: Adam Name: Adam Name: Adam Name: Adam

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	6	0	0	0	1	0	12	0	0	0	0	19	51	0	0
4:05 PM	4:10 PM	0	8	0	0	0	0	0	7	0	0	0	0	15	54	0	0
4:10 PM	4:15 PM	1	6	0	1	0	2	0	7	0	0	0	0	17	51	0	0
4:15 PM	4:20 PM	4	9	0	0	0	3	0	5	1	0	0	0	22	45	0	0
4:20 PM	4:25 PM	2	5	0	1	0	0	0	4	0	0	0	0	12	39	0	0
4:25 PM	4:30 PM	1	1	0	0	0	2	0	7	0	0	0	0	11	38	0	0
4:30 PM	4:35 PM	1	5	0	2	0	0	0	8	0	0	0	0	16	40	0	0
4:35 PM	4:40 PM	2	0	0	0	0	1	0	8	0	0	0	0	11	36	0	0
4:40 PM	4:45 PM	0	4	0	0	0	2	0	6	1	0	0	0	13	40	0	0
4:45 PM	4:50 PM	0	2	0	0	0	2	0	8	0	0	0	0	12	43	0	0
4:50 PM	4:55 PM	2	7	0	0	0	1	0	5	0	0	0	0	15	42	0	0
4:55 PM	5:00 PM	2	2	0	0	0	0	0	12	0	0	0	0	16	40	0	0
5:00 PM	5:05 PM	1	2	0	0	0	2	0	6	0	0	0	0	11	30	0	0
5:05 PM	5:10 PM	3	4	0	0	0	0	0	6	0	0	0	0	13	35	0	0
5:10 PM	5:15 PM	1	4	0	0	0	0	0	1	0	0	0	0	6	34	0	0
5:15 PM	5:20 PM	3	8	0	0	0	1	0	4	0	0	0	0	16	41	0	0
5:20 PM	5:25 PM	2	7	0	0	0	0	0	3	0	0	0	0	12	41	0	0
5:25 PM	5:30 PM	2	4	0	0	0	0	0	7	0	0	0	0	13	48	0	0
5:30 PM	5:35 PM	1	7	0	1	0	0	0	7	0	0	0	0	16	42	0	0
5:35 PM	5:40 PM	6	4	0	0	0	0	0	9	0	0	0	0	19	36	0	0
5:40 PM	5:45 PM	1	2	0	0	0	1	0	3	0	0	0	0	7	33	0	0
5:45 PM	5:50 PM	2	4	0	0	0	1	0	3	0	0	0	0	10	45	0	0
5:50 PM	5:55 PM	0	11	0	0	0	0	0	5	0	0	0	0	16	35	0	0
5:55 PM	6:00 PM	1	9	0	0	0	1	0	8	0	0	0	0	19	19	0	0

AM PEAK HOUR VOLUMES

Ped = 8

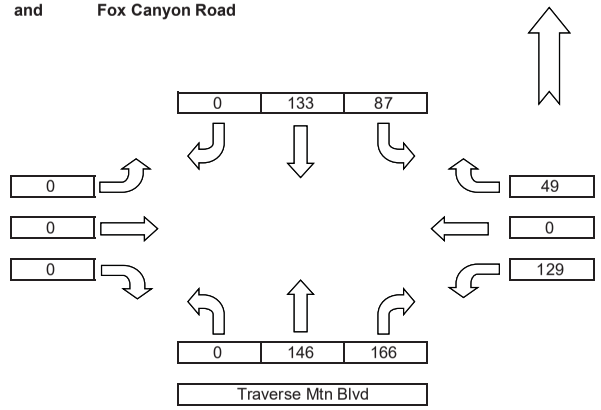
INTERSECTION: **Traverse Mtn Blvd** **and** **Fox Canyon Road**

N-S STREET: **Traverse Mtn Blvd**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 26, 2023**
Day of the Week: **Thursday**
NOTES:

COUNT TIME:
FROM: **7:10 AM**
TO: **9:00 AM**

PK HR VOLUME:	710
PHF:	0.70
PEAK HOUR:	
FROM:	TO:
7:30 AM	8:30 AM



AM Traffic

COUNT DATA INPUT: Name: Julie Name: Julie Name: Julie Name: Julie

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
7:10 AM	7:15 AM	0	2	7	0	0	0	1	6	0	8	0	1	25	92	0	0
7:15 AM	7:20 AM	0	4	7	0	0	0	2	7	0	6	0	4	30	115	0	0
7:20 AM	7:25 AM	0	7	7	0	0	0	1	11	0	7	0	4	37	124	0	0
7:25 AM	7:30 AM	0	3	8	0	0	0	2	15	0	16	0	4	48	140	0	1
7:30 AM	7:35 AM	0	9	8	0	0	0	3	12	0	5	0	2	39	149	0	2
7:35 AM	7:40 AM	0	10	12	0	0	0	7	8	0	14	0	2	53	173	0	0
7:40 AM	7:45 AM	0	8	12	0	0	0	5	11	0	20	0	1	57	234	0	1
7:45 AM	7:50 AM	0	8	15	0	0	0	12	16	0	7	0	5	63	251	0	2
7:50 AM	7:55 AM	0	23	25	0	0	0	26	17	0	13	0	10	114	255	0	1
7:55 AM	8:00 AM	0	13	16	0	0	0	13	13	0	12	0	7	74	207	0	0
8:00 AM	8:05 AM	0	22	17	0	0	0	2	10	0	9	0	7	67	178	0	0
8:05 AM	8:10 AM	0	20	18	0	0	0	4	8	0	12	0	4	66	153	0	1
8:10 AM	8:15 AM	0	10	9	0	0	0	4	10	0	7	0	5	45	126	0	0
8:15 AM	8:20 AM	0	9	10	0	0	0	3	11	0	6	0	3	42	132	0	1
8:20 AM	8:25 AM	0	7	12	0	0	0	5	8	0	5	0	2	39	124	0	0
8:25 AM	8:30 AM	0	7	12	0	0	0	3	9	0	19	0	1	51	113	0	0
8:30 AM	8:35 AM	0	5	8	0	0	0	1	8	0	7	2	3	34	96	0	0
8:35 AM	8:40 AM	0	6	8	0	0	0	2	5	0	5	0	2	28	87	0	0
8:40 AM	8:45 AM	0	7	10	0	0	0	3	7	0	5	0	2	34	89	0	0
8:45 AM	8:50 AM	0	4	9	0	0	0	1	6	0	3	0	2	25	84	0	0
8:50 AM	8:55 AM	0	6	7	0	0	0	2	8	0	6	0	1	30	89	0	0
8:55 AM	9:00 AM	0	9	7	0	0	0	2	6	0	3	0	2	29	81	0	0
9:00 AM	9:05 AM	0	5	8	0	0	0	3	7	0	4	0	3	30	52	0	0
9:05 AM	9:10 AM	0	5	6	0	0	0	1	7	0	2	0	1	22	22	0	0

PM PEAK HOUR VOLUMES

Ped = 0

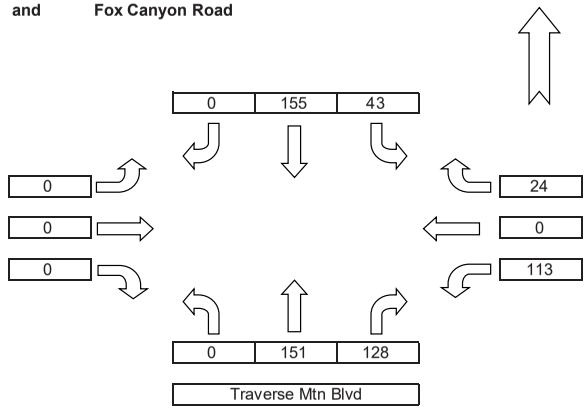
INTERSECTION: **Traverse Mtn Blvd** **and** **Fox Canyon Road**

N-S STREET: **Traverse Mtn Blvd**
E-W STREET: **Fox Canyon Road**

COUNT DATE: **January 25, 2023**
Day of the Week: **Wednesday**
NOTES:

COUNT TIME:
FROM: **4:00 PM**
TO: **6:00 PM**

PK HR VOLUME:	614
PHF:	0.91
PEAK HOUR:	
FROM:	TO:
5:00 PM	6:00 PM



PM Traffic

COUNT DATA INPUT: Name: Thomas Name: Thomas Name: Thomas Name: Thomas

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 5'	TOTAL 15'	PEDESTRIAN	
FROM:	TO:	NBL	NBT	NBR	EBL	EBT	EBR	SBL	SBT	SBR	WBL	WBT	WBR	VOLUMES	VOLUMES	E/W	N/S
4:00 PM	4:05 PM	0	12	16	0	0	0	1	15	0	16	0	7	67	157	0	0
4:05 PM	4:10 PM	0	9	8	0	0	0	2	9	0	12	0	0	40	142	0	0
4:10 PM	4:15 PM	0	9	8	0	0	0	1	13	0	13	0	6	50	149	0	0
4:15 PM	4:20 PM	0	9	16	0	0	0	1	12	0	12	0	2	52	148	0	0
4:20 PM	4:25 PM	0	11	10	0	0	0	1	11	0	13	0	1	47	143	0	0
4:25 PM	4:30 PM	0	9	12	0	0	0	9	13	0	5	0	1	49	148	0	0
4:30 PM	4:35 PM	0	15	12	0	0	0	1	7	0	10	0	2	47	150	0	0
4:35 PM	4:40 PM	0	11	10	0	0	0	3	14	0	13	0	1	52	143	0	0
4:40 PM	4:45 PM	0	12	4	0	0	0	4	16	0	13	0	2	51	134	0	0
4:45 PM	4:50 PM	0	11	7	0	0	0	2	9	0	6	0	5	40	133	0	0
4:50 PM	4:55 PM	0	14	5	0	0	0	3	10	0	10	0	1	43	138	0	0
4:55 PM	5:00 PM	0	12	4	0	0	0	5	13	0	14	0	2	50	133	0	0
5:00 PM	5:05 PM	0	8	9	0	0	0	5	12	0	9	0	2	45	145	0	0
5:05 PM	5:10 PM	0	10	5	0	0	0	1	9	0	11	0	2	38	151	0	0
5:10 PM	5:15 PM	0	20	5	0	0	0	3	15	0	17	0	2	62	152	0	0
5:15 PM	5:20 PM	0	10	14	0	0	0	7	12	0	5	0	3	51	147	0	0
5:20 PM	5:25 PM	0	9	11	0	0	0	5	8	0	5	0	1	39	161	0	0
5:25 PM	5:30 PM	0	15	13	0	0	0	3	17	0	8	0	1	57	169	0	0
5:30 PM	5:35 PM	0	16	11	0	0	0	4	18	0	16	0	0	65	164	0	0
5:35 PM	5:40 PM	0	10	11	0	0	0	3	14	0	6	0	3	47	162	0	0
5:40 PM	5:45 PM	0	15	11	0	0	0	4	11	0	8	0	3	52	158	0	0
5:45 PM	5:50 PM	0	13	16	0	0	0	3	15	0	15	0	1	63	158	0	0
5:50 PM	5:55 PM	0	13	7	0	0	0	1	13	0	6	0	3	43	95	0	0
5:55 PM	6:00 PM	0	12	15	0	0	0	4	11	0	7	0	3	52	52	0	0

TRIP GENERATION

			Trip Rate			Trips			In / Out %				Total			
ITE 11th Edition	Size	Land Use	AM	PM	Daily	AM	PM	Daily	AM IN	AM Out	PM IN	PM OUT	AM IN	AM Out	PM IN	PM OUT
Phase I																
A1	22	210	16.8	23.9	250.6	17	24	251	25%	75%	63%	37%	4	13	15	9
I1	19	210	14.7	20.9	219.0	15	21	219	25%	75%	63%	37%	4	11	13	8
J1/L1	143	220	67.2	82.0	991.9	68	83	992	24%	76%	63%	37%	16	52	52	31
Site Total						**100**	**128**	**1462**					**24**	**76**	**80**	**48**
Central Canyon	359	210	211.5	330.4	3270.4	212	331	3271	25%	75%	63%	37%	53	159	209	122
Vialetto	8	210	6.8	9.3	98.8	7	10	99	24%	76%	63%	37%	2	5	6	4
Background Total						219	341	3370					55	164	215	126

AM

2023 Existing	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1		146	166	87	133					129		49												
Fox Canyon Road / Grey Hawk Drive	2													35	116					2		100		108	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	11	106	1	1	89	1	3	1	19	1	1	1												
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		110			91																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														110									91	

AM

Site Trips	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			18	6						57		19												
Fox Canyon Road / Grey Hawk Drive	2													13	11							44		32	
Fox Canyon Road / Northridge Drive / Violetto Way	3	2	9			27				5															
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	1	6	2		18				3	6														
Fox Canyon Road / Springview Court / Jackrabbit Circle	5													4		2	7					11			

AM

Additional Background Traffic	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			41	14						123		41												
Fox Canyon Road / Grey Hawk Drive	2														55									164	
Fox Canyon Road / Northridge Drive / Violetto Way	3		53	2		159					5														
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		53			159																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														53									159	

AM

Opening Day Background	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	146	207	101	133	0	0	0	0	252	0	90	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	35	171	0	0	0	0	2	0	100	0	272	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	11	159	3	1	248	1	3	1	19	6	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	0	163	0	0	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	0	163	0	0	0	0	0	0	0	0	250	0

AM

Opening Day Total	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	146	225	107	133	0	0	0	0	309	0	109	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	48	182	0	0	0	0	2	0	144	0	304	1
Fox Canyon Road / Northridge Drive / Violetto Way	3	13	168	3	1	275	1	3	1	24	6	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	1	169	2	0	268	0	0	0	3	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	4	163	2	7	0	0	0	0	11	0	250	0

PM

2023 Existing	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1		151	128	43	155					113		24												
Fox Canyon Road / Grey Hawk Drive	2													47	69					2		31		102	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	15	55	1	1	89	2	4	1	14	1	1	1												
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		60			92																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														60									92	

PM

Site Trips	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			60	20						36		12												
Fox Canyon Road / Grey Hawk Drive	2													44	36							26		22	
Fox Canyon Road / Northridge Drive / Violetto Way	3	5	31			19				3															
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	3	21	7		13				2	4														
Fox Canyon Road / Springview Court / Jackrabbit Circle	5													13		8	5					8			

PM

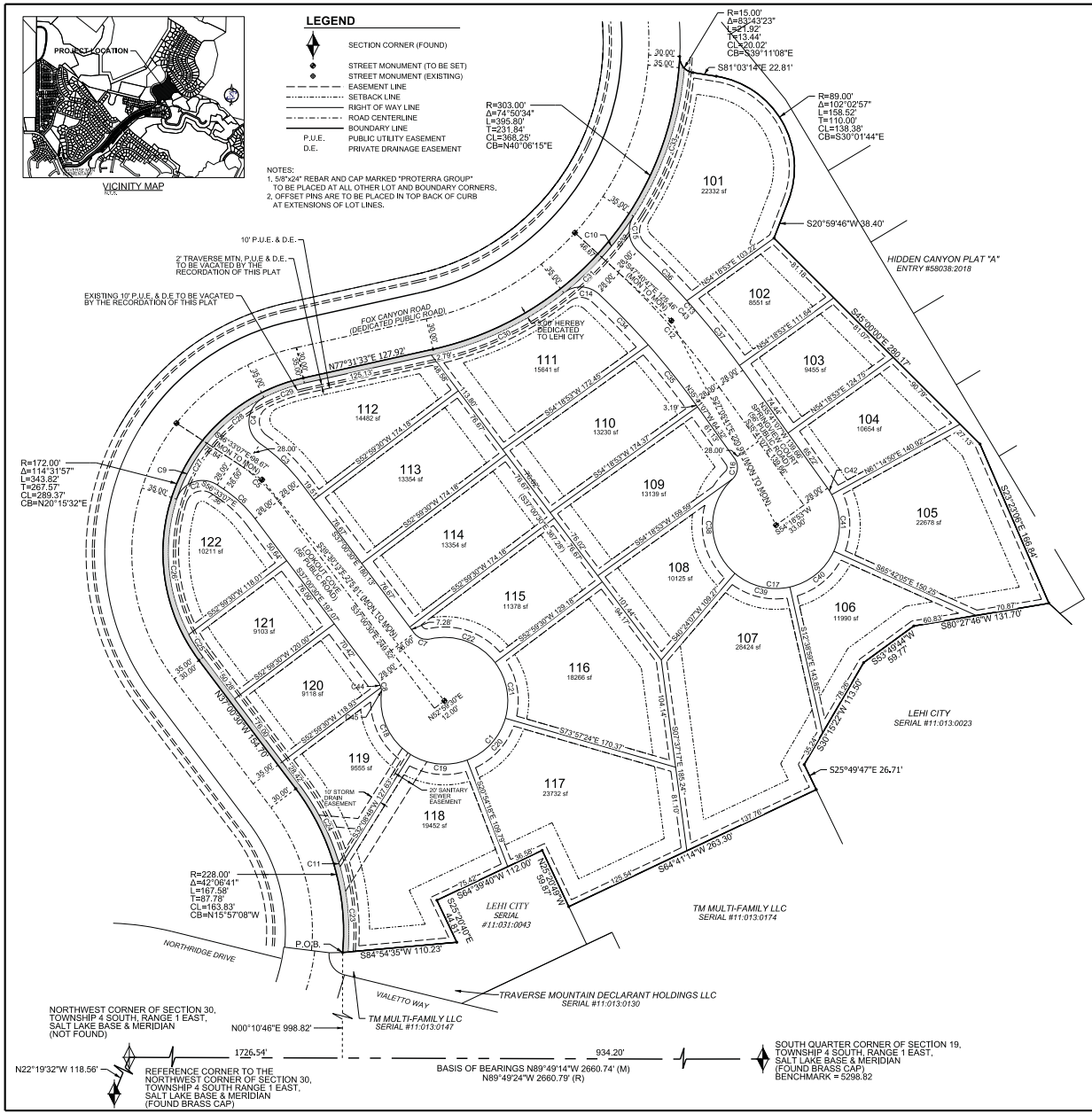
Additional Background Traffic	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1			161	54						94		32												
Fox Canyon Road / Grey Hawk Drive	2														215									126	
Fox Canyon Road / Northridge Drive / Violetto Way	3		209	6		122					4														
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4		209			122																			
Fox Canyon Road / Springview Court / Jackrabbit Circle	5														209									122	

PM

Opening Day Background	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	151	289	97	155	0	0	0	0	207	0	56	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	47	284	0	0	0	0	2	0	31	0	228	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	15	264	7	1	211	2	4	1	14	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	0	269	0	0	214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	0	269	0	0	0	0	0	0	0	0	214	0

PM

Opening Day Total	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	NEL	NET	NER	NWL	NWT	NWR	SEL	SET	SER	SWL	SWT	SWR
Traverse Mountain Blvd / Fox Canyon Road	1	0	151	349	117	155	0	0	0	0	243	0	68	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Grey Hawk Drive	2	0	0	0	0	0	0	0	0	0	0	0	0	91	320	0	0	0	0	2	0	57	0	250	2
Fox Canyon Road / Northridge Drive / Violetto Way	3	20	295	7	1	230	2	4	1	17	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Lookout Cove / Arctic Fox Drive	4	3	290	7	0	227	0	0	0	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fox Canyon Road / Springview Court / Jackrabbit Circle	5	0	0	0	0	0	0	0	0	0	0	0	0	13	269	8	5	0	0	0	0	8	0	214	0



BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 934.20 FEET AND NORTH 00°10'46" EAST 998.82' FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE ALONG A CURVE 167.58 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS NORTH 15°57'08" WEST 163.83 FEET; THENCE NORTH 37°00'30" WEST 154.70 FEET; THENCE ALONG A CURVE 343.82 FEET TO THE RIGHT, HAVING A RADIUS OF 172.00 FEET, THE CHORD OF WHICH IS NORTH 20°15'32" EAST 289.37 FEET; THENCE NORTH 77°31'33" EAST 127.92 FEET; THENCE ALONG A CURVE 395.80 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD OF WHICH IS NORTH 40°06'15" EAST 368.25 FEET TO A POINT WHICH LIES ON THE SOUTHERLY BOUNDARY LINE OF HIDDEN CANYON PLAT "A"SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY #580838:2018; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) ALONG A NON-TANGENT CURVE 21.92 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS SOUTH 39°11'08" EAST 20.02 FEET, (2) SOUTH 81°03'14" EAST 22.81 FEET, (3) ALONG AN ARC 158.52 FEET TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, THE CHORD OF WHICH IS SOUTH 30°01'44" EAST 138.38 FEET, (4) SOUTH 20°59'46" WEST 38.40 FEET, (5) SOUTH 45°00'00" EAST 280.17 FEET, (6) SOUTH 23°23'06" EAST 166.84 FEET; THENCE SOUTH 80°27'46" WEST 131.70 FEET; THENCE SOUTH 53°49'44" WEST 99.77 FEET; THENCE SOUTH 64°39'40" WEST 112.00 FEET; THENCE SOUTH 25°20'40" EAST 44.81 FEET; THENCE SOUTH 84°54'35" WEST 110.23 FEET TO THE POINT OF BEGINNING.

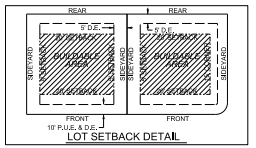
CONTAINS 378,751 SQ. FT. OR 8.695 ACRES, MORE OF LESS.
CONTAINS 22 LOTS

2.5 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	61.00	308.29	70.35	N/A	N 41°50'54" E
C2	26.00	47.88	41.40	34.20	N 70°41'26" E
C3	178.00	55.29	55.07	27.87	S 49°54'25" E
C4	26.00	53.60	44.60	43.36	N 04°14'55" E
C5	150.00	51.17	50.92	25.83	S 46°46'49" E
C6	122.00	41.61	41.41	21.01	S 46°46'49" E
C7	15.00	17.26	16.32	9.73	N 69°58'19" W
C8	15.00	11.43	11.15	6.01	N 15°11'17" W
C9	167.00	333.83	280.96	259.79	S 20°15'32" W
C10	308.00	391.32	365.53	227.06	N 41°07'39" E
C11	233.00	170.35	166.58	89.18	N 16°03'46" W
C12	722.00	140.85	140.63	70.65	S 41°16'27" E
C13	778.00	147.68	147.46	74.06	S 41°31'59" E
C14	26.00	36.98	33.94	22.40	S 87°36'47" E
C15	26.00	36.30	33.42	21.82	N 06°58'20" W
C16	15.00	21.58	19.77	13.14	N 05°32'04" E
C17	61.00	279.41	91.77	N/A	S 84°27'56" E
C18	61.00	68.65	65.09	38.48	S 25°36'38" E
C19	61.00	56.48	54.49	30.45	S 84°22'45" E
C20	61.00	56.48	54.49	30.45	N 42°34'09" E
C21	61.00	56.48	54.49	30.45	N 10°28'57" W
C22	61.00	70.19	66.38	39.56	N 69°58'19" W
C23	233.00	82.73	82.29	41.80	N 91°72'1" W
C24	233.00	87.62	87.11	44.34	N 26°1'40.4" W
C25	167.00	25.83	25.80	12.94	S 32°34'37" E
C26	167.00	134.31	130.72	71.02	S 05°06'24" E
C27	167.00	61.53	61.18	31.12	S 28°29'19" W
C28	167.00	70.84	70.31	35.96	S 51°1'14.4" W
C29	167.00	41.32	41.22	20.77	S 70°26'1.0" W
C30	308.00	139.17	137.99	70.79	N 64°34'52" E
C31	308.00	50.08	50.03	25.10	N 46°58'43" E
C32	308.00	49.96	49.90	25.03	N 37°40'25" E
C33	308.00	152.12	150.57	77.64	N 18°52'41" E
C34	722.00	67.92	67.89	33.98	S 44°10'05" E
C35	722.00	72.93	72.90	36.50	S 38°34'45" E
C36	778.00	67.40	67.38	33.72	S 44°29'22" E
C37	778.00	80.29	80.25	40.18	S 39°03'05" E
C38	61.00	102.58	90.91	68.17	S 01°25'19" E
C39	61.00	56.48	54.49	30.45	S 76°07'26" E
C40	61.00	56.48	54.49	30.45	N 50°49'28" E
C41	61.00	56.48	54.49	30.45	N 02°13'37" W
C42	61.00	7.38	7.38	3.69	N 32°13'09" W
C43	750.00	157.01	156.72	78.79	S 41°40'57" E
C44	15.00	5.71	5.68	2.89	N 28°05'55.4" W
C45	15.00	5.71	5.68	2.89	N 04°16'41" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: 801-253-6139 Fax: 801-253-6139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT A1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS		
REV.:	DESCRIPTION	DATE

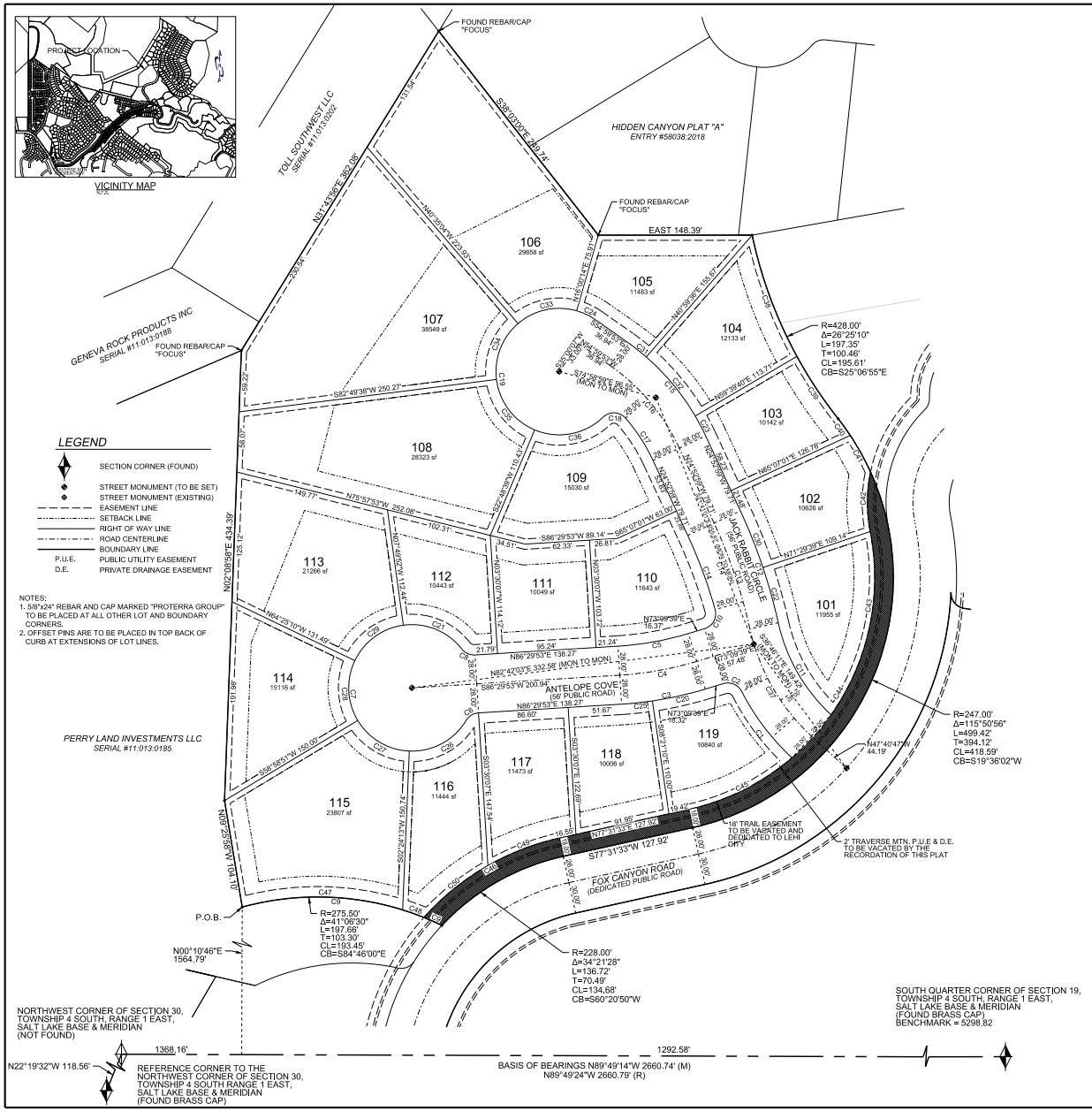
DESIGN CHECK: DAR

DRAFTING CHECK: JA

LICENSED PROFESSIONAL ENGINEER — No. 295571 — DAVID A. REDDISH — 10-03-22 — STATE OF UTAH

SHEET: SP1

8/29/2022 11:32:12 AM J:\VProjects\Perry Homes\P9000 - Fox Canyon Area #1 & 11\Design\Drawings\FC A1 PLAT.dwg



BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°49'14" WEST 1292.58 FEET AND NORTH 00°10'46" EAST 1564.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND TRAVERSING THENCE NORTH 09°25'58" WEST 104.10 FEET; THENCE NORTH 02°08'58" EAST 434.39 FEET; THENCE NORTH 31°43'56" EAST 382.08 FEET; THENCE SOUTH 38°03'00" EAST 249.74 FEET; THENCE EAST 148.39 FEET; THENCE ALONG A NON-TANGENT CURVE 197.35 FEET TO THE LEFT, HAVING A RADIUS OF 428.00 FEET, THE CHORD OF WHICH IS SOUTH 25°06'55" EAST 195.61 FEET; THENCE ALONG A REVERSE CURVE 499.42 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD OF WHICH IS SOUTH 19°36'02" WEST 418.59 FEET; THENCE SOUTH 77°31'33" WEST 127.92 FEET; THENCE ALONG A CURVE 136.72 FEET TO THE LEFT, HAVING A RADIUS OF 228.00 FEET, THE CHORD OF WHICH IS SOUTH 60°20'50" WEST 134.68 FEET; THENCE ALONG A NON-TANGENT CURVE FEET TO THE LEFT, HAVING A RADIUS OF 275.50 FEET, THE CHORD OF WHICH IS NORTH 84°46'00" WEST 193.45 FEET TO THE POINT OF BEGINNING.

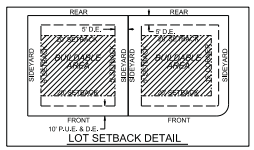
CONTAINING 376,517 SQ. FT. OR 8.644 ACRES, MORE OR LESS.
CONTAINS 19 LOTS.

2.2 UNITS PER ACRE

CURVE TABLE					
NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD DIRECTION
C1	228.00	80.64	80.22	40.75	S 37°09'51" E
C2	15.00	20.89	19.25	12.54	N 66°56'08" W
C3	353.00	82.17	81.99	41.27	S 79°49'46" W
C4	325.00	75.65	75.48	38.00	S 79°49'46" W
C5	297.00	69.14	68.98	34.73	S 79°49'46" W
C6	15.00	14.54	13.98	7.90	N 58°43'36" E
C7	61.00	309.90	69.03	N/A	S 03°30'07" E
C8	15.00	14.54	13.98	7.90	S 65°43'49" E
C9	275.50	19.00	18.99	9.50	S 66°11'16" E
C10	15.00	23.24	20.98	14.68	S 28°46'29" W
C11	172.00	104.04	102.46	53.67	S 29°50'32" E
C12	528.00	113.99	113.77	57.22	N 18°41'55" W
C13	500.00	107.94	107.73	54.18	N 18°41'55" W
C14	472.00	76.38	76.30	38.27	N 20°11'450" W
C15	228.00	119.84	118.46	61.34	N 39°56'26" W
C16	200.00	105.12	103.91	53.80	N 39°56'26" W
C17	172.00	48.75	48.59	24.54	N 33°00'09" W
C18	15.00	24.30	21.73	15.76	N 87°31'45" W
C19	61.00	275.68	94.18	N/A	S 04°28'02" E
C20	353.00	52.29	52.24	26.19	S 7°72'41'4" W
C21	61.00	63.74	60.88	35.13	N 67°5'342" W
C22	528.00	55.22	55.19	27.63	N 15°30'35" W
C23	228.00	21.71	21.70	10.86	N 2°7'3640" W
C24	61.00	20.23	20.13	10.21	N 64°2'949" W
C25	353.00	29.89	29.88	14.95	S 84°0'422" W
C26	61.00	65.42	62.33	36.25	N 61°40'46" E
C27	61.00	60.23	57.82	32.83	S 59°1828" E
C28	61.00	60.26	57.84	32.84	S 02°43'10" E
C29	61.00	60.25	57.83	32.84	S 53°5'229" W
C30	528.00	58.77	58.74	29.42	N 21°4'140" W
C31	228.00	23.84	23.83	11.93	N 52°0'008" W
C32	228.00	74.29	73.96	37.48	N 39°4'022" W
C33	61.00	60.25	57.83	32.84	S 7°7'4235" W
C34	61.00	60.25	57.83	32.84	S 21°0'71" W
C35	61.00	63.90	61.02	35.23	S 37°1052" E
C36	61.00	71.06	67.11	40.18	N 79°2614" E
C37	200.00	122.75	120.83	63.38	N 30°0'548" W
C38	428.00	125.17	124.72	63.03	S 20°1700" E
C39	428.00	72.19	72.10	36.18	S 33°2903" E
C40	247.00	19.80	19.80	9.91	N 36°0138" W
C41	247.00	40.38	40.33	20.23	N 29°0251" W
C42	144.00	57.90	57.51	29.35	S 00°2037" W
C43	229.00	147.35	144.83	76.33	N 07° 153'1" E
C44	229.00	38.38	38.33	19.23	N 30°2937" E
C45	229.00	112.64	111.51	57.49	N 63°2559" E
C46	246.00	153.81	151.32	79.51	S 59°3650" W
C47	275.50	156.91	154.80	80.65	S 89°0015" E
C48	275.50	21.75	21.75	10.88	S 70°2531" E
C49	246.00	73.98	73.70	37.27	S 68°5438" W
C50	246.00	79.83	79.48	40.27	S 50°5955" W

PLANNED COMMUNITY ZONING

PLAT I1: FLEX DENSITY



LOT SETBACK DETAIL

PROTERRA GROUP
10430 South 2700 West, South Jordan, Utah 84095
Phone: (801) 233-6139 Fax: (801) 233-6139
www.proterragroup.com

FOX CANYON PLAT A1 & PLAT I1

SITE PLAN - PLAT I1

PRELIMINARY CONSTRUCTION DRAWINGS

REVISIONS			
REV.:	DESCRIPTION	DATE	

DESIGN CHECK: DAR

DRAFTING CHECK: JA

PROFESSIONAL ENGINEER No. 285571 DAVID A. REDDISH 8-29-2022 STATE OF UTAH

SHEET: SP3

8/29/2022 11:34:09 AM J:\Projects\Perry Homes\PH000 - Fox Canyon Area #1 & I1\Design\Drawings\FC I1 PLAT.dwg



NAME	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD DIRECTION
C1	15.00	23.56	21.21	15.00	N45°04'11"E
C2	15.00	23.56	21.21	15.00	S44°55'49"E
C3	275.00	19.61	19.61	9.81	S39°01'18"E
C4	275.00	76.97	76.72	38.73	S47°04'44"E
C5	275.00	21.87	21.87	10.94	S55°08'08"E
C6	275.00	19.61	19.60	9.81	S63°05'10"E
C7	275.00	76.97	76.72	38.73	S70°56'34"E
C8	275.00	21.87	21.87	10.94	S78°52'34"E
C9	15.00	23.56	21.21	15.00	S44°55'49"E
C10	15.00	23.56	21.21	15.00	N45°04'11"E
C11	300.00	14.48	14.48	7.24	S79°10'41"E
C12	300.00	36.40	36.38	18.22	S72°03'07"E
C13	300.00	36.40	36.38	18.22	S64°52'33"E
C14	300.00	36.40	36.38	18.22	S57°42'00"E
C15	300.00	36.40	36.38	18.22	S50°31'26"E
C16	300.00	36.40	36.38	18.22	S43°20'53"E
C17	300.00	14.48	14.48	7.24	S38°10'04"E
C18	15.00	23.56	21.21	15.00	N45°04'11"E
C19	15.00	23.56	21.21	15.00	S44°55'49"E
C20	275.00	19.61	19.61	9.81	S39°01'18"E
C21	275.00	76.97	76.72	38.73	S47°04'44"E
C22	275.00	21.87	21.87	10.94	S55°08'08"E
C23	275.00	19.61	19.60	9.81	S63°05'10"E
C24	275.00	76.97	76.72	38.73	S70°56'34"E
C25	275.00	21.87	21.87	10.94	S78°52'34"E
C26	15.00	23.56	21.21	15.00	S44°55'49"E
C27	15.00	23.56	21.21	15.00	N45°04'11"E
C28	275.00	19.61	19.61	9.81	S39°01'18"E
C29	275.00	76.97	76.72	38.73	S47°04'44"E
C30	275.00	21.87	21.87	10.94	S55°08'08"E
C31	275.00	19.61	19.60	9.81	S63°05'10"E
C32	275.00	76.97	76.72	38.73	S70°56'34"E
C33	275.00	21.87	21.87	10.94	S78°52'34"E
C34	15.00	23.56	21.21	15.00	S44°55'49"E
C35	15.00	23.56	21.21	15.00	N45°04'11"E
C36	275.00	19.61	19.61	9.81	S39°01'18"E
C37	275.00	76.97	76.72	38.73	S47°04'44"E
C38	275.00	21.87	21.87	10.94	S55°08'08"E
C39	275.00	19.61	19.60	9.81	S63°05'10"E
C40	275.00	76.97	76.72	38.73	S70°56'34"E
C41	275.00	21.87	21.87	10.94	S78°52'34"E
C42	15.00	23.56	21.21	15.00	S44°55'49"E
C43	15.00	23.56	21.21	15.00	N45°04'11"E
C44	275.00	19.61	19.61	9.81	S39°01'18"E
C45	275.00	76.97	76.72	38.73	S47°04'44"E
C46	275.00	21.87	21.87	10.94	S55°08'08"E
C47	15.00	23.56	21.21	15.00	S44°55'49"E
C48	15.00	23.56	21.21	15.00	N45°04'11"E
C49	275.00	19.61	19.61	9.81	S39°01'18"E
C50	275.00	76.97	76.72	38.73	S47°04'44"E
C51	275.00	21.87	21.87	10.94	S55°08'08"E
C52	275.00	19.61	19.60	9.81	S63°05'10"E
C53	275.00	76.97	76.72	38.73	S70°56'34"E
C54	275.00	21.87	21.87	10.94	S78°52'34"E
C55	15.00	23.56	21.21	15.00	S44°55'49"E
C56	15.00	23.56	21.21	15.00	N45°04'11"E
C57	275.00	19.61	19.61	9.81	S39°01'18"E
C58	275.00	76.97	76.72	38.73	S47°04'44"E
C59	275.00	21.87	21.87	10.94	S55°08'08"E
C60	275.00	19.61	19.60	9.81	S63°05'10"E
C61	275.00	76.97	76.72	38.73	S70°56'34"E
C62	275.00	21.87	21.87	10.94	S78°52'34"E
C63	15.00	23.56	21.21	15.00	S44°55'49"E
C64	15.00	23.56	21.21	15.00	N45°04'11"E
C65	275.00	19.61	19.61	9.81	S39°01'18"E
C66	275.00	76.97	76.72	38.73	S47°04'44"E
C67	275.00	21.87	21.87	10.94	S55°08'08"E
C68	275.00	19.61	19.60	9.81	S63°05'10"E
C69	275.00	76.97	76.72	38.73	S70°56'34"E
C70	275.00	21.87	21.87	10.94	S78°52'34"E
C71	15.00	23.56	21.21	15.00	S44°55'49"E
C72	15.00	23.56	21.21	15.00	N45°04'11"E
C73	275.00	19.61	19.61	9.81	S39°01'18"E
C74	275.00	76.97	76.72	38.73	S47°04'44"E
C75	275.00	21.87	21.87	10.94	S55°08'08"E
C76	275.00	19.61	19.60	9.81	S63°05'10"E
C77	275.00	76.97	76.72	38.73	S70°56'34"E
C78	275.00	21.87	21.87	10.94	S78°52'34"E
C79	15.00	23.56	21.21	15.00	S44°55'49"E
C80	15.00	23.56	21.21	15.00	N45°04'11"E
C81	275.00	19.61	19.61	9.81	S39°01'18"E
C82	275.00	76.97	76.72	38.73	S47°04'44"E
C83	275.00	21.87	21.87	10.94	S55°08'08"E
C84	275.00	19.61	19.60	9.81	S63°05'10"E
C85	275.00	76.97	76.72	38.73	S70°56'34"E
C86	275.00	21.87	21.87	10.94	S78°52'34"E
C87	15.00	23.56	21.21	15.00	S44°55'49"E
C88	15.00	23.56	21.21	15.00	N45°04'11"E
C89	275.00	19.61	19.61	9.81	S39°01'18"E
C90	275.00	76.97	76.72	38.73	S47°04'44"E
C91	275.00	21.87	21.87	10.94	S55°08'08"E
C92	275.00	19.61	19.60	9.81	S63°05'10"E
C93	275.00	76.97	76.72	38.73	S70°56'34"E
C94	275.00	21.87	21.87	10.94	S78°52'34"E
C95	15.00	23.56	21.21	15.00	S44°55'49"E
C96	15.00	23.56	21.21	15.00	N45°04'11"E
C97	275.00	19.61	19.61	9.81	S39°01'18"E
C98	275.00	76.97	76.72	38.73	S47°04'44"E
C99	275.00	21.87	21.87	10.94	S55°08'08"E
C100	275.00	19.61	19.60	9.81	S63°05'10"E
C101	275.00	76.97	76.72	38.73	S70°56'34"E
C102	275.00	21.87	21.87	10.94	S78°52'34"E
C103	15.00	23.56	21.21	15.00	S44°55'49"E
C104	15.00	23.56	21.21	15.00	N45°04'11"E
C105	275.00	19.61	19.61	9.81	S39°01'18"E
C106	275.00	76.97	76.72	38.73	S47°04'44"E
C107	275.00	21.87	21.87	10.94	S55°08'08"E
C108	275.00	19.61	19.60	9.81	S63°05'10"E
C109	275.00	76.97	76.72	38.73	S70°56'34"E
C110	275.00	21.87	21.87	10.94	S78°52'34"E
C111	15.00	23.56	21.21	15.00	S44°55'49"E
C112	15.00	23.56	21.21	15.00	N45°04'11"E
C113	275.00	19.61	19.61	9.81	S39°01'18"E
C114	275.00	76.97	76.72	38.73	S47°04'44"E
C115	275.00	21.87	21.87	10.94	S55°08'08"E
C116	275.00	19.61	19.60	9.81	S63°05'10"E
C117	275.00	76.97	76.72	38.73	S70°56'34"E
C118	275.00	21.87	21.87	10.94	S78°52'34"E
C119	15.00	23.56	21.21	15.00	S44°55'49"E
C120	15.00	23.56	21.21	15.00	N45°04'11"E
C121	275.00	19.61	19.61	9.81	S39°01'18"E
C122	275.00	76.97	76.72	38.73	S47°04'44"E
C123	275.00	21.87	21.87	10.94	S55°08'08"E
C124	275.00	19.61	19.60	9.81	S63°05'10"E
C125	275.00	76.97	76.72	38.73	S70°56'34"E
C126	275.00	21.87	21.87	10.94	S78°52'34"E
C127	15.00	23.56	21.21	15.00	S44°55'49"E
C128	15.00	23.56	21.21	15.00	N45°04'11"E
C129	275.00	19.61	19.61	9.81	S39°01'18"E
C130	275.00	76.97	76.72	38.73	S47°04'44"E
C131	275.00	21.87	21.87	10.94	S55°08'08"E
C132	275.00	19.61	19.60	9.81	S63°05'10"E
C133	275.00	76.97	76.72	38.73	S70°56'34"E
C134	275.00	21.87	21.87	10.94	S78°52'34"E
C135	15.00	23.56	21.21	15.00	S44°55'49"E
C136	15.00	23.56	21.21	15.00	N45°04'11"E
C137	275.00	19.61	19.61	9.81	S39°01'18"E
C138	275.00	76.97	76.72	38.73	S47°04'44"E
C139	275.00	21.87	21.87	10.94	S55°08'08"E
C140	275.00	19.61	19.60	9.81	S63°05'10"E
C141	275.00	76.97	76.72	38.73	S70°56'34"E
C142	275.00	21.87	21.87	10.94	S78°52'34"E
C143	15.00	23.56	21.21	15.00	S44°55'49"E
C144	15.00	23.56	21.21	15.00	N45°04'11"E
C145	275.00	19.61	19.61	9.81	S39°01'18"E
C146	275.00	76.97	76.72	38.73	S47°04'44"E
C147	275.00	21.87	21.87	10.94	S55°08'08"E
C148	275.00	19.61	19.60	9.81	S63°05'10"E
C149	275.00	76.97	76.72	38.73	S70°56'34"E
C150	275.00	21.87	21.87	10.94	S78°52'34"E
C151	15.00	23.56	21.21	15.00	S44°55'49"E
C152	15.00	23.56	21.21	15.00	N45°04'11"E
C153	275.00	19.61	19.61	9.81	S39°01'18"E
C154	275.00	76.97	76.72	38.73	S47°04'44"E
C155	275.00	21.87	21.87	10.94	S55°08'08"E
C156	275.00	19.61	19.60	9.81	S63°05'10"E
C157	275.00	76.97	76.72	38.73	S70°56'34"E
C158	275.00	21.87	21.87	10.94	S78°52'34"E
C159	15.00	23.56	21.21	15.00	S44°55'49"E
C160	15.00	23.56	21.21	15.00	N45°04'11"E
C161	275.00	19.61	19.61	9.81	S39°01'18"E
C162	275.00	76.97	76.72	38.73	S47°04'44"E
C163	275.00	21.87	21.87	10.94	S55°08'08"E
C164	275.00	19.61	19.60	9.81	S63°05'10"E
C165	275.00	76.97	76.72	38.73	S70°56'34"E
C166	275.00	21.87	21.87	10.94	S78°52'34"E
C167	15.00	23.56	21.21	15.00	S44°55'49"E
C168	15.00	23.56	21.21	15.00	N45°04'11"E
C169	275.00	19.61	19.61	9.81	S39°01'18"E
C170	275.00	76.97	76.72	38.73	S47°04'44"E
C171	275.00	21.87	21.87	10.94	S55°08'08"E
C172	275.00	19.61	19.60	9.81	S63°05'10"E
C173	275.00	76.97	76.72	38.73	S70°56'34"E
C174	275.00	21.87	21.87	10.94	S78°52'34"E
C175	15.00	23.56	21.21	15.00	S44°55'49"E
C176	15.00	23.56	21.21	15.00	N45°04'11"E
C177	275.00	19.61	19.61	9.81	S39°01'18"E
C178	275.00	76.97	76.72	38.73	S47°04'44"E
C179	275.00	21.87	21.87	10.94	S55°08'08"E
C180	275.00	19.61	19.60	9.81	S63°05'10"E
C181	275.00	76.97	76.72	38.73	S70°56'34"E
C182	275.00	21.87	21.87	10.94	S78°52'34"E
C183	15.00	23.56	21.21	15.00	S44°55'49"E
C184	15.00	23.56	21.21	15.00	N45°04'11"E
C185	275.00	19.61	19.61	9.81	S39°01'18"E
C186	275.00	76.97	76.72	38.73	S47°04'44"E
C187	275.00	21.87	21.87	10.94	S55°08'08"E
C188	275.00	19.61	19.60	9.81	S63°05'10"E
C189	275.00	76.97	76.72	38.73	S70°56'34"E
C190	275.00	21.87	21.87	10.94	S78°52'34"E
C191	15.00	23.56	21.21	15.00	S44°55'49"E
C192	15.00	23.56	21.21	15.00	N45°04'11"E
C193	275.00	19.61	19.61	9.81	S39°01'18"E
C194	275.00	76.97	76.72	38.73	S47°04'44"E
C195	275.00	21.87	21.87	10.94	S55°08'08"E
C196	275.00	19.61	19.60	9.81	S63°05'10"E
C197	275.00	76.97	76.72	38.73	S70°56'34"E
C198	275.00	21.87	21.87	10.94	S78°52'34"E
C199	15.00	23.56	21.21	15.00	S44°55'49"E
C200	15.00	23.56	21.21	15.00	N45°04'11"E
C201	275.00	19.61	19.61	9.81	S39°01'18"E
C202	275.00	76.97	76.72	38.73	S47°04'44"E
C203	275.00	21.87	21.87	10.94	S55°08'08"E
C204	275.00	19.61	19.60	9.81	S63°05'10"E
C205	275.00	76.97	76.72	38.73	S70°56'34"E
C206	275.00	21.87	21.87	10.94	S78°52'34"E
C207	15.00	23.56	21.21	15.00	S44°55'49"E
C208	15.00	23.56	21.21	15.00	N45°04'11"E
C209	275.00	19.61	19.61	9.81	S39°01'18"E
C210	275.00	76.97	76.72	38.73	S47°04'44"E
C211	275.00	21.87	21.87	10.94	S55°08'08"E
C212	275.00	19.61	19.60	9.81	S63°05'10"E
C213	275.00	76.97	76.72	38.73	S70°56'34"E
C214	275.00	21.87	21.87	10.94	S78°52'34"E
C215	15.00	23.56	21.21	15.00	S44°55'49"E
C216	15.00	23.56	21.21	15.00	N45°04'11"E
C217	275.00	19.61	19.61	9.81	S39°01'18"E
C218	275.00	76.97	76.72	38.73	S47°04'44"E
C219	275.00	21.87	21.87	10.94	S55°08'08"E
C220	275.00	19.61	19.60	9.81	S63°05'10"E
C221	275.00	76.97	76.72	38.73	S70°56'34"E
C222	275.00	21.87	21.87	10.94	S78°52'34"E
C223	15.00	23.56	21.21	15.00	S44°55'49"E
C224	15.00	23.56	21.21	15.00	N45°04'11"E
C225	275.00	19.61	19.61	9.81	S39°01'18"E
C226	275.00	76.97	76.72	38.73	S47°04'44"E
C227	275.00	21.87	21.87	10.94	S55°08'08"E
C228	275.00	19.61	19.60	9.81	S63°05'10"E
C229	275.00	76.97	76.72	38.73	S70°56'34"E
C230	275.00	21.87	21.87	10.94	S78°52'34"E
C231	15.00	23.56	21.21	15.00	S44°55'49"E
C232	15.00	23.56	21.21	15.00	N45°04'11"E
C233	275.00	19.61	19.61	9.81	S39°01'18"E
C234	275.00	76.97	76.72	38.73	S47°04'44"E
C235	275.00	21.87	21.87	10.94	S55°08'08"E
C236	275.00	19.61	19.60	9.81	S63°05'10"E
C237	275.00	76.97	76.72	38.73	S70°56'34"E
C238	275.00	21.87	21.87	10.94	S78°52'34"E
C239	15.00	23.56	21.21	15.00	S44°55'49"E
C240	15.00	23.56	21.21	15.00	N45°04'11"E
C241	275.00	19.61	19.61	9.81	S39°01'18"E
C242	275.00	76.97	76.72	38.73	S47°04'44"E
C243	275.00	21.87	21.87	10.94	S55°08'08"E
C244	275.00	19.61	19.60	9.81	S63°05'10"E
C245	275.00	76.97	76.72	38.73	S70°56'34"E
C246	275.00	21.87	21.87	10.94	S78°52'34"E
C247	15.00	23.56	21.21	15.00	S44°55'49"E
C248	15.00	23.56	21.21	15.00	N45°04'11"E
C249	275.00	19.61	19.61	9.81	S39°01'18"E
C250	275.00	76.97	76.72	38.73	S47°04'44"E
C251	275.00	21.87	21.87	10.94	S55°08'08"E
C252	275.00	19.61	19.60	9.81	S63°05'10"E
C253	275.00	76.97	76.72	38.73	S70°56'34"E
C254	275.00	21.87	21.87	10.94	S78°52'34"E
C255	15.00	23.56	21.21	15.00	S44°55'49"E
C256	15.00	23.56	21.21	15.00	N45°04'11"E
C257	275.00	19.61	19.61	9.81	S39°01'18"E
C258	275.00	76.97	76.72	38.73	S47°04'44"E
C259	275.00	21.87	21.87	10.94	S55°08'08"E
C260	275.00	19.61	19.60	9.81	S63°05'10"E
C261	275.00	76.97	76.72	38.73	S70°56'34"E
C262	275.00	21.87	21.87	10.94	S78°52'34"E
C263	15.00	23.56	21.21	15.00	S44°55'49"E
C264	15.00	23.56	21.21	15.00	N45°04'11"E
C265	275.00	19.61	19.61	9.81	S39°01'18"E
C266	275.00	76.97	76.72	38.73	S47°04'44"E
C267	275.00	21.87	21.87	10.94	S55°08'08"E
C268	275.00	19.61	19.60	9.81	S63°05'10"E
C269	275.00	76.97	76.72	38.73	S70°56'34"E
C270	275.00	21.87	21.87	10.94	S78°52'34"E
C271	15.00	23.56	21.21	15.00	S44°55'49"E
C272	15.00	23.56	21.21	15.00	N45°04'11"E
C273	275.00	19.61	19.61	9.81	S39°01'18"E
C274	275.00	76.97	76.72	38.73	S47°04'44"E
C275	275.00	21.87	21.87	10.94	S55°08'08"E
C276	275.00	19.61	19.60	9.81	S63°05'10"E
C277	275.00	76.97	76.72	38.73	S70°56'34"E
C278	275.00	21.87	21.87	10.94	S78°52'34"E
C279	15.00	23.56	21.21	15.00	S44°55'49"E
C280	15.00	23.56	21.21	15.00	N45°04'11"E
C281	275.00	19.61	19.61	9.81	S39°01'18"E
C282	275.00	76.97	76.72	38.73	S47°04'44"E
C283	275.00	21.87	21.87	10.94	S55°08'08"E
C284	275.00	19.61	19.60	9.81	S63°05'10"E
C285	275.00	76.97	76.72	38.73	S70°56'34"E
C286	275.00	21.87	21.87	10.94	S78°52'34"E
C287	15.00	23.56	21.21	15.00	S44°55'49"E
C288	15.00	23.56	21.21	15.00	N45°04'11"E
C289	275.00	19.61	19.61	9.81	S39°01'18"E
C290	275.00	76.97	76.72	38.73	S47°04'44"E
C291	275.00	21.87	21.87	10.94	S55°08'08"E
C292	275.00	19.61	19.60	9.81	S63°05'10"E
C293	275.00	76.97	76.72	38.73	S70°56'34"E
C294	275.00	21.87	21.87	10.94	S78°52'34"E
C295	15.00	23.56	21.21	15.00	S44°55'49"E
C296	15.00	23.56	21.21	15.00	N45°04'11"E
C297	275.00	19.61	19.61	9.81	S39°01'18"E
C298	275.00	76.97	76.72	38.73	S47°04'44"E
C299	275.00	21.87	21.87	10.94	S55°08'08"E
C300	275.00	19.61	19.60	9.81	S63°05'10"E
C301	275.00	76.97	76.72	38.73	S70°56'34"E
C302	275.00	21.87	21.87	10.94	S78°52'34"E
C303	15.00	23.56	21.21	15.00	S44°55'49"E
C304	15.00	23.56	21.21	15.00	N45°04'11"E
C305	275.00	19.61	19.61	9.81	S39°01'18"E
C306	275.00	76.97	76.72	38.73	S47°04'44"E
C307	275.00	21.87	21.87	10.94	S55°08'08"E
C308	275.00	19.61	19.60	9.81	S63°05'10"E
C309	275.00	76.97	76.72	38.73	S70°56'34"E
C310	275.00	21.87	21.87	10.94	S78°52'34"E
C311	15.00	23.56	21.21	15.00	S44°55'49"E
C312	15.00	23.56	21.21	15.00	N45°04'11"E
C313	275.00	19.61	19.61	9.81	S39°01'18"E
C314	275.00	76.97	76.72	38.73	S47°04'44"E
C315	275.00	21.87	21.87	10.94	S55°08'08"E
C316	275.00	19.61	19.60	9.81	S63°05'10"E
C317	275.00	76.97	76.72	38.73	S70°56'34"E
C318	275.00	21.87	21.87	10.94	S78°52'34"E
C319	15.00	23.56	21.21	15.00	S44°55'49"E
C320	15.00	23.56	21.21	15.00	N45°04'11"E
C321	275.00	19.61	19.61	9.81	S39°01'18"E
C322	275.00	76.97	76.72	38.73	S47°04'44"E
C323	275.00	21.87	21.87	10.94	S55°08'08"E
C324	275.00	19.61	19.60	9.81	S63°05'10"E
C325	275.00	76.97	76.72	38.73	S70°56'34"E
C326	275.00	21.87	21.87	10.94	S78°52'34"E
C327	15.00	23.56	21.21	15.00	S44°55'49"E
C328	15.00	23.56	21.21	15.00	N45°04'11"E
C329	275.00	19.61	19.61	9.81	S39°01'18"E
C330	275.00	76.97	76.72	38.73	S47°04'44"E
C331	275.00	21.87	21.87	10.94	S55°08'08"E
C332	275.00	19.61	19.60	9.81	S63°05'10"E
C333	275.00	76.97	76.72	38.73	S70°56'34"E
C334	275.00	21.87	21.87	10.94	S78°52'34"E
C335	15.00	23.56	21.21	15.00	S44°55'49"E
C336	15.00	23.56	21.21	15.00	N45°04'11"E
C337	275.00	19.61	19.61	9.81	S39°01'18"E
C338	275.00	76.97	76.72	38.73	S47°04'44"E
C339	275.00	21.87	21.87	10.94	S55°08'08"E
C340	275.00	19.61	19.60	9.81	S63°05'10"E
C341	275.00	76.97	76.72	38.73	S70°56'34"E
C342	275.00	21.87	21.87	10.94	S78°52'34"E
C343	15.00	23.56	21.21	15.00	S44°55'49"E
C344	15.00	23.56	21.21	15.00	N45°04'11"E
C345	275.00	19.61	19.61	9.81	S39°01'18"E
C346	275.00	76.97	76.72	38.73	S47°04'44"E
C347	275.00	21.87	21.87	10.94	S55°08'08"E
C348	275.00	19.61	19.60	9.81	S63°05'10"E
C349	275.00	76.97	76.72	38.73	S70°56'34"E
C350	275.00	21.87	21.87	10.94	S78°52'34"E
C351	15.00	23.56	21.21	15.00	S44°55'49"E
C352	15.00	23.56	21.21	15.00	N45°04'11"E
C353	275.00	19.61	19.61	9.81	S39°01'18"E
C354	275.00	76.97	76.72	38.73	S47°04'44"E
C355	275.00	21.87	21.87	10.94	S55°08'08"E
C356	275.00	19.61	19.60	9.81	S63°05'10"E
C357	275.00	76.97	76.72	38.73	S70°56'34"E
C358	275.00	21.87	21.87	10.94	S78°52'34"E
C359	15.00	23.56	21.21	15.00	S44°55'49"E
C360	15.00	23.56	21.21	15.00	N45°04'11"E
C361	275.00	19.61	19.61	9.81	S39°01'18"E
C362	275.00	76.97	76.72	38.73	S47°04'44"E
C363	275.00	21.87	21.87	10.94	S55°08'08"E
C364	275.00	19.61	19.60	9.81	S63°05'10"E
C365	275.00	76.97	76.72	38.73	S70°56'34"E
C366	275.00	21.87	21.87	10.94	S78°52'34"E
C367	15.00	23.56	21.21	15.00	S44°55'49"E
C368	15.00	23.56	21.21	15.00	N45°04'11"E
C369	275.00	19.61	19.61	9.81	S39°01'18"E
C370	275.00	76.97	76.72	38.73	S47°04'44"E
C371	275.00	21.87	21.87	10.94	S55°08'08"E
C372	275.00	19.61	19.60	9.81	S63°05'10"E
C373	275.00	76.97	76.72	38.73	S70°56'34"E
C374	275.00	21.87	21.87	10.94	S78°52'34"E
C375	15.00	23.56	21.21	15.00	S44°55'49"E
C376	15.00	23.56	21.21	15.00	N45°04'11"E
C377	275.00	19.61	19.61	9.81	S39°01'18"E
C378	275.00	76.97	76.72	38.73	S47°04'44"E
C379	275.00	21.87	21.87	10.94	S55°08'08"E
C380	275.00	19.61	19.60	9.81	S63°05'10"E
C381	275.00	76.97	76.72	38.73	S70°56'34"E
C382	275.00	21.87	21.87	10.94	S78°52'34"E
C383	15.00	23.56	21.21	15.00	S44°55'49"E
C384	15.00	23.56	21.21	15.00	N45°04'11"E
C385	275.00	19.61	19.61	9.81	S39°01'18"E
C386	275.00	76.97	76.72	38.73	S47°04'44"E
C387	275.00	21.87	21.87	10.94	S55°08'08"E
C388	275.00	19.61	19.60	9.81	S63°05'10"E
C389	275.00	76.97	76.72	38.73	S70°56'34"E
C390	275.00	21.87	21.87	10.94	S78°52'34"E
C391	15.00	23.56	21.21	15.00	S44°55'49"E
C392	15.00	23.56	21.21	15.00	N45°04'11"E
C393	275.00	19.61	19.61	9.81	S39°01'18"E
C394	275.00	76.97	76.72	38.73	S47°04'44"E
C395	275.00	21.87	21.87	10.94	S55°08'08"E
C396	275.00	19.61	19.60	9.81	S63°05'10"E
C397	275.00	76.97	76.72	38.73	S70°56'34"E
C398	275.00	21.87	21.87	10.94	S78°52'34"E
C399	15.00	23.56	21.21	15.00	S44°55'49"E
C400	15.00	23.56	21.21	15.00	N45°04'11"E
C401	275.00	19.61	19.61	9.81	S39°01'18"E
C402	275.00

Appendix B Without Site Intersection Analyses

Intersection	
Int Delay, s/veh	4.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	129	49	146	166	87	133
Future Vol, veh/h	129	49	146	166	87	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	170	64	192	218	114	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	704	301	0	0	410	0
Stage 1	301	-	-	-	-	-
Stage 2	403	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	403	739	-	-	1149	-
Stage 1	751	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	363	739	-	-	1149	-
Mov Cap-2 Maneuver	468	-	-	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	608	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.2	0	3.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	468	739	1149	-
HCM Lane V/C Ratio	-	-	0.363	0.087	0.1	-
HCM Control Delay (s)	-	-	17	10.3	8.5	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.6	0.3	0.3	-

Intersection	
Int Delay, s/veh	3.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	100	35	116	108	1
Future Vol, veh/h	2	100	35	116	108	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	132	46	153	142	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	388	143	143	0	-	0
Stage 1	143	-	-	-	-	-
Stage 2	245	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	616	905	1440	-	-	-
Stage 1	884	-	-	-	-	-
Stage 2	796	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	594	905	1440	-	-	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	853	-	-	-	-	-
Stage 2	796	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	9.7	1.8	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1440	-	896	-	-
HCM Lane V/C Ratio	0.032	-	0.15	-	-
HCM Control Delay (s)	7.6	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	19	1	1	1	11	106	1	1	89	1
Future Vol, veh/h	3	1	19	1	1	1	11	106	1	1	89	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	25	1	1	1	14	139	1	1	117	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.2	7.5	8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	13%	33%	1%
Vol Thru, %	90%	4%	33%	98%
Vol Right, %	1%	83%	33%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	118	23	3	91
LT Vol	11	3	1	1
Through Vol	106	1	1	89
RT Vol	1	19	1	1
Lane Flow Rate	155	30	4	120
Geometry Grp	1	1	1	1
Degree of Util (X)	0.177	0.034	0.005	0.137
Departure Headway (Hd)	4.098	4.066	4.432	4.107
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	873	886	812	868
Service Time	2.14	2.066	2.433	2.156
HCM Lane V/C Ratio	0.178	0.034	0.005	0.138
HCM Control Delay	8	7.2	7.5	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0.1	0	0.5

Intersection	
Int Delay, s/veh	3.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	113	24	151	128	43	155
Future Vol, veh/h	113	24	151	128	43	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	133	28	178	151	51	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	538	254	0	0	329	0
Stage 1	254	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	504	785	-	-	1231	-
Stage 1	788	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	483	785	-	-	1231	-
Mov Cap-2 Maneuver	566	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.7	0	1.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	566	785	1231	-
HCM Lane V/C Ratio	-	-	0.235	0.036	0.041	-
HCM Control Delay (s)	-	-	13.3	9.8	8.1	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.9	0.1	0.1	-

Intersection	
Int Delay, s/veh	2.6

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	31	47	69	102	2
Future Vol, veh/h	2	31	47	69	102	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	36	55	81	120	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	312	121	122	0	-	0
Stage 1	121	-	-	-	-	-
Stage 2	191	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	681	930	1465	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	841	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	654	930	1465	-	-	-
Mov Cap-2 Maneuver	654	-	-	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	841	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	9.1	3.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1465	-	907	-	-
HCM Lane V/C Ratio	0.038	-	0.043	-	-
HCM Control Delay (s)	7.6	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	14	1	1	1	15	55	1	1	89	2
Future Vol, veh/h	4	1	14	1	1	1	15	55	1	1	89	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	16	1	1	1	18	65	1	1	105	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7	7.3	7.6	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	21%	21%	33%	1%
Vol Thru, %	77%	5%	33%	97%
Vol Right, %	1%	74%	33%	2%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	19	3	92
LT Vol	15	4	1	1
Through Vol	55	1	1	89
RT Vol	1	14	1	2
Lane Flow Rate	84	22	4	108
Geometry Grp	1	1	1	1
Degree of Util (X)	0.095	0.024	0.004	0.121
Departure Headway (Hd)	4.094	3.864	4.147	4.031
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	874	911	849	889
Service Time	2.125	1.952	2.238	2.058
HCM Lane V/C Ratio	0.096	0.024	0.005	0.121
HCM Control Delay	7.6	7	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.1	0	0.4

Intersection	
Int Delay, s/veh	11.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	252	90	146	207	101	133
Future Vol, veh/h	252	90	146	207	101	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	332	118	192	272	133	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	769	328	0	0	464	0
Stage 1	328	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	369	713	-	-	1097	-
Stage 1	730	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 324	713	-	-	1097	-
Mov Cap-2 Maneuver	436	-	-	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	570	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.8	0	3.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	436	713	1097	-
HCM Lane V/C Ratio	-	-	0.761	0.166	0.121	-
HCM Control Delay (s)	-	-	35.1	11.1	8.7	-
HCM Lane LOS	-	-	E	B	A	-
HCM 95th %tile Q(veh)	-	-	6.4	0.6	0.4	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.5

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	100	35	171	272	1
Future Vol, veh/h	2	100	35	171	272	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	132	46	225	358	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	676	359	359	0	-	0
Stage 1	359	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	419	685	1200	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	738	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	401	685	1200	-	-	-
Mov Cap-2 Maneuver	401	-	-	-	-	-
Stage 1	676	-	-	-	-	-
Stage 2	738	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	11.6	1.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1200	-	676	-	-
HCM Lane V/C Ratio	0.038	-	0.199	-	-
HCM Control Delay (s)	8.1	0	11.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.7	-	-

Intersection	
Intersection Delay, s/veh	9.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	19	6	1	1	11	159	3	1	248	1
Future Vol, veh/h	3	1	19	6	1	1	11	159	3	1	248	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	25	8	1	1	14	209	4	1	326	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.9	8.4	9	9.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	13%	75%	0%
Vol Thru, %	92%	4%	12%	99%
Vol Right, %	2%	83%	12%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	173	23	8	250
LT Vol	11	3	6	1
Through Vol	159	1	1	248
RT Vol	3	19	1	1
Lane Flow Rate	228	30	11	329
Geometry Grp	1	1	1	1
Degree of Util (X)	0.276	0.039	0.015	0.381
Departure Headway (Hd)	4.364	4.681	5.258	4.174
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	829	767	683	849
Service Time	2.368	2.693	3.273	2.274
HCM Lane V/C Ratio	0.275	0.039	0.016	0.388
HCM Control Delay	9	7.9	8.4	9.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.1	0	1.8

Intersection	
Int Delay, s/veh	6.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	207	56	151	289	97	155
Future Vol, veh/h	207	56	151	289	97	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	244	66	178	340	114	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	758	348	0	0	518	0
Stage 1	348	-	-	-	-	-
Stage 2	410	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	375	695	-	-	1048	-
Stage 1	715	-	-	-	-	-
Stage 2	670	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	334	695	-	-	1048	-
Mov Cap-2 Maneuver	447	-	-	-	-	-
Stage 1	715	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.8	0	3.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	447	695	1048	-
HCM Lane V/C Ratio	-	-	0.545	0.095	0.109	-
HCM Control Delay (s)	-	-	22.3	10.7	8.9	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	3.2	0.3	0.4	-

Intersection	
Int Delay, s/veh	1.2

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	31	47	284	228	2
Future Vol, veh/h	2	31	47	284	228	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	36	55	334	268	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	713	269	270	0	-	0
Stage 1	269	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	398	770	1293	-	-	-
Stage 1	776	-	-	-	-	-
Stage 2	646	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	377	770	1293	-	-	-
Mov Cap-2 Maneuver	377	-	-	-	-	-
Stage 1	736	-	-	-	-	-
Stage 2	646	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.3	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1293	-	724	-	-
HCM Lane V/C Ratio	0.043	-	0.054	-	-
HCM Control Delay (s)	7.9	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	14	5	1	1	15	264	7	1	211	2
Future Vol, veh/h	4	1	14	5	1	1	15	264	7	1	211	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	16	6	1	1	18	311	8	1	248	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	8.4	10	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	21%	71%	0%
Vol Thru, %	92%	5%	14%	99%
Vol Right, %	2%	74%	14%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	286	19	7	214
LT Vol	15	4	5	1
Through Vol	264	1	1	211
RT Vol	7	14	1	2
Lane Flow Rate	336	22	8	252
Geometry Grp	1	1	1	1
Degree of Util (X)	0.39	0.03	0.012	0.303
Departure Headway (Hd)	4.172	4.808	5.292	4.337
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	848	747	679	833
Service Time	2.27	2.821	3.306	2.343
HCM Lane V/C Ratio	0.396	0.029	0.012	0.303
HCM Control Delay	10	8	8.4	9.2
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.9	0.1	0	1.3

Appendix C With Site Intersection Analyses

Intersection	
Int Delay, s/veh	22.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	309	109	146	225	107	133
Future Vol, veh/h	309	109	146	225	107	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	407	143	192	296	141	175

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	797	340	0	0	488	0
Stage 1	340	-	-	-	-	-
Stage 2	457	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	~ 356	702	-	-	1075	-
Stage 1	721	-	-	-	-	-
Stage 2	638	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 309	702	-	-	1075	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	721	-	-	-	-	-
Stage 2	554	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	52.3	0	3.9
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	422	702	1075	-
HCM Lane V/C Ratio	-	-	0.963	0.204	0.131	-
HCM Control Delay (s)	-	-	66.7	11.4	8.9	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	11.4	0.8	0.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.4

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	144	48	182	304	1
Future Vol, veh/h	2	144	48	182	304	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	189	63	239	400	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	766	401	401	0	-	0
Stage 1	401	-	-	-	-	-
Stage 2	365	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	371	649	1158	-	-	-
Stage 1	676	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	348	649	1158	-	-	-
Mov Cap-2 Maneuver	348	-	-	-	-	-
Stage 1	633	-	-	-	-	-
Stage 2	702	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	13	1.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1158	-	641	-	-
HCM Lane V/C Ratio	0.055	-	0.3	-	-
HCM Control Delay (s)	8.3	0	13	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	1.3	-	-

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	24	6	1	1	13	168	3	1	275	1
Future Vol, veh/h	3	1	24	6	1	1	13	168	3	1	275	1
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	1	32	8	1	1	17	221	4	1	362	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	8.5	9.3	10.6
HCM LOS	A	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	11%	75%	0%
Vol Thru, %	91%	4%	12%	99%
Vol Right, %	2%	86%	12%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	184	28	8	277
LT Vol	13	3	6	1
Through Vol	168	1	1	275
RT Vol	3	24	1	1
Lane Flow Rate	242	37	11	364
Geometry Grp	1	1	1	1
Degree of Util (X)	0.297	0.049	0.016	0.435
Departure Headway (Hd)	4.423	4.769	5.383	4.3
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	813	750	665	838
Service Time	2.44	2.801	3.418	2.315
HCM Lane V/C Ratio	0.298	0.049	0.017	0.434
HCM Control Delay	9.3	8	8.5	10.6
HCM Lane LOS	A	A	A	B
HCM 95th-tile Q	1.2	0.2	0	2.2

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↕			↕	
Traffic Vol, veh/h	0	0	3	6	0	0	1	169	2	0	268	0
Future Vol, veh/h	0	0	3	6	0	0	1	169	2	0	268	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	4	8	0	0	1	222	3	0	353	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	466	580	177	403	579	113	353	0	0	225	0	0
Stage 1	353	353	-	226	226	-	-	-	-	-	-	-
Stage 2	113	227	-	177	353	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	480	424	835	532	425	918	1202	-	-	1341	-	-
Stage 1	637	629	-	756	716	-	-	-	-	-	-	-
Stage 2	880	715	-	808	629	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	480	424	835	529	425	918	1202	-	-	1341	-	-
Mov Cap-2 Maneuver	480	424	-	529	425	-	-	-	-	-	-	-
Stage 1	636	629	-	755	715	-	-	-	-	-	-	-
Stage 2	879	714	-	804	629	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	11.9	0	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1202	-	-	835	529	1341	-	-
HCM Lane V/C Ratio	0.001	-	-	0.005	0.015	-	-	-
HCM Control Delay (s)	8	0	-	9.3	11.9	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	11	7	0	0	4	163	2	0	250	0
Future Vol, veh/h	0	0	11	7	0	0	4	163	2	0	250	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	14	9	0	0	5	214	3	0	329	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	446	556	165	391	555	109	329	0	0	217	0	0
Stage 1	329	329	-	226	226	-	-	-	-	-	-	-
Stage 2	117	227	-	165	329	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	496	438	850	543	438	924	1227	-	-	1350	-	-
Stage 1	658	645	-	756	716	-	-	-	-	-	-	-
Stage 2	875	715	-	821	645	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	494	436	850	532	436	924	1227	-	-	1350	-	-
Mov Cap-2 Maneuver	494	436	-	532	436	-	-	-	-	-	-	-
Stage 1	655	645	-	752	712	-	-	-	-	-	-	-
Stage 2	871	711	-	807	645	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9.3	11.9	0.2	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1227	-	-	532	850	1350	-	-
HCM Lane V/C Ratio	0.004	-	-	0.017	0.017	-	-	-
HCM Control Delay (s)	7.9	0	-	11.9	9.3	0	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	243	68	151	349	117	155
Future Vol, veh/h	243	68	151	349	117	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	100	0	-	-	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	286	80	178	411	138	182

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	842	384	0	0	589	0
Stage 1	384	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	664	-	-	986	-
Stage 1	688	-	-	-	-	-
Stage 2	637	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	287	664	-	-	986	-
Mov Cap-2 Maneuver	406	-	-	-	-	-
Stage 1	688	-	-	-	-	-
Stage 2	548	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.8	0	4
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	406	664	986	-
HCM Lane V/C Ratio	-	-	0.704	0.12	0.14	-
HCM Control Delay (s)	-	-	32.4	11.2	9.2	-
HCM Lane LOS	-	-	D	B	A	-
HCM 95th %tile Q(veh)	-	-	5.3	0.4	0.5	-

Intersection	
Int Delay, s/veh	1.9

Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	2	57	91	320	250	2
Future Vol, veh/h	2	57	91	320	250	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	67	107	376	294	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	885	295	296	0	-	0
Stage 1	295	-	-	-	-	-
Stage 2	590	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	315	744	1265	-	-	-
Stage 1	755	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	281	744	1265	-	-	-
Mov Cap-2 Maneuver	281	-	-	-	-	-
Stage 1	674	-	-	-	-	-
Stage 2	554	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.7	1.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1265	-	705	-	-
HCM Lane V/C Ratio	0.085	-	0.098	-	-
HCM Control Delay (s)	8.1	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.3	-	-

Intersection	
Intersection Delay, s/veh	10.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	1	17	5	1	1	20	295	7	1	230	2
Future Vol, veh/h	4	1	17	5	1	1	20	295	7	1	230	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1	20	6	1	1	24	347	8	1	271	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.1	8.5	10.8	9.6
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	18%	71%	0%
Vol Thru, %	92%	5%	14%	99%
Vol Right, %	2%	77%	14%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	322	22	7	233
LT Vol	20	4	5	1
Through Vol	295	1	1	230
RT Vol	7	17	1	2
Lane Flow Rate	379	26	8	274
Geometry Grp	1	1	1	1
Degree of Util (X)	0.454	0.035	0.012	0.335
Departure Headway (Hd)	4.311	4.921	5.44	4.395
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	841	726	657	820
Service Time	2.311	2.959	3.48	2.409
HCM Lane V/C Ratio	0.451	0.036	0.012	0.334
HCM Control Delay	10.8	8.1	8.5	9.6
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	2.4	0.1	0	1.5

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↕			↕	
Traffic Vol, veh/h	0	0	2	4	0	0	3	290	7	0	227	0
Future Vol, veh/h	0	0	2	4	0	0	3	290	7	0	227	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	2	5	0	0	4	341	8	0	267	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	446	624	134	487	620	175	267	0	0	349	0	0
Stage 1	267	267	-	353	353	-	-	-	-	-	-	-
Stage 2	179	357	-	134	267	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	496	400	890	464	402	838	1294	-	-	1207	-	-
Stage 1	715	687	-	637	629	-	-	-	-	-	-	-
Stage 2	805	627	-	855	687	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	495	398	890	461	400	838	1294	-	-	1207	-	-
Mov Cap-2 Maneuver	495	398	-	461	400	-	-	-	-	-	-	-
Stage 1	712	687	-	634	626	-	-	-	-	-	-	-
Stage 2	802	624	-	853	687	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.1	12.9	0.1	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1294	-	-	890	461	1207	-	-
HCM Lane V/C Ratio	0.003	-	-	0.003	0.01	-	-	-
HCM Control Delay (s)	7.8	0	-	9.1	12.9	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	8	5	0	0	13	269	8	0	214	0
Future Vol, veh/h	0	0	8	5	0	0	13	269	8	0	214	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	9	6	0	0	15	316	9	0	252	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	440	607	126	477	603	163	252	0	0	325	0	0
Stage 1	252	252	-	351	351	-	-	-	-	-	-	-
Stage 2	188	355	-	126	252	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	501	409	901	471	412	853	1310	-	-	1231	-	-
Stage 1	730	697	-	639	631	-	-	-	-	-	-	-
Stage 2	796	628	-	865	697	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	495	403	901	461	406	853	1310	-	-	1231	-	-
Mov Cap-2 Maneuver	495	403	-	461	406	-	-	-	-	-	-	-
Stage 1	720	697	-	630	622	-	-	-	-	-	-	-
Stage 2	785	619	-	856	697	-	-	-	-	-	-	-

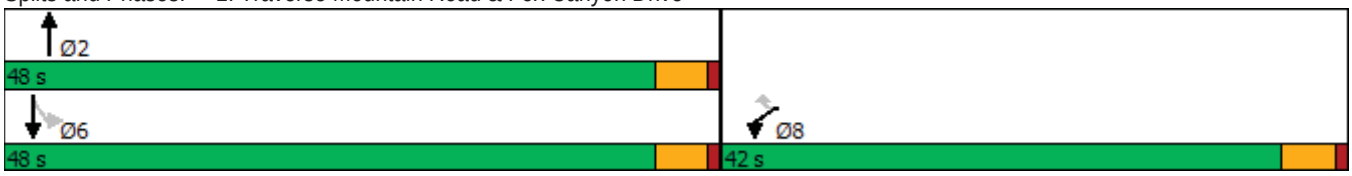
Approach	SE	NW	NE	SW
HCM Control Delay, s	9	12.9	0.3	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1310	-	-	461	901	1231	-	-
HCM Lane V/C Ratio	0.012	-	-	0.013	0.01	-	-	-
HCM Control Delay (s)	7.8	0	-	12.9	9	0	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	WBL	WBR	NBT	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	309	109	146	107	133
Future Volume (vph)	309	109	146	107	133
Turn Type	Prot	Perm	NA	Perm	NA
Protected Phases	8		2		6
Permitted Phases		8		6	
Detector Phase	8	8	2	6	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5
Total Split (s)	42.0	42.0	48.0	48.0	48.0
Total Split (%)	46.7%	46.7%	53.3%	53.3%	53.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	None	None	Min	Min	Min
Act Effct Green (s)	16.5	16.5	17.5	17.5	17.5
Actuated g/C Ratio	0.38	0.38	0.40	0.40	0.40
v/c Ratio	0.61	0.21	0.65	0.55	0.24
Control Delay	16.9	3.6	13.0	20.6	10.4
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	16.9	3.6	13.0	20.6	10.4
LOS	B	A	B	C	B
Approach Delay	13.4		13.0		14.9
Approach LOS	B		B		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 44	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 13.6	Intersection LOS: B
Intersection Capacity Utilization 55.8%	ICU Level of Service B
Analysis Period (min) 15	

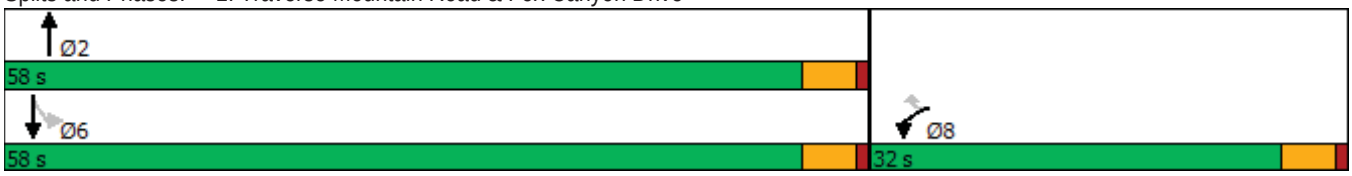
Splits and Phases: 1: Traverse Mountain Road & Fox Canyon Drive



Lane Group	WBL	WBR	NBT	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	243	68	151	117	155
Future Volume (vph)	243	68	151	117	155
Turn Type	Prot	Perm	NA	Perm	NA
Protected Phases	8		2		6
Permitted Phases		8		6	
Detector Phase	8	8	2	6	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5
Total Split (s)	32.0	32.0	58.0	58.0	58.0
Total Split (%)	35.6%	35.6%	64.4%	64.4%	64.4%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag					
Lead-Lag Optimize?					
Recall Mode	None	None	Min	Min	Min
Act Effct Green (s)	12.3	12.3	18.9	18.9	18.9
Actuated g/C Ratio	0.30	0.30	0.46	0.46	0.46
v/c Ratio	0.54	0.15	0.65	0.52	0.21
Control Delay	17.3	4.9	9.0	16.9	7.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	17.3	4.9	9.0	16.9	7.5
LOS	B	A	A	B	A
Approach Delay	14.6		9.0		11.6
Approach LOS	B		A		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 40.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 11.3	Intersection LOS: B
Intersection Capacity Utilization 60.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: Traverse Mountain Road & Fox Canyon Drive



TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

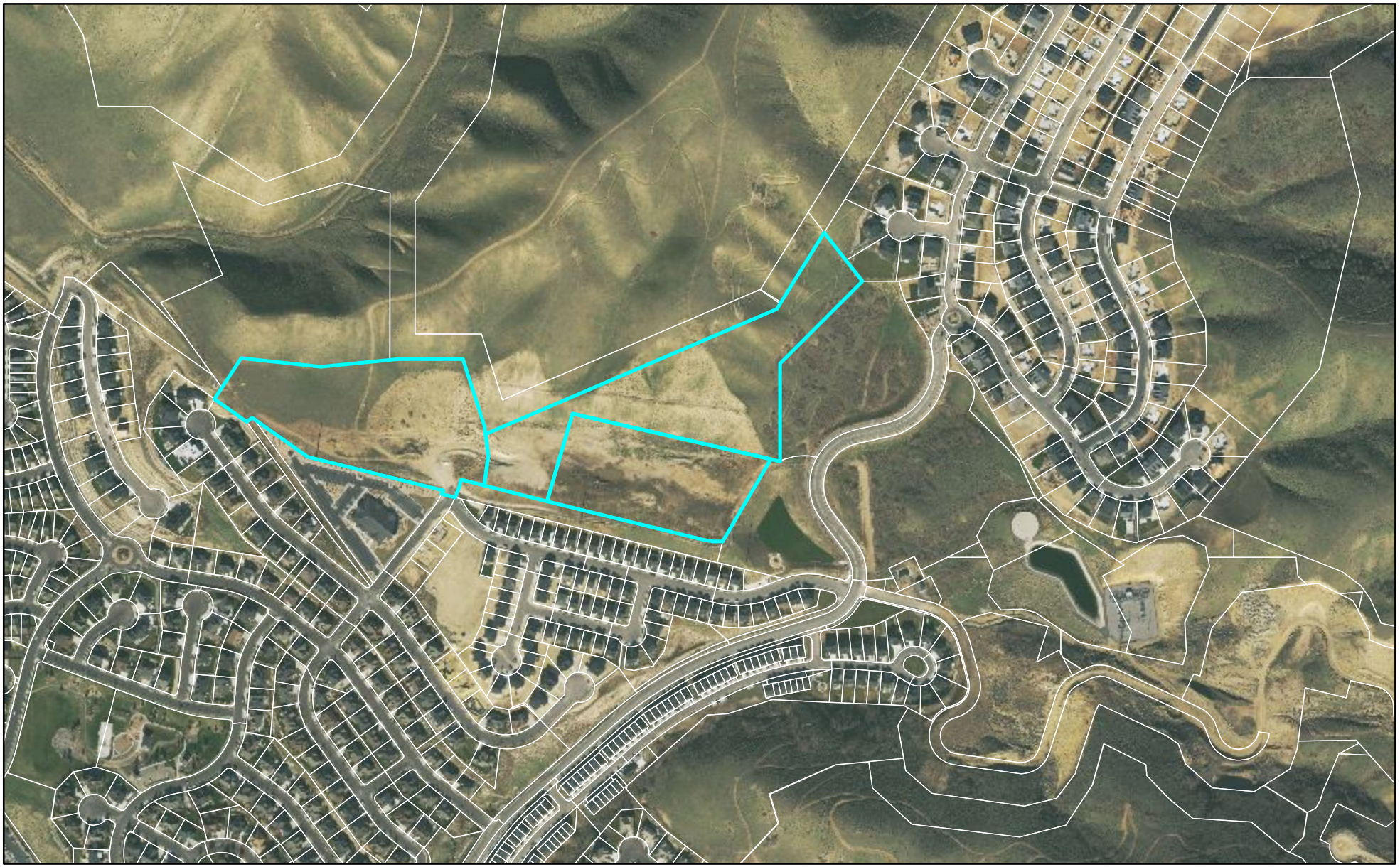
Section No.	Traverse Mountain Design Standard					
2.02D	Street Type	Street Section	ROW (min)	Asphalt Width (min)	ROW (min)	Asphalt Width (min)
			OPTION ONE		OPTION TWO	
			includes 4' walk and 5' parkstrip both sides of road		*includes 4' walk & 5' parkstrip one side of the road & 8' path on the opposite side(see18' ROW section)*	
	Local streets (parking on one side)	A	51'	29’	60'	29’
	Local streets (parking on both sides)	B	56'	34’	65'	34’
	Neighborhood collector	C	54'	32’	63'	32’
	TM Minor collector	D	58'	36'	67'	36'
	TM Major collector	E	66'	44’	75'	44’
	TM Minor arterial	F	70'	48'	79'	48'
	TM Minor arterial	G(A) & G(B)	70'	48'	79'	48'
	TM Principal arterial	H	88'	66’	97'	66’
			OPTION ONE			
			Does not include walk & parkstrip			
	Private street sidewalk one side	I	36	28’	36	28’
	Canyon Road	J	28’	24'	28’	24'
	Mountain Slope Road	K	26'	24’	26'	24’
	Private Alley	L	24'	20'	24'	20'
	Note: See street sections for additional details. Street sections A-G may have a typical City 5'parkstrip and 4' walk on one or both sides of the street. Street sections A-G may have a typical City 5' parkstrip and 4' walk on one side of the street with an 8' path on the opposite side of the street. The 8' path is planned to be private and maintained by the Traverse Mountain Master Association. Where the 8' private path and landscaping is planned the developer shall provide an easement allowing for access to the public utiltiy easement.					
2.02E	Maximum cul-de-sac length to be increased to 1,500 feet in canyon and hollows areas with intermediate turnarounds as topography allows and as approved by the City Engineer; all other cul-de-sac lengths maximum increased to 600 feet; all to be signed as "no outlet." Fox Canyon Road may extend to the end of Central Canyon.					
2.02(I)	All subdivisions shall abut and have access to at least one hard surfaced public street and as a minmum, allowance for one or more future accesses as developments adjacent hereto proceed.Future access requirements waived for Central Canyon areas for topography and grade-restricted access. If the development exceeds 50 equivalent residential units, the second access must be incorporated in the subdivision unless otherwise approved by the Planning Commission. As per the approved Traverse Mountain Area Plan, the City will not require a 3rd and 4th access point within East, Central, and West Canyon areas.					

TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

Section No.	Traverse Mountain Design Standard
2.03C1	Local street minimum radius may be reduced to 150' centerline radius where topography is limiting; otherwise Lehi City standards apply.
2.04B	If City will not allow for the gating of public streets, private streets will need to be permitted with street designed to Traverse Mountain Area Plan standards. If private roads are gated they must be crash-gated or provide a key-box. Easements to be provided for public utilties.
2.06A	Block length can be increased to accommodate the terrain of the site; pedestrian access not to exceed 1,000 feet. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments, Planning Commission, and approval by the City.

Fox Canyon J1 and L1 Preliminary

Aerial

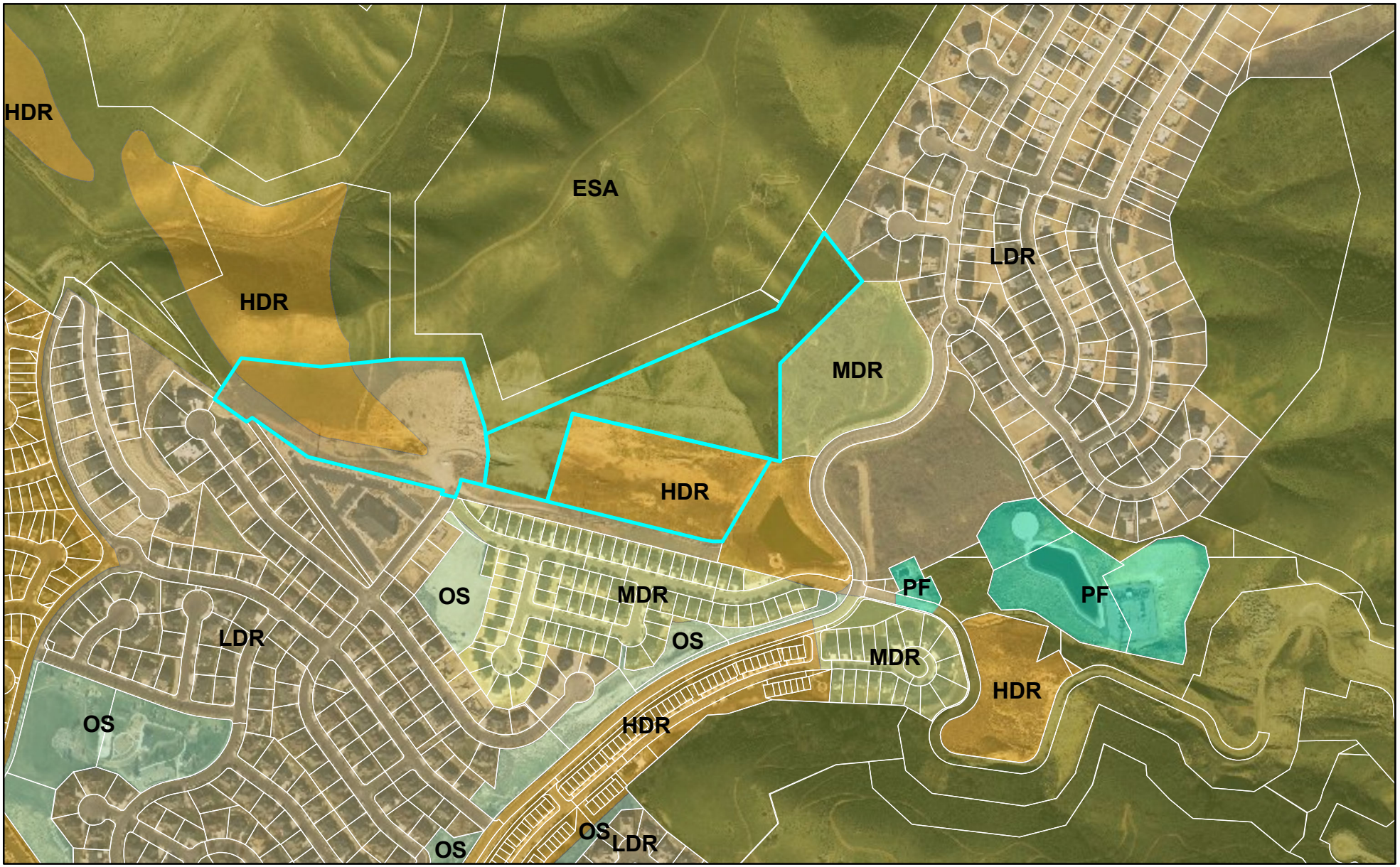


0 660 1,320 Feet

LEHI CITY

Fox Canyon J1 and L1 Preliminary

General Plan

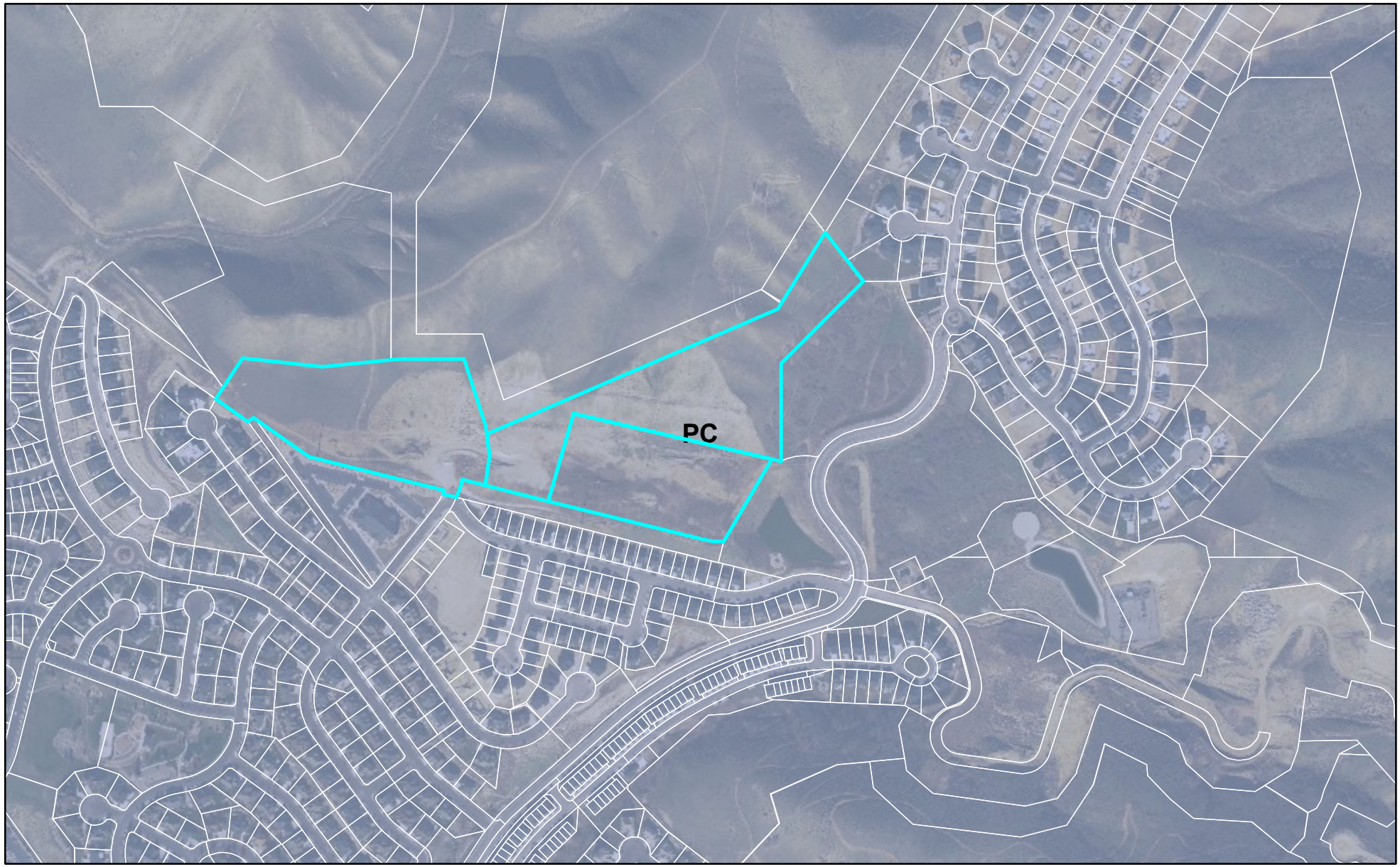


0 660 1,320 Feet

LEHI CITY

Fox Canyon J1 and L1 Preliminary

Zoning



0 660 1,320 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Capital Real Estates request for approval of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial.

Suggested Action:

Attachments:

CC Staff Report Capital Real Estate General Plan Amendment 04.11.23.docx

Capital Real Estate General Plan Amendment DRC 02.22.23.docx

Ord 23-2023.docx

Narrative Response Post Planning Commission.pdf

Capital Real Estate General Plan Amendment DRC 02.22.23.pdf

CRE GPA aerial.pdf

CRE GPA General Plan.pdf

CRE GPA Zoning.pdf

CAPITAL REAL ESTATE GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Capital Real Estate		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 1800 North 2300 West		
Acreage	1.74 acres		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	LDR		
Proposed Land Use Designation	NC (Neighborhood Commercial)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	R-1-Flex	2100 N Subdivision (X Development)
	South	R-1-12	Jordan Meadows Subdivision
	East	R-1-Flex	2100 N Subdivision (X Development)
	West	PF	North Point Elementary School
Date of DRC Review	February 22, 2023		
Date of Planning Commission Review	March 9, 2023		
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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

PROPERTY HISTORY

September 23, 1998 – This property was incorporated into the City as the Alpine School District Annexation.
January 25, 2022 – The City Council approved the updated General Plan Land Use Section and Map. This property was identified as Low Density Residential there.

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this property from Low Density Residential to Neighborhood Commercial on 1.74-acres located at approximately 1800 North 2300 West.

The property is currently zoned A-5, which would not allow for any use beyond single family residential. This application is the result of the applicant approaching the City's Economic Development Director about purchasing the property. The request for Neighborhood Commercial would facilitate development of the property with a child daycare.

The City Council should consider the allowed uses in the Neighborhood Commercial classification and if the potential uses are appropriate for the property and the adjacent uses.

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

1. A subsequent application for a zone change to Neighborhood Commercial would have to take place before site plan application
2. Probably not a bad location for NC, but it does create some challenges to fit in with the surrounding residential road system that's been approved.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on March 9, 2023. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of Capital Real Estates request for review of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial.

Public hearing and consideration of Capital Real Estates request for approval of the Everbrook Academy Child Care Facility Concept located at approximately 1800 North 2300 West with exceptions requested.

Items 2.1 and 2.2 were heard simultaneously.
Katie Bussell presented agenda item 2.1

Kim Struthers clarified the GPA and the current land use. The land was purchased from Alpine School District for a Fire Station, but it was ultimately decided that the Fire State would be at a different location. A developer bought the property and is developing residential homes.

Katie Bussell presented agenda item 2.2

The applicant, Allison Morgan, with Capital Real Estate, was present to represent the childcare provider. She stated she understands they are aware of the traffic study that needs to be done, and the landscape buffer that is required will be met. Allison specified the childcare operation hours and programs that will be provided. The elevations with the architecture will blend in, and she is aware that the materials do not meet requirements, but will meet the staff recommendations. They have been in discussion with Alpine School District regarding the parcel that is not being used and they have agreed to sell it to the applicant. She discussed options for the road stub that XDevelopment had previously worked with.

Commission Chair Newall opened public comment for 2.1

Angie Lethbridge is opposed to the development. She left an online comment that I will include in the minutes that summarizes her comments. North Pointe Elementary is directly across the street from where the driveway will be located. She stated this is not the place for this type of development. The road will be five lanes and it will not be safe adding more children and homes.

Brian McQuiston is opposed to the development. He stated the only thing that changed in the application is the amount of money that went towards property. The General Plan Amendment was approved with LDR on the corner. The property was analyzed very closely. The only difference is a new application. The XDevelopment proposal had a comment made by Mayor Johnson that often brings up Development Agreements but feels uncomfortable afterwards. He would like to see the Planning Commission forward a negative recommendation on the request.

Russ Franklin was opposed to the development. He would like to echo the comments that have already been said. He timed the traffic going down 2300 west to go through 2100 North and it takes 4 minutes longer, even though it is a shorter distance. Putting more pressure on the road will add congestion and effects the quality of life. It has been analyzed and looked at, and there is zoning for a reason. A day care would be great to have where it is already approved.

Jason Lethbridge is opposed to the development. He also wants to echo the comments. The traffic to the corner area, specifically with a day care, will have peak times that will be challenging. The city created a commercial node on the corner. There is a need for day cares, but he feels this is the wrong decision. In this case the sell is more of a matter for the City Council and should treat this property no differently to any other. He would like to maintain the general plan as it currently stands.

Jenny Lee Furness and she is opposed to the development. She leaves her house at three and stated the school is already

full and the streets are already lined with cars to pick up their children. When cars are trying to exit the school, it is nearly impossible to exit. When people are leaving work, there is a lot of congestion, especially if there is going to be construction. Her mother used to run a day care, so she is not opposed to day cares. But the traffic and buses, and all the children that already attend the school, seems a bit excessive. Morning and afternoon drop off will be bad, as well as evening pickup.

Katie Bussell summarized the online comments that will be included in the minutes.

Commission Chair Newall closed the public hearing on 2.1

Commission chair Newall opened the public hearing on 2.2
Commission chair Newall closed the public hearing on 2.2

Motion: Commissioner Eyre moved to offer a negative recommendation of **Capital Real Estates request for review of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial,** finding that doing so would create a zoning island and the uses could become problematic; including all DRC comments. Commissioner Carlson seconded. Amended that the proposed changes are inconsistent with the land around it. The second still stands.
Vote: Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, no; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed 4 – 1.

Motion: Commissioner Eyre moved to deny Capital Real Estates request for approval of the Everbrook Academy Child Care Facility Concept located at approximately 1800 North 2300 West with exceptions requested, based on connectivity standards, the size of building is not in conformance, and that the health, safety and welfare standards are not met. Including all DRC comments. Commissioner Carlson seconded.
Vote: Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, yes; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed unanimously.

Capital Real Estate General Plan Amendment
DRC Redline Comments

Capital Real Estate- requests review of a General Plan amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR to Neighborhood Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Rick Hauser, Allison Morgan
Date of Plans Reviewed: 2/14/23
Time Start: 10:43 am
Time End: 10:47 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comment
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:

1. A subsequent application for a zone change to Neighborhood Commercial would have to take place before site plan application
2. Probably not a bad location for NC, but it does create some challenges to fit in with the surrounding residential road system that's been approved.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 9, 2023
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 23-2023

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 1800 NORTH 2300 WEST

WHEREAS, on April 11, 2023, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on March 9, 2023, to review and make a recommendation on the General Plan Amendment located at approximately 1800 North 2300 West changing the land use designation from Low Density Residential (LDR) to Neighborhood Commercial (NC), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 11, 2023, 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 (LDR) to Neighborhood Commercial (NC).

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from LDR to NC. The total amendment will include 1.74-acres of property located at approximately 1800 North 2300 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 23 -2023 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 11th day of April 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

Legal Description

Legal Description: COM S 1107.59 FT & E 314.94 FT FR W 1/4 COR. SEC. 6, T5S, R1E, SLB&M.; E 268.01 FT; S 27 DEG 45' 33" E 72.13 FT; S 16 DEG 48' 59" E 74.85 FT; S 12 DEG 50' 31" E 82.92 FT; S 86 DEG 47' 31" W 62.08 FT; S 78 DEG 39' 44" W 69.84 FT; S 76 DEG 31' 39" W 111.4 FT; S 63 DEG 43' 28" W 51.46 FT; S 71 DEG 1' 7" W 33.76 FT; N 0 DEG 53' 18" W 81.02 FT; S 89 DEG 59' 59" W 20.5 FT; N 0 DEG 49' 52" W 212.26 FT TO BEG. AREA 1.744 AC.

CAPITAL REAL ESTATE, INC.

SIXTY SOUTH SIXTH STREET, SUITE 2630,
MINNEAPOLIS, MN 55402
(612) 313-2500

April 6, 2023

City of Lehi
c/o: Planning Department
Attn: Jacob Curtis
153 North 100 East
Lehi, UT 84043

VIA EMAIL: JCurtis@Lehi-UT.gov

RE: Application for General Plan Amendment
Proposed Everbrook Academy Child Care Facility
Approximately 1800 North 2300 West

Dear Members of the City Council:

In anticipation of the upcoming City Council meeting on April 11, 2023, we are pleased to submit this correspondence as a statement of our intent to proceed with the above referenced application.

We desire to bring an offering of high-quality childcare services to the City and families of Lehi which also enhances employment opportunities within the community. However, the escalating land prices for commercially zoned land in Lehi has made it impossible for us to find a viable alternative site after looking for more than two years. The subject property presents a unique opportunity to develop a childcare facility in a suitable location.

We are asking for City Council to **vote in favor** of a General Plan Amendment to Neighborhood Commercial. Further, **we are seeking an indication of willingness** from City Council **to enter into a Development Agreement** to address the below listed matters that would be part of subsequent applications (Rezoning application to N-C and Site Plan review).

If Council Members prefer to **condition** (or defer) a vote of approval and therefore the effectiveness of the General Plan Amendment until such time as an acceptable Site Plan and Development Agreement are presented for simultaneous action, that could be acceptable to Applicant and would be preferable to a denial on this application. We are solely interested in developing the proposed childcare facility and would not desire to effectuate the General Plan Amendment or acquire the property if the childcare development will not be approved.

Request for Development Agreement to consider the following:

1. **Approve exception to N-C standards for building size larger than 5,000 square feet.**

   We are requesting approval for building footprint of approximately 11,500 SF. As shown on the proposed Floor Plan, a building of this size would have ten (10)

classrooms to offer separate programming for seven different age groups. The balance of the building would include restrooms, lobby, a multi-purpose room, staff and office space, laundry room, kitchen and utility / storage space.

2. **Approve exception to Design Standards for (i) parking and drive aisles located between the building and street sidewalk; and (ii) exceed maximum setback from a building to city street.**

   The subject property is surrounded by residential zoning on the three non-street sides. It is preferable to have the vehicular circulation adjacent to 2300 West and use the building and play area as a buffer between the vehicular traffic and surrounding residential uses. An ADA compliant pedestrian access can be accommodated from the building entrance to the street sidewalk.

3. **Approve exception for Connectivity Standards, if required.**

   The need for an exception to Connectivity Standards was cited during Concept Plan review. However, Section 37.040(G) appears to not be applicable as the proposed project is not a new non-residential subdivision containing the dedication of public roads or creation of a private road.

   The requirement to permit a connection from the sixty-six (66) residential lots approved as a part of the future residential development to the north over the childcare parking lot to utilize the single access point proposed for the childcare project would be detrimental to the safety of the students and families using the childcare center.

   A pedestrian connection from the sidewalk along 2300 West to the residential development north of the subject property has been offered by Applicant.

4. **Use Restrictions**.

   We are solely interested in developing the subject property for use as a childcare facility. To memorialize that intent and to mitigate concerns from the neighborhood about potential uses of the Property under N-C zoning, we would be agreeable to including a use restriction that (i) for the first five (5) years following the first certificate of occupancy issued for a childcare facility, the use of the property is limited to only a childcare facility or other child learning use.

   Thereafter, the property would be limited to the following permitted uses:
   - Childcare facility or other child learning use;
   - Office use;
   - Dental clinic;
   - Eye care clinic;
   - Doctor's office or clinic and provider use;

- Medical provider such as imaging, physical therapy, stretch lab and other similar uses;
- Veterinary use (no overnight boarding of animals);
- Weight loss, pain or other holistic medical uses;
- Other similar uses that meet the intent of this provision.

Further, in response to some of the discussion that came up at Planning Commission, we are **seeking feedback** on the following matters:

- **Alpine School District Parcel**: We have reached agreement with the School District to acquire their parcel and incorporate it into our proposed development, alleviating concerns of an undevelopable remnant parcel. The Subject parcel and the School District parcel would be the last undeveloped land on this block.

- **Traffic**: We have briefly reviewed the Traffic Impact Studies submitted with the X Development Mixed-Use project (See Exhibit A). We acknowledge that a Traffic Impact Study would be required with our Site Plan Application.

  The City has acknowledged that Existing Levels of Service (Morning Peak Hour) of various intersections in the immediate area of the proposed project prior to approval of the X Development project were "F" and are projected to function at level "F" once the X Development project is fully built out. These intersections will continue to function at Level "F" with the addition of trips generated by the childcare project.

  Similarly, the City has acknowledged that Existing Levels of Service (Evening Peak Hour) of various intersections in the immediate area of the proposed project prior to approval of the X Development project range from "C" to "F" are projected to function at levels of "C" to "E" in the future 2026 Condition with the X Development fully built out. It is likely that the Traffic Impact Study submitted with our Site Plan Application would maintain these same Levels of Service or a possible downgrade, but no worse than the Morning Peak Hour condition that has been accepted by the City.

  Refinement of General Plan: It was noted at the Planning Commission meeting that since the General Plan was recently approved in January 2022, it is too soon to approve an Amendment to that Plan. However, as Planning Staff noted in the meeting, the General Plan process was not a detailed review of every individual parcel in the City. While the southeast quadrant of 2300 West and 2100 North is generally guided for residential, it is not unreasonable to revisit the General Plan for a specific purpose, such as the proposed project.

  Property Encumbered by Obligations arising from X Development Project: We have been provided with a copy of the development plans for the adjoining residential project (see Exhibit B). It appears that the subject property is being used to accommodate

development requirements for the residential development rather than requiring the residential project to address these requirements within the boundaries of the property it owns. Mainly, the installation of storm pipe through the subject property and the obligation to maintain a 20' wide road over the pipe along the boundary between the subject parcel and the School District parcel. This makes the perimeter 20' of the subject property unusable and makes the School District parcel undevelopable.

However, if the childcare project were to proceed and we were to acquire the School District parcel as proposed, we would be willing to work with staff to relocate this proposed storm drain and road onto the School District parcel, both restoring the usable area of the subject property and continuing to accommodate the developer of the residential project.

We sincerely appreciate your thoughtful consideration of our request and look forward to the opportunity to discuss the same.

Sincerely,

CAPITAL REAL ESTATE INC.

Allison F. Morgan

Vice President

Exhibit A

Table ES-1: Morning Peak Hour Level of Service Results

	Intersection	Level of Service		
		Existing (2021)		
		BG	BG-M	PP
1	2300 West / 2100 North (S.R. 85) WB	C	B	C
2	2300 West / 2100 North (S.R. 85) EB	F	F	F
3	Cranberry Ridge Rd & Project Access / 2300 West	f	f	f
4	South School Access / 2300 West	f	f	f
5	1750 North / 2300 West	f	f	f
6	North Access / 2100 North (S.R. 85)	-	-	b

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic), M = Mitigated

Source: Hales Engineering, December 2021

Table ES-1: Evening Peak Hour Level of Service Results

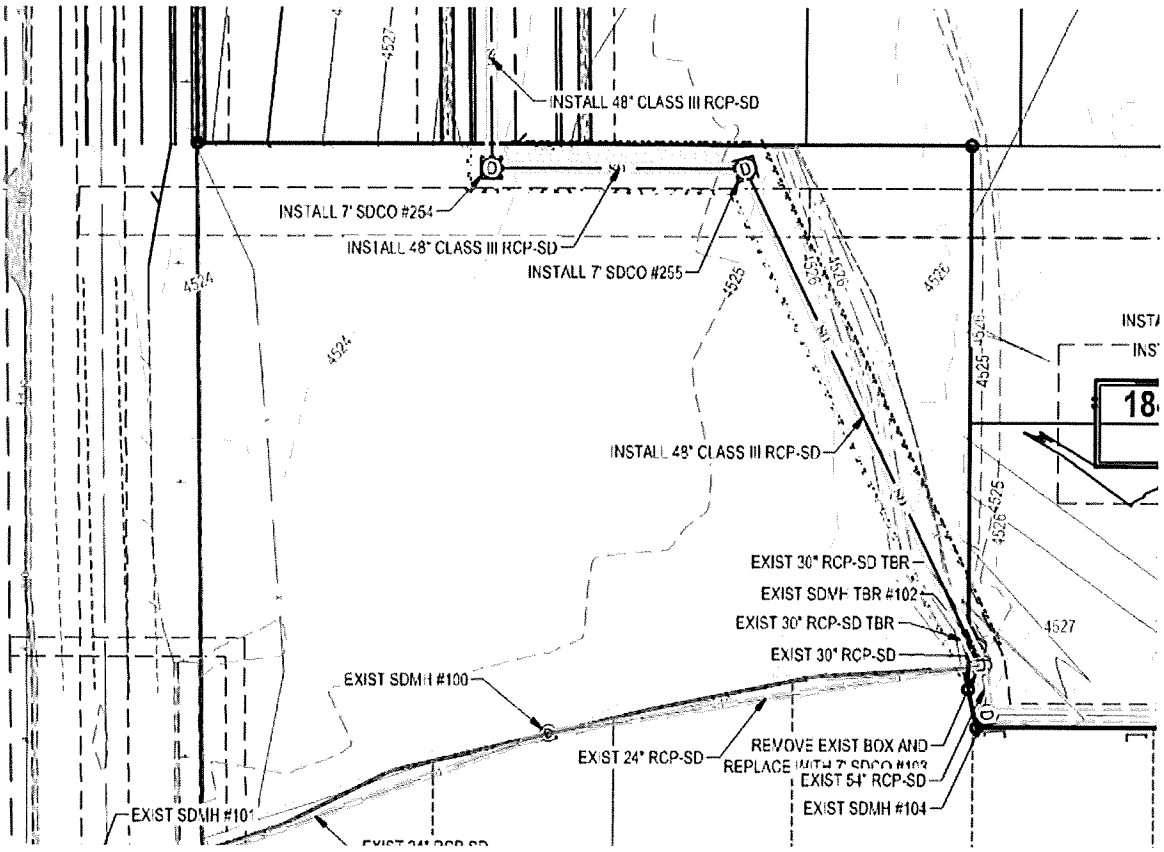
	Intersection	Level of Service				
		Existing (2021)			Future (2026)	
		BG	BG-M	PP	BG	PP
1	2300 West / 2100 North (S.R. 85) WB	F	C	C	E	E
2	2300 West / 2100 North (S.R. 85) EB	D	C	C	C	C
3	Cranberry Ridge Rd & Project Access / 2300 W	e	d	d	d	e
4	South School Access / 2300 West	c	e	d	d	d
5	1750 North / 2300 West	d	d	d	e	e

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG = Background (without project traffic), PP = Plus Project (with project traffic)

Source: Hales Engineering, May 2021

Exhibit B


INSTALL 48" CLASS III RCP-SD
INSTALL 7' SDCO #254
INSTALL 48" CLASS III RCP-SD
INSTALL 7' SDCO #255
INSTALL 48" CLASS III RCP-SD
EXIST 30" RCP-SD TBR
EXIST SDMH TBR #102
EXIST 30" RCP-SD TBR
EXIST 30" RCP-SD
EXIST SDMH #100
EXIST 24" RCP-SD
REVOVE EXIST BOX AND
EXIST 54" RCP-SD
EXIST SDMH #104
EXIST SDMH #101
4527
4524
4525
4526

CAPITAL REAL ESTATE, INC.

SIXTY SOUTH SIXTH STREET, SUITE 2630,
MINNEAPOLIS, MN 55402
(612) 313-2500

February 13, 2023

City of Lehi
153 North 100 East
Lehi, UT 84043

RE: Application for General Plan Amendment
Proposed Everbrook Academy Child Care Facility

Proposal Summary

Capital Real Estate Inc. is proposing to purchase the City owned vacant property at 1800 North 2300 West for development as a childcare facility. The property is an irregularly shaped 1.74 acre parcel, bound on the west side by 2300 West and Low Density Residential on the north, east and south. The proposed childcare building is an approximately 11,100 square foot single-story building with associated play area enclosure, parking facilities and landscaping.

This request for General Plan Amendment is to change the guidance for the property (currently zoned Agricultural) from Low Density Residential to Neighborhood Commercial and a request for approval from Planning Commission to exceed the 5,000 SF building size limitation set forth in the NC District.

A separate Application for Concept Review accompanies this Application for General Plan Amendment and it is Applicant's intention that upon City feedback on the Concept Plan, a formal application for Site Plan Review would be submitted and reviewed in conjunction with and contingent upon this Application for General Plan Amendment.

(A) *The reason and justification for the proposed amendment:*

This application for General Plan Amendment is to change the guidance for the property to Neighborhood Commercial to permit the development of a single vacant parcel of property for use as a childcare facility instead of as Low Density Residential. This request is justified in that it is an appropriate location for a commercial use (opposite the existing elementary school and located along 2300 West), the use as a childcare is compatible with and does not negatively impact the surrounding properties and it provides a service to the community.

(B) *Consistency of the proposed amendment with the goals and policies of the General Plan*:

The General Plan designates that existing agricultural land in the general vicinity be guided for development as Low Density Residential, such as the pending 2100 North Subdivision. Where appropriate, the Neighborhood Commercial District is intended to

provide goods and services in close proximity or adjacent to residential areas. Similar to the area of Neighborhood Commercial at the southeast corner of 2300 West and 2100 North, the proposed amendment would permit development of the subject property for services intended to benefit the immediately adjacent residential areas while being appropriately located along the perimeter of the residential area.

(C) *Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties*:

The proposed childcare facility would be compatible with the adjoining residential properties. The scale and architectural design of the proposed building is intended to be harmonious with residential properties and utilizes the same design features of pitched roofs and gabled windows that are present on nearby residences. The wall height is ten feet (10'), the peak at the corner entrance is 19'-5" and the ridge of the roof line at its highest point is 27'-3". Applicant would work with City staff to select materials for the building and fencing that are consistent or complementary materials utilized on adjoining properties.

The orientation of the building to address 2300 West and contain parking activities on the west side of the building reduces the impact of the commercial zoning on surrounding residential properties. Vehicular access is proposed solely from 2300 West so there would be no cause for vehicles associated with the childcare to negatively impact the surrounding residential streets. The subject property abuts the rear yard of the existing residence to the south, a vacant and irregular parcel owned by the Alpine School district on the east and presumably the side yard or rear yard of any future residences to the north. In all cases, the subject property is separated from the adjoining properties by the required screening and landscape buffer per code whenever a NC parcel abuts residential.

The proposed hours of operation for the childcare facility are 6:00 am to 6:30 pm, Monday through Friday. With these hours, the operations of the childcare facility would occur while most homeowners are away from home, and would have no impact on the adjoining properties during evenings and weekends.

Further, the proposed use of the property as a childcare facility is compatible with the location of the elementary school on the opposite side of 2800 West.

(D) *The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties*;

For the reasons stated above, the proposed amendment would not have a negative effect on the character of the surrounding area. Allowing the change is use to NC to permit the childcare facility will not unduly affect the uses, or proposed uses for nearby

and adjoining properties since it is a compatible use typically located in residential areas. The use of the subject parcel for the proposed childcare serves as a buffer and transition between higher traffic volumes along 2300 West and the residential properties farther to the east.

(E) *The gain to public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.*

The proposed amendment to permit the childcare facility will be a benefit to the community by bringing in the much needed service of additional childcare options to community families.

We thank you in advance for your consideration of this proposal and look forward to an opportunity to discuss the application with the City.

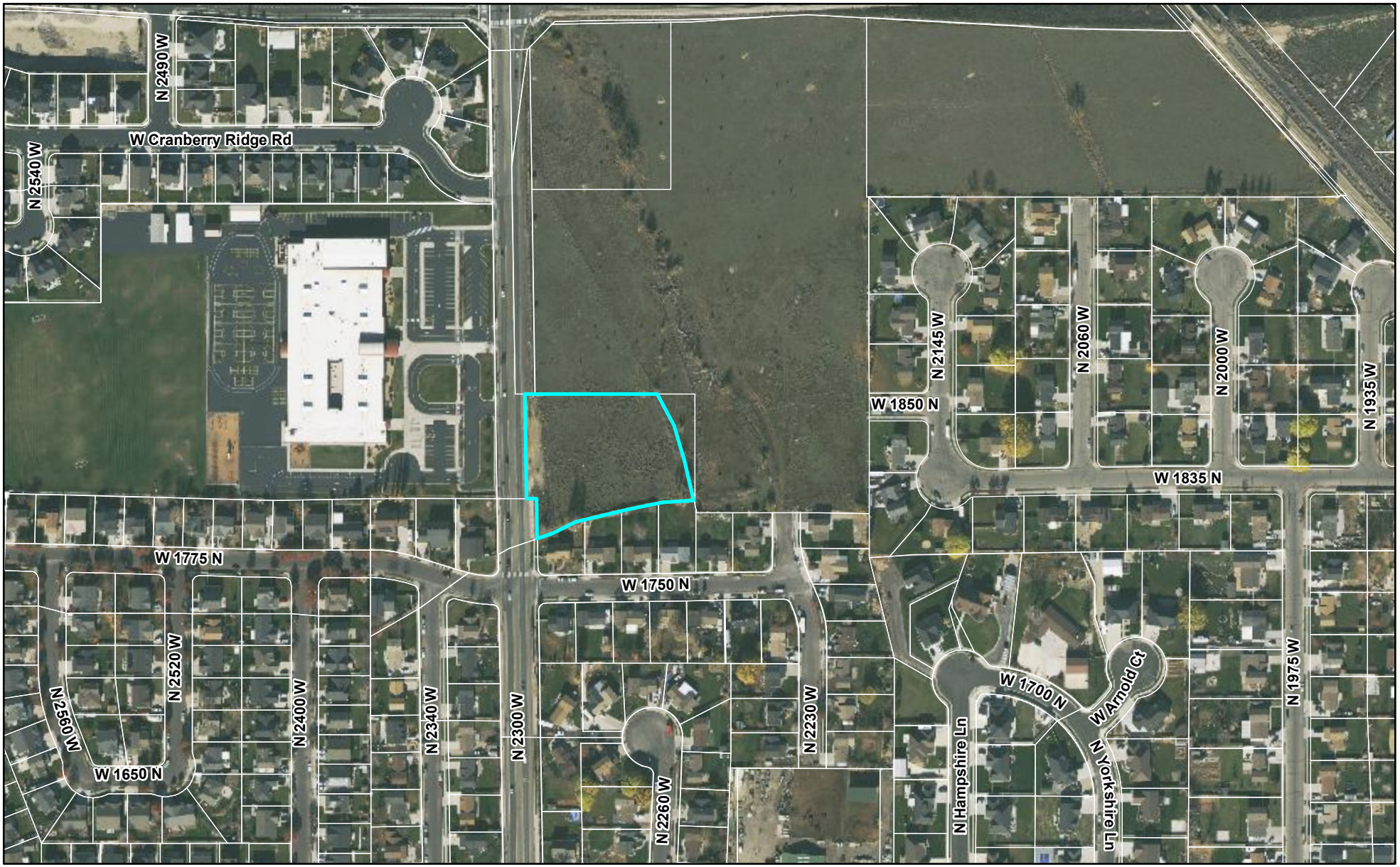
Sincerely,

Allison F. Morgan
Capital Real Estate Inc.


W 2100 N
W 2100 N
W 2100 N
W 2100 N
2300 W
194
Approximate Property
above & beyond painting
North Point Elementary School
Ferguson Plumbing Supply
GrowPro
N 2145 W
N 2060 W
N 2000 W
N 1935 W
W 1835 N
Serenity Tree Care
Claycom Web
W 1775 N St
Olympic Park
N 2560 W
N 2520 W
N 2400 W
N 2600 W
N 2230 W
N 1975 W St
Greens Park
Hadco Construct
Wires and Wifi
Gene Peterson Concrete
We Repair Sprinklers
Tech MD
W 1600 N St
2300 W
N 2260 W
N Hampshire Ln
Yorkshire Ln
N 1900 W St
W 1540 N
Liberty Education of Utah
W 1500 N
W 1500 N
The Church of Jesus Christ of Latter...
Lehi Small Engine Repair

Capital Real Estate General Plan Amendment

Aerial



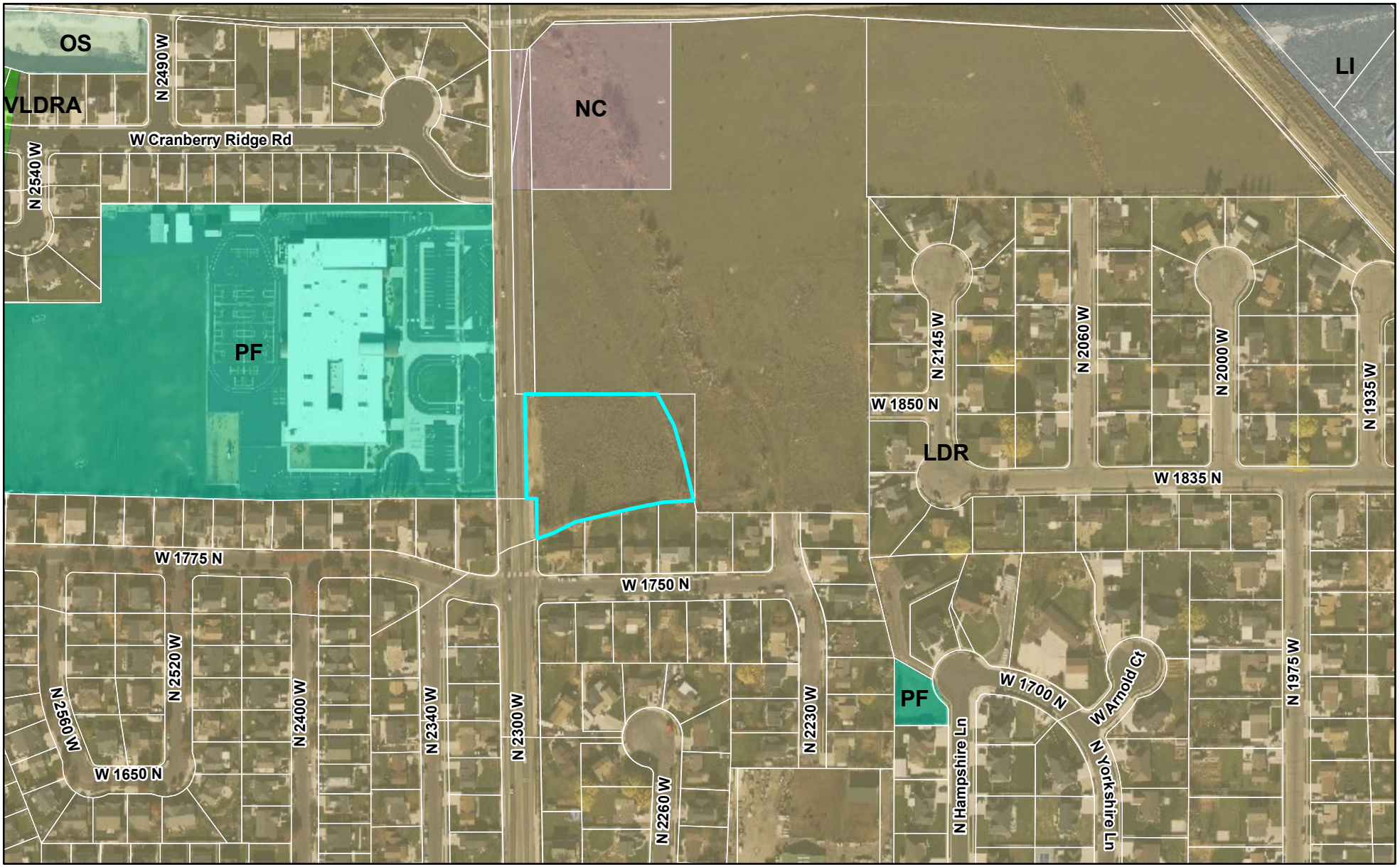
Feet

0 330 660

LEHI CITY

Capital Real Estate General Plan Amendment

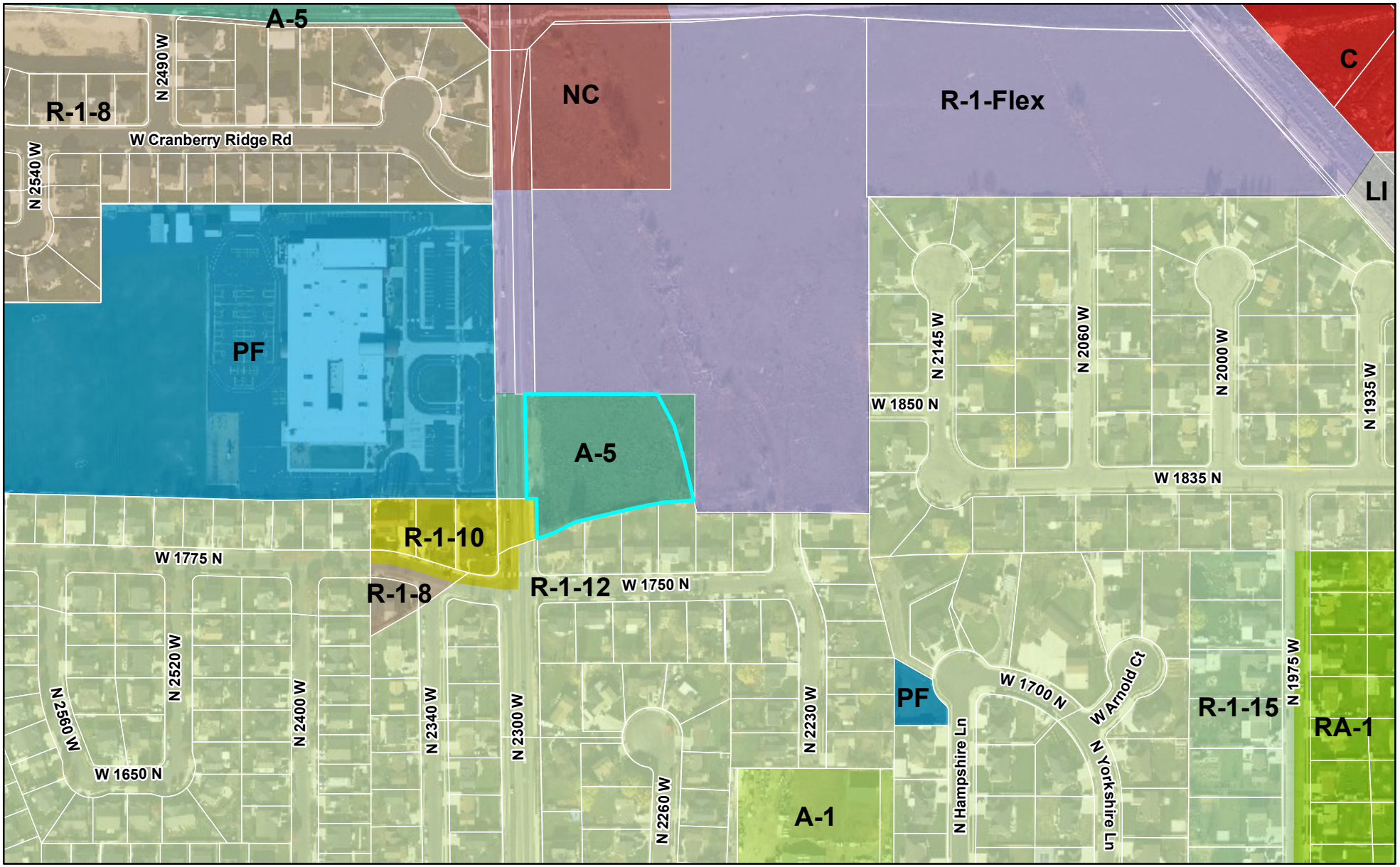
General Plan



LEHI CITY

Capital Real Estate General Plan Amendment

Zoning



0 330 660 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of the Vantage Concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street.

Suggested Action:

Attachments:

CC Staff Report Vantage Concept & Land Use Plan 04.11.23.docx

Vantage Concept Plan DRC 02.22.23.docx

Lehi Vantage Apartments Concept Narrative.pdf

Vantage Concept 02.22.23.pdf

Vantage Aerial.pdf

Vantage GP.pdf

Vantage Zoning.pdf

VANTAGE CONCEPT & LAND USE PLAN

CITY COUNCIL REPORT

Applicant	Chad Jones		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	77 East State Street		
Project Area	Approximately 1.14 acres		
Existing Zoning	MU		
General Plan Land Use Designation	TOD		
Adjacent Zoning and Land Use	*North*	MU	Rail Trail & Rail Corridor
	South	MU	Automobile Sale & State Street
	East	MU	100 E & Various Commercial Shops
	West	MU	Single Family Residential
Date of DRC Review	February 22, 2023		
Date of Planning Commission Review	March 9, 2023		
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.
The purpose of the Mixed Use (MU) District is to allow developments designed with a mix of uses including retail, office, entertainment, recreation, open space and residential that create a quality design and urban community or village feel. The mixed use development standards help to encourage vibrant, active centers with a variety of uses in a pedestrian friendly environment and promote architectural quality in building designs. Density for individual projects shall be determined and distributed on a project-by project basis throughout the MU Districts. Residential densities are set by Map 05.010. Maximum TOD and Mixed Use Density Map.

Section 37.020. Multi-Family Residential Design Standards
2. Condominium and Apartment Building Orientation. Condominium and apartment buildings shall be oriented towards the street in order to create a "street wall" along the street edge with a minor front yard setback to allow for landscaped areas, courtyards, or plazas. Off-street parking shall not be located between the buildings and street sidewalk and shall be placed at the interior portion of the property (see Figure 139). Buildings shall be setback to allow for required public utility easements unless an alternative option is approved by the Reviewing Departments. No permanent structure shall be allowed within the required public utility easement.

Section 15.050. Land Use Plan Requirements.

A. A land use plan shall contain at a minimum:
a) proposed land uses.

b) overall layout and locations of uses including potential civic/religious uses.
c) proposed density/intensity of uses and a description of amenities if a density bonus is proposed.
d) major infrastructure improvements that may be necessary.
e) proposed site-planning standards including architecture and materials of buildings.
f) park areas, open space areas, trails and other community amenities.
g) proposed landscaping, buffering, and transitioning treatments.
h) location of any critical lands. development phasing plan that includes current and build-out phasing.
i) all other issues that must be addressed to allow a thorough informed review by the Staff, Planning Commission and City Council of the proposed Land Use Plan.

B. Additionally, a land use plan for a TOD shall include:
a) traffic study and transit ridership analysis.

C. Requirements for Subsections A and B for land use plans may be waived if deemed unnecessary by the Zoning Administrator.

D. Land Use Plans may be amended. Amendments shall follow the same requirements for initial approval of a Land Use Plan including review by Staff, Planning Commission and City Council.

REPORT ANALYSIS

The applicant requests approval of the Vantage Concept and Land Use plan to be located at 77 East State Street. This report will discuss the density, concept layout, and DRC comments.

Density

The applicant's intention is to build 80 total apartment units on the 1.14-acre property, which comes out to a density of 70 units per acre. The proposed zoning classification of MU dictates that the density is determined by Map 05.010. Maximum TOD and Mixed-Use Density Map. There are 250 units allotted to the State Street area and 74 of those are considered existing. The recently reviewed Marwood Group TOD Concept proposes to use 48 of those 176 units. That leaves 128 units of usable density for the area. The 80 proposed units do not overwhelm the remaining units allowed and would allow for future development of 48 additional units elsewhere in the State Street area.

The applicant desires to leave the property in the Mixed Use zone to avoid the commercial use requirement of TOD because of concerns over the viability of commercial/retail where they don't own the corner piece on State and 100 E. They have worked with staff to include flex workspace that could be used for commercial or additional amenity gym space in the future along 100 E.

Concept Layout

The layout for the proposed concept plan consists of 80 total units with access from 100 East. The breakdown of the units is 24 studio apartments, 40 one-bedrooms, and 16 two-bedrooms. A drive aisle enters a one-level parking structure that serves as the ground floor and is connected to multiple stairwells and elevators. The ground floor also includes a separate bike parking area, four EV charging stations, and the future commercial/amenity area. Levels 2-5 are shown as apartments with an amenity deck.

For parking, 91 on-site stalls are shown within the proposed concept plan with the parking garage and eight surface stalls behind the building. The applicant proposes 11 additional on-street stalls, but on-street stalls cannot be counted toward the required parking for this project because it is requested to be considered as Mixed-use and not TOD. This leaves them with a ratio of 1.14 parking stalls per unit. The 11 additional stalls if used would theoretically raise the ratio to 1.28 stalls per unit.

Chapter 37 of the Lehi City Development Code requires amenities be provided for multi-family developments and the applicant's narrative mentions an amenity deck with a spa, pool, pickleball court, and other landscaped areas. Staff will further review the proposed amenities at the time of site plan submittal to ensure requirements are met.

DRC Comments

The DRC had 40 comments, including the following:

1. Show/label trail crossing at 100 East.
2. The site will require 10% of the overall area to be landscaped. A minimum of 50% of the landscaping shall be water-wise as defined in the development code. Trees are required at a rate of 1 per dwelling unit (84), this includes street trees per every 30' of frontage.
3. Recommend parking and traffic impact study with the concept plan to show how many parking stalls will actually be needed
4. Any development on state street will require UDOT approval
5. Two points of access will be required on this project because it has more than 50 total units.
6. This location is shown in the floodplain map. Appropriate FEMA approval will be required.
7. Also, 100 E is a minor collector on Lehi's master transportation plan and as a collector has a minimum center line access spacing minimum of 350 ft. Draft adjustments to access management change this distance to 150 ft. Between this and the railroad crossing there will need to be an exception to these spacing requirements.
8. The DRC and applicant are okay with sending this to Planning Commission for review and consideration however, knowing that the number of units or layout of the site may need to be adjusted or modified to meet utility and other DRC concerns/comments.
9. Need to show a trail and separate sidewalk along 100 E frontage per the City's Bike and Pedestrian Master Plan which shows a shared use path/bike lanes at this location.
10. Recommend raised concrete planter boxes to protect pedestrians from cars on 100 E.
11. Street trees shall be provided on street frontage, at a minimum of one tree for every 30 feet of right-of-way. Street trees may be clustered and need not be evenly spaced. Trees should be placed within park strip areas.
12. A parking reduction will be needed for this project. A parking study will be required to determine if the amount of reduction is justified. On street parking stalls cannot be counted toward the required parking for this project because it is a Mixed Use project, not a TOD project.
13. Show an entry feature (could include landscaping, raised planters, bench, etc.)/ connection from the surface parking to the trail.
14. On the 100 E elevation, provide architectural treatments on the openings to the parking garage to help soften the look of the parking garage and create a more interesting street scene along the street/trail.
15. At the time of site plan show the details for the trail design, streetscape of 100 E, and design elements of continuous crossing at the driveway, etc.
16. General Comments: 1. The State Street TOD is allotted 250 total units with 76 existing on the Max Density Map. The proposed project would utilize 80 of the remaining 174 units.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed concept and land use plan. Any motion should include findings. Possible findings include:

1. The proposed concept plan is/is not consistent with the purpose and the requirements of the MU zone.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on March 9, 2023. A motion to approve was initially made, but didn't receive sufficient votes for it to pass, so this item is coming forward with a **negative recommendation**. The majority of the Commissioners had concerns about too much density at this location which would result in inadequate parking and the building being too tall. The minutes and motion from this meeting are as

follows:

Recommendation of Chad Jones' request for review of the Vantage concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street.
Katie Bussell presented information on the agenda item.

The applicant, Chad Jones, was present to represent the item. Listen to the audio.

Commission Chair Newall opened the public hearing.

Commission Chair Newall closed the public hearing.

The commission discussed the concept plan needing to meet the parking requirement. There are 122 total units. The applicants are proposing 102 total parking stalls, which includes on street parking.

Motion: Commissioner Carlson moved to approve Chad Jones' request for review of the Vantage concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street, subject to meeting all of the DRC comments with the findings that the proposed concept plan is not yet consistent with the development code, but might be with the final site. Regarding discussion about meeting parking requirements, adding conditions that the applicant determine proper parking requirements and demonstrate to staff the proposed parking will be adequate and will maintain all of the residents vehicles on the property, and that there will be no misunderstanding to meet access requirements with a single point on access with more than 50 units that a city code change will be require with a prior approval to the site plan. Commissioner Eyre seconded.

Vote: Commissioner Everett, no; Commissioner Eyre, yes; Commissioner Britton, no; Commissioner Newall, no; Commissioner, Carlson, yes. The motion passed with a negative recommendation.

Vantage Concept Plan
DRC Redline Comments

*Chad Jones – requests review of the **Vantage concept**, a proposed TOD development including 80 apartments and flex workspace located at 77 East State Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Jacob Curtis
Representatives of the Applicant Present: Chad Jones, Lisa Webster, Curtis Miner
Date of Plans Reviewed: 2/14/23
Time Start: 11:33 pm
Time End:

DRC REDLINE COMMENTS:

Glade – Power:

1. A significant power line extension/upgrade is required. Developer is responsible for line extension costs, any off-site easements required, and costs to convert existing customers to a Y service.
2. Must provide transformer location on site meeting NESC/NFPA requirements.
3. Metering must meet NEC and Lehi Power standards.
4. A 10' (minimum) PUE space must be provided at all road frontages. The PUE begins at the back of walk/property line. No permanent structures, including footings are allowed in the PUE space.
5. With this layout, a 15' PUE is required at 100 East.

Garion – Fire: No comments

Greg/Ryan – Water/Sewer:

6. Extensive Culinary and Pressurized irrigation main up-size and improvements in State Street and 100 East will be required to service this site. Current water main size will not support interior or exterior fire flow demand.
7. Sewer main improvements will likely be required in 100 East and State Street.
8. There is no Lehi City owned storm drain in this area.
9. Existing 2" culinary line
10. No Storm drain to tie into.
11. 10" Pi Main.
12. 8" Sewer main.
13. 2" culinary main.
14. Existing 4" culinary main.
15. Culinary water main does not cross state street.
16. Existing 8" PI Main
17. 2" culinary water main dead ends

James – Parks:

18. Show/label trail crossing at 100 East.
19. The site will require 10% of the overall area to be landscaped. A minimum of 50% of the landscaping shall be water-wise as defined in the development code. Trees are required at a rate of 1 per dwelling unit (84), this includes street trees per every 30' of frontage.

Gary – Building/Inspections:

20. A soil report will be required if this moves past concept.

Jacob – Public Works:

21. SWPPP & LTSWMP and agreement needed prior to pre-con when this gets to that point.

Ross/Luke – Engineering: (Informational comments from last time)

22. Need to provide a 10' PUE along each street frontage
23. Sewer connection is available in State Street west of the proposed location. Sewer capacity in Center Street shall be measured and analyzed with proposed added flows
24. Culinary water system needs to be looped and pipes upsized to minimum sizes. Need to provide analysis of waterlines with required inside fire flows to show what upgrades are needed.
25. Show any necessary upgrades needed on the pressure irrigation system to provide needed outside fire flow
26. Will need to provide required retention/detention

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

27. Recommend parking and traffic impact study with the concept plan to show how many parking stalls will actually be needed
28. Any development on state street will require UDOT approval
29. Two points of access will be required on this project because it has more than 50 total units.
30. This location is shown in the floodplain map. Appropriate FEMA approval will be required.
31. Edge of driveway would need to be 60' from where the future RR crossing gate would be.
32. Also, 100 E is a minor collector on Lehi's master transportation plan and as a collector has a minimum center line access spacing minimum of 350 ft. Draft adjustments to access management change this distance to 150 ft. Between this and the railroad crossing there will need to be an exception to these spacing requirements.

Kim – Planning:

33. The DRC and applicant are okay with sending this to Planning Commission for review and consideration however, knowing that the number of units or layout of the site may need to be adjusted or modified to meet utility and other DRC concerns/comments.
34. Need to show a trail and separate sidewalk along 100 E frontage per the City's Bike and Pedestrian Master Plan which shows a shared use path/bike lanes at this location.
35. Recommend raised concrete planter boxes to protect pedestrians from cars on 100 E.
36. Street trees shall be provided on street frontage, at a minimum of one tree for every 30 feet of right-of-way. Street trees may be clustered and need not be evenly spaced. Trees should be placed within park strip areas.
37. A parking reduction will be needed for this project. A parking study will be required to determine if the amount of reduction is justified. On street parking stalls cannot be counted toward the required parking for this project because it is a Mixed Use project, not a TOD project.
38. Show an entry feature (could include landscaping, raised planters, bench, etc.)/ connection from the surface parking to the trail.
39. On the 100 E elevation, provide architectural treatments on the openings to the parking garage to help soften the look of the parking garage and create a more interesting street scene along the street/trail.
40. At the time of site plan show the details for the trail design, streetscape of 100 E, and design elements of continuous crossing at the driveway, etc.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 9, 2023.

General Comments:

1. The State Street TOD is allotted 250 total units with 76 existing on the Max Density Map. The proposed project would utilize 80 of the remaining 174 units.

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

DRC Response Sheets on Pages 22-24

NVGTE
Guiding with Vision

31 January 2023

Lehi City Planning Division
153 N 100 E
Lehi, UT 84043

RE: Development Review Committee Re-Submission – Vantage Concept Plan

To Whom it May Concern:

Please see the information below and the attached site plan, floorplans, boundary and ALTA surveys, renderings, traffic study, power utility study, and response to the DRC Redline Comments in red for your consideration.

Development Information
Property:
Vantage
77 E State Street
Lehi, UT 84043
Parcels: 01:090:0002, 01:090:0005, 01:090:017

Owner/Developer's Agent:
Chad Jones
801.597.1832

Type of Development
The development will include 84 apartments consisting of a mix of 1 bedroom/1bath and 2 bedroom/2 bath units and 97 parking stalls. We updated our approach and as such will no longer be pursuing the TOD rezone at this time but will be proceeding within the existing Mixed Use (MU) zone.

Units and Parking were updated in subsequent submittal

Proposed Building Materials
See Attached for Images

- Stucco - Network Gray Stucco and High Reflective White
- Metal Flashing/Trim Aluminum/Soffit and Vinyl Window Frames - Black
- Miratec Fascia Board – Black Magic
- Masonry – Interstate Brick/Black Ironstone Mortar

NVGTE

Guiding with Vision

Proposed Amenities

- Walking Trail
- Swimming Pool
- Package Receiving Room
- Bike Storage
- Rooftop Deck
- Pickleball Court
- High Speed Internet
- Vehicle Charging Stations

Thank you,



Chad Jones

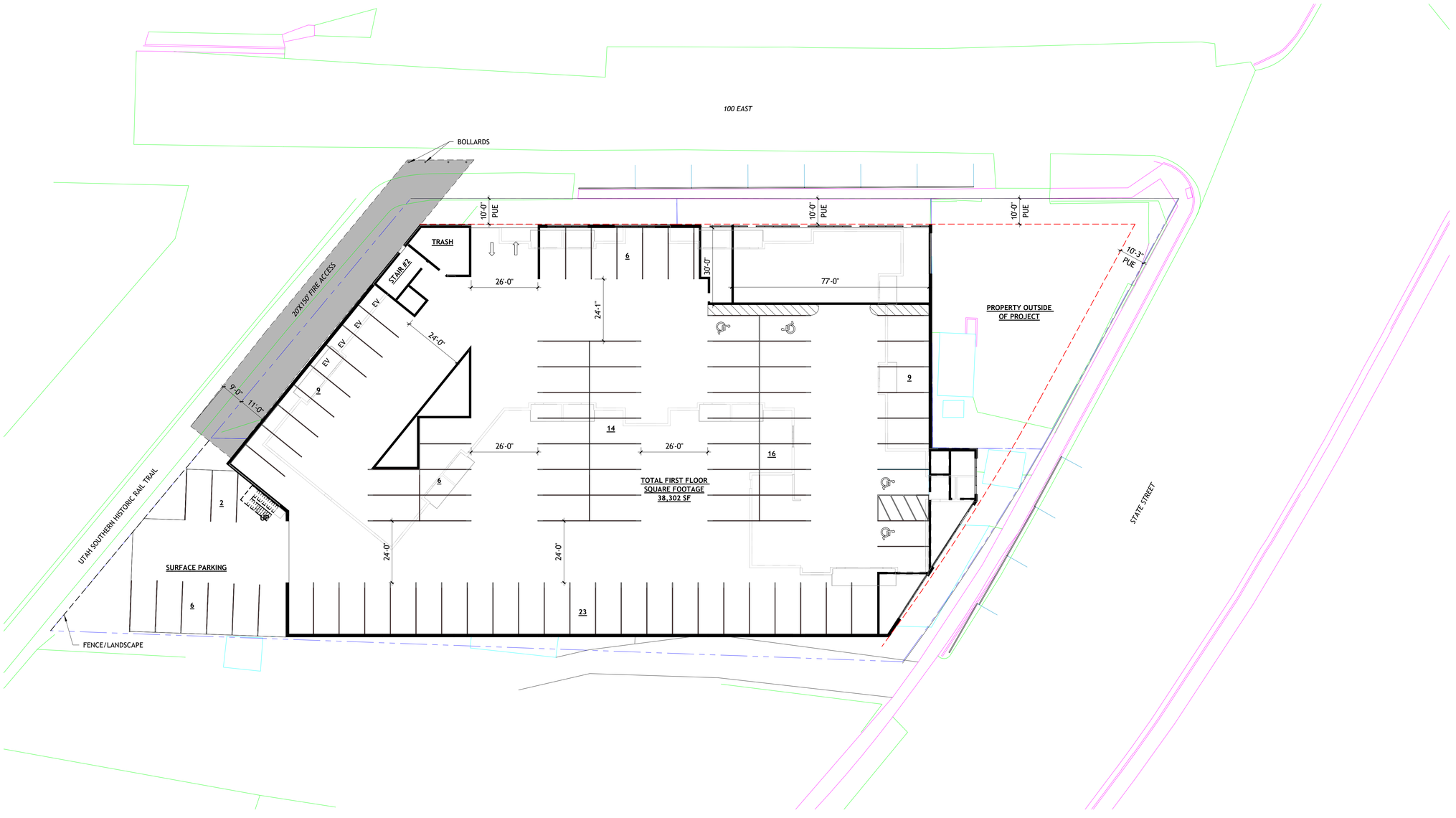
UNIT SUMMARY

JUNIOR 1BED / 1BATH (561 SF):	24	30%
1BED / 1BATH (637 SF):	40	50%
2BED / 2BATH (915 SF):	16	20%
TOTAL UNITS:	80	

PARKING SUMMARY

TOTAL PARKING STALLS:	91 ON-SITE*
ON-STREET PARKING:	11 ON-STREET
STALLS PER UNIT:	1.28 STALLS

*ADJACENT PUBLIC STALLS CAN BE COUNTED (VERIFY WITH LEHI)



D2 ARCHITECTURAL SITE PLAN
AS101 | SCALE: 1" = 20'-0"

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

NOT FOR CONSTRUCTION

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CHAD JONES MIXED USE
CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

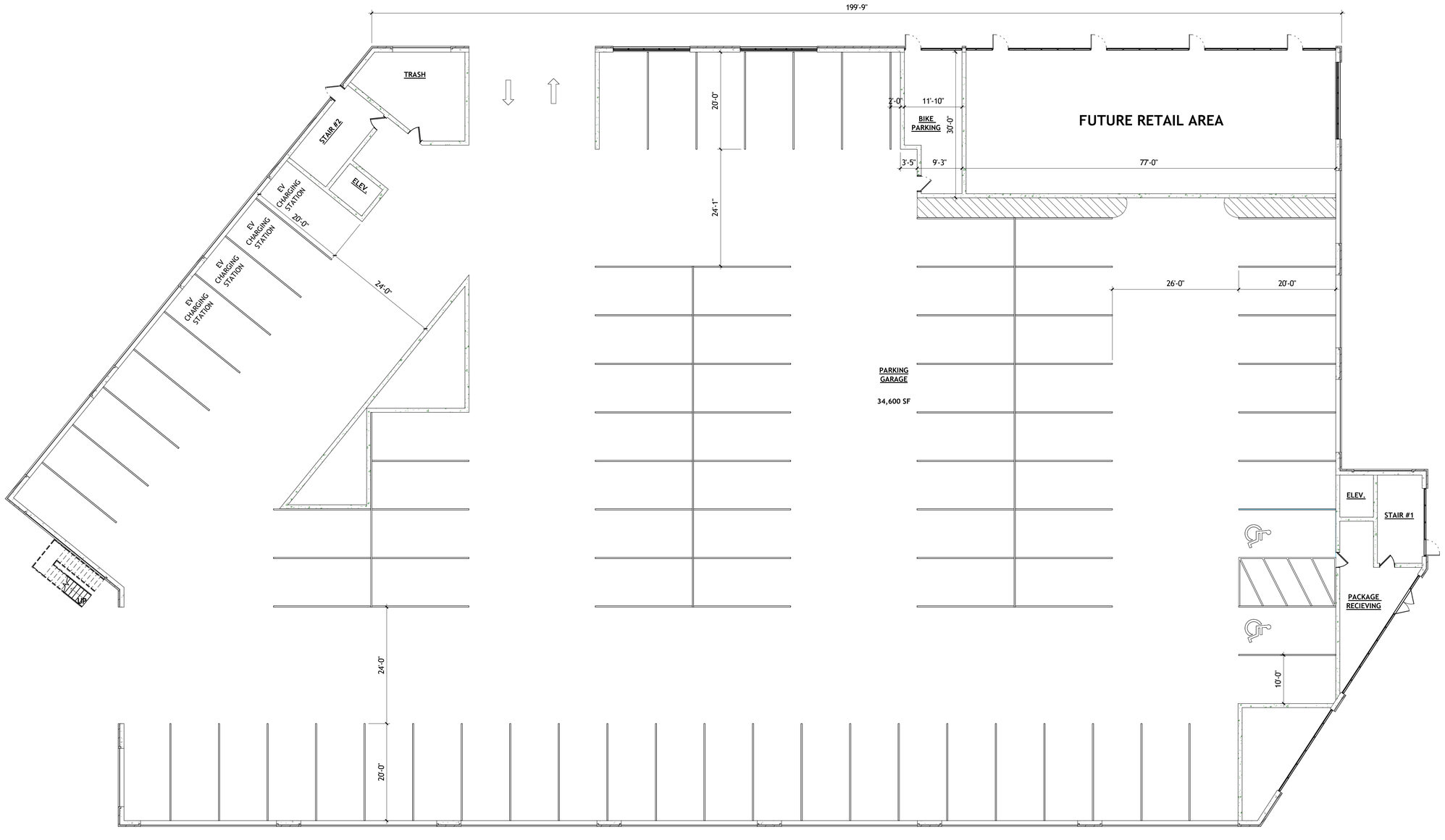
DRAWING SET STATUS
CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101

R:\02 Jobs\2023\23-007 Chad Jones Mixed-Use TOD\09 Revit\21-Chad Jone Lehi Mixed Use 2023-1-10.rvt
2/15/2023 1:47:56 PM



D2 FLOOR PLAN - LEVEL 1

A101 | SCALE: 3/32" = 1'-0"

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2/15/2023 1:47:57 PM

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CHAD JONES MIXED USE

CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

DRAWING SET STATUS

CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

FLOOR PLAN - LEVEL 1

SHEET NUMBER

A101



D2 FLOOR PLAN - LEVEL 2

A102 | SCALE: 3/32" = 1'-0"

CORE ARCHITECTURE
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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CHAD JONES MIXED USE

CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

DRAWING SET STATUS

CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

FLOOR PLAN - LEVEL 2

SHEET NUMBER

A102

R:\02 Jobs\2023\23-007 Chad Jones Mixed-Use TOD\09 Revit\21-Chad Jone Lehi Mixed Use 2023-1-10.rvt
2/15/2023 1:47:59 PM

EXTERIOR MATERIAL LEGEND

EM1	3 5/8" X 3 5/8" X 11 5/8" NORMAN BRICK VENEER, RUNNING BOND INTERSTATE BRICK IRONSTONE, MORTAN SM800 BLACK
EM2	STUCCO-SMOOTH FINISH SW775 HIGH REFLECTIVE WHITE
EM3	STUCCO-SMOOTH FINISH SW7073 NETWORK GRAY
EM4	METAL FLASHING/TRIM ALUMINUM/SOFFIT & VINYL WINDOW FRAMES - BLACK
EM5	MIRATEC FASCIA BOARD SW69921 BLACK MAGIC



B3 NORTH ELEVATION

A201 | SCALE: 3/32" = 1'-0"



D1 EAST ELEVATION

A201 | SCALE: 3/32" = 1'-0"

WALL AREA CALCULATIONS

TOTAL SOLID WALL AREA:	2,488 SF
TOTAL GLAZING WALL AREA:	968 SF
PERCENTAGE OR OPEN WALL AREA:	40%

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CHAD JONES MIXED USE

CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

DRAWING SET STATUS

CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

R:\02 Jobs\2023\23-007 Chad Jones Mixed-Use TOD\09 Revit\21-Chad Jone Lehi Mixed Use 2023-1-10.rvt
2/15/2023 1:48:08 PM

EXTERIOR MATERIAL LEGEND

EM1	3 5/8" X 3 5/8" X 11 5/8" NORMAN BRICK VENEER, RUNNING BOND INTERSTATE BRICK IRONSTONE, MORTAR SM800 BLACK
EM2	STUCCO-SMOOTH FINISH SW775 HIGH REFLECTIVE WHITE
EM3	STUCCO-SMOOTH FINISH SW7073 NETWORK GRAY
EM4	METAL FLASHING/TRIM ALUMINUM/SOFFIT & VINYL WINDOW FRAMES - BLACK
EM5	MIRATEC FASCIA BOARD SW69921 BLACK MAGIC



B3 SOUTH ELEVATION
A202 | SCALE: 3/32" = 1'-0"

WALL AREA CALCULATIONS

TOTAL SOLID WALL AREA:	1,044 SF
TOTAL GLAZING WALL AREA:	692 SF
PERCENTAGE OR OPEN WALL AREA:	66%



D1 WEST ELEVATION
A202 | SCALE: 3/32" = 1'-0"

CORE ARCHITECTURE
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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
CHAD JONES MIXED USE
CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

DRAWING SET STATUS
CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER
A202

R:\02 Jobs\2023\23-007 Chad Jones Mixed-Use TOD\09 Revit\21-Chad Jone Lehi Mixed Use 2023-1-10.rvt
2/15/2023 1:48:16 PM



B2 **NW LOOKING SE**

A204 | SCALE:



D2 **SE LOOKING NW**

A204 | SCALE:

CORE ARCHITECTURE

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SUITE #105
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PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

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CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS

CHAD JONES MIXED USE

CORNER OF 100 EAST & STATE ST
LEHI, UTAH 84043

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	6 FEBRUARY 2023
PROJECT #:	23-000
PM / PA:	MRR
PIC:	CNM

DRAWING SET STATUS

CONCEPTUAL PROJET PLAN

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A204

R:\02 Jobs\2023\23-007 Chad Jones Mixed-Use TOD\09 Revit\21-Chad Jone Lehi Mixed Use 2023-1-10.rvt
2/15/2023 1:48:27 PM

Vantage Concept

Aerial



0 130 260 Feet

LEHI CITY

Vantage Concept

General Plan

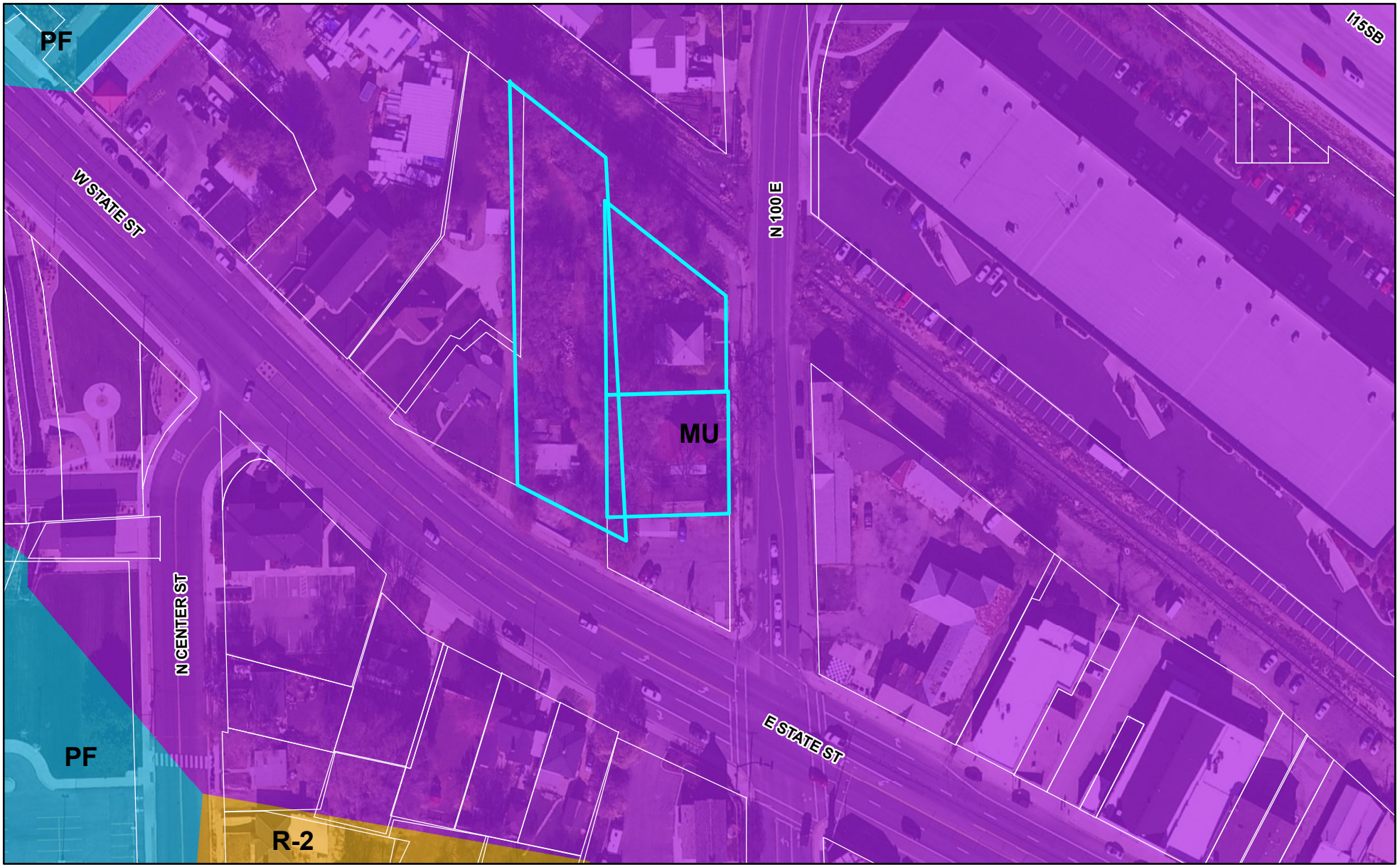


0 130 260 Feet

LEHI CITY

Vantage Concept

Zoning



LEHI CITY

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2023 the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning.

Suggested Action:

Attachments:

CC Staff Report Pioneer Plaza Zone Change 04.11.23.docx

Lehi Pioneer Plaza Zone Change DRC 03.01.23.docx

Ord 24-2023.docx

Pioneer Plaza Zone Change 03.01.23.pdf

Pioneer Plaza ZC aerial.pdf

Pioneer Plaza ZC General Plan.pdf

Pioneer Plaza ZC Zoning.pdf

LEHI PIONEER PLAZA ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Jared Osmond		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1000 South 1300 West		
Project Area	0.09 acres		
Existing Zoning	R-1-22		
Proposed Zoning	Commercial		
Existing General Plan Land Use Designation	VLDRA/Commercial		
Adjacent Zoning and Land Use	*North*	R-1-22	City Open Space
	South	C	Undeveloped
	East	TH-5	Undeveloped
	West	C	Undeveloped
Date of DRC Review	March 1, 2023		
Date of Planning Commission Review	March 23, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

INTERPRETATION OF LAND USE MAP:

It should be noted that the Land Use Map is based on a "broad brush" approach in that, unlike the City's Planning Zone Map; it does not precisely locate every land use to an individual parcel level. The Land Use map shows general locations of land use activities, facilities, and physical characteristics, but emphasis should also be given to the written policies for land use decision-making. The Zoning Administrator shall be responsible for general interpretation of the Land Use Map. The Zoning Administrator may, at his/her discretion, forward any interpretation issue of the Land Use Map to the Planning Commission for their review and interpretation. If a conflict occurs between the Land Use Map and adopted policies, the written policies are the controlling factors in decision-making.

COMMERCIAL (C)

The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices, and institutional uses.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and

adjoining properties;

4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

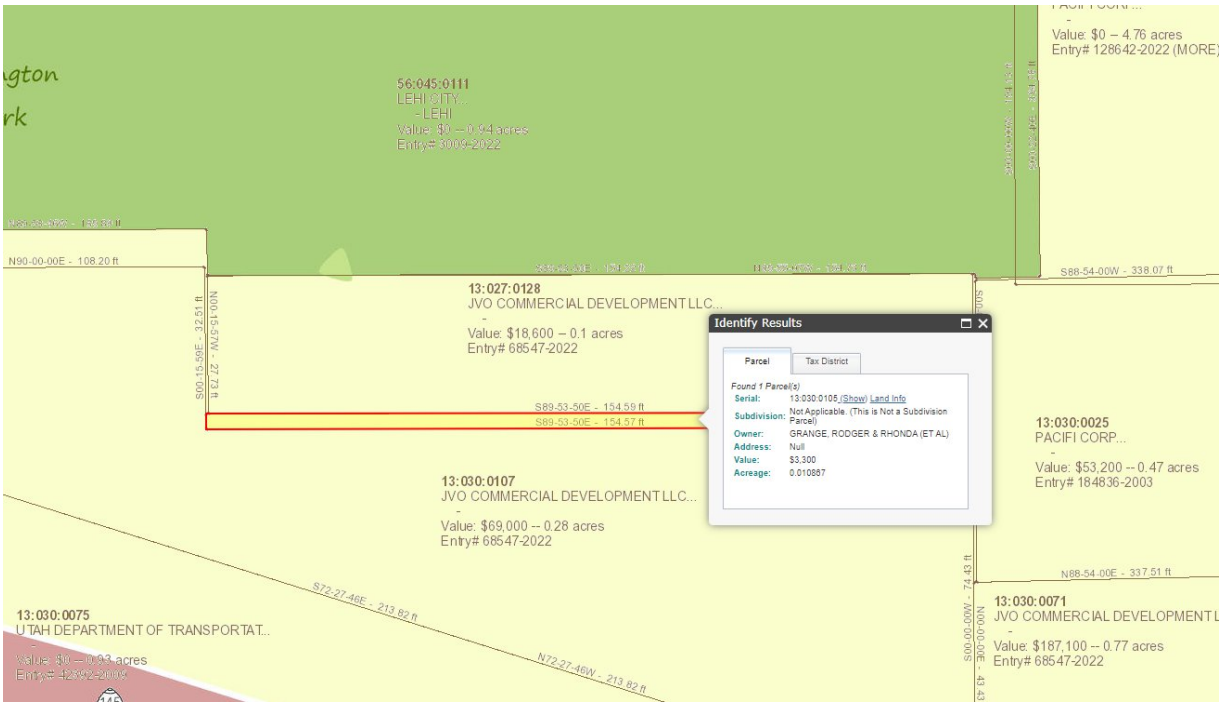
REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from R-1-22 to Commercial on 0.09 acres of property located at approximately 1000 South 1300 West. This property is shown as VLDRA with some minor overlap of Commercial on the General Plan, but the Zoning Administrator believes that the broad-brush view of the General Plan should apply, and this property should have been shown as commercial. Staff feels comfortable to consider this property for Commercial zoning and to still be in conformance with the General Plan.

The applicant's narrative states that the parcel will be part of the land development for an office building and that it will likely be used for parking. Staff reviewed that concept layout at DRC and realized that this zone change needed to occur first.

The DRC had one informational redline comment related to the property to the south that the applicant proposes to include with a future concept submittal. It is not relevant to the proposed zone change:

1.County Parcel Map shows that the highlighted property is owned by Grange. Verify that development includes this property.



POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on March 23, 2023. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of Jared Osmond's request for review of the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning.

Jacob Curtis presented information on the agenda item.

The applicant, Matt Brown with MWBROWN engineering, was present. They would like to move forward with the office building. He does not have an answer for the little sliver piece of property but will have a boundary survey done. The property that has been purchased includes the zone change the applicant has requested. There will be a trail connection with the zone change.

Commission Chair Newall opened the public hearing and acknowledged the online comment that had concerns with buffering.

Commission Chair Newall closed the public hearing.

Motion: Commissioner Eyre moved to recommend approval of **Jared Osmond's request for review of the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning**, including all findings stated in the report. Commissioner Bunker seconded.

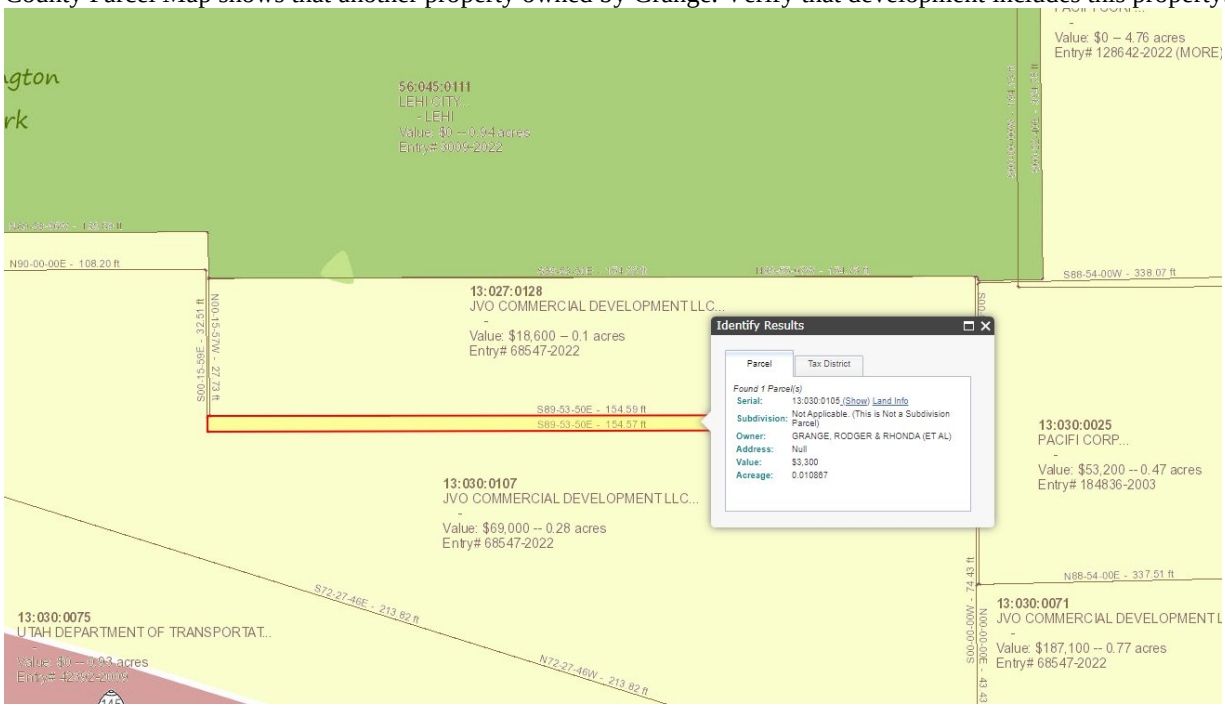
Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

Lehi Pioneer Plaza Zone Change
DRC Redline Comments

Jared Osmond – Requests review of the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South and 1300 West from a Very Low Density Residential Agricultural (VLDRA) to a Commercial (C) zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Jared Osmond
Date of Plans Reviewed: 2/21/23
Time Start: 1:30 pm
Time End: 1:34 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. County Parcel Map shows that another property owned by Grange. Verify that development includes this property.



THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 23, 2023.
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 2023-__

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1000 SOUTH 1300 WEST

WHEREAS, Jared Osmond, owner of property located at approximately 1000 South 1300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as C (Commercial); and

WHEREAS, following a public hearing on March 23, 2023, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on April 11, 2023, 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 March 23, 2023; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Commercial.

PART II:

A. If a provision of this Ordinance -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 11th day of April 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI PIONEER PLAZA ZONE CHANGE

COM S 310.51 FT & W 675.11 FT FR SE COR. SEC. 18, T5S, R1E, SLB&M.; S 27.74 FT; N 89 DEG 53' 50" W 154.09 FT; N 0 DEG 15' 57" W 27.73 FT; S 89 DEG 53' 50" E 154.22 FT TO BEG. AREA 0.098 AC.

MW BROWN ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem, UT 84097

Memo

To: Lehi City

From: MW. Brown Engineering, Inc

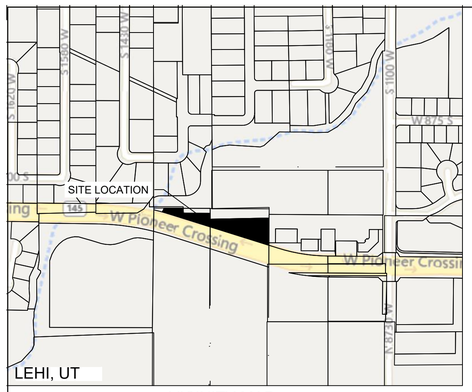
Date: February 20, 2023

Re: JVO Development LLC Rezone

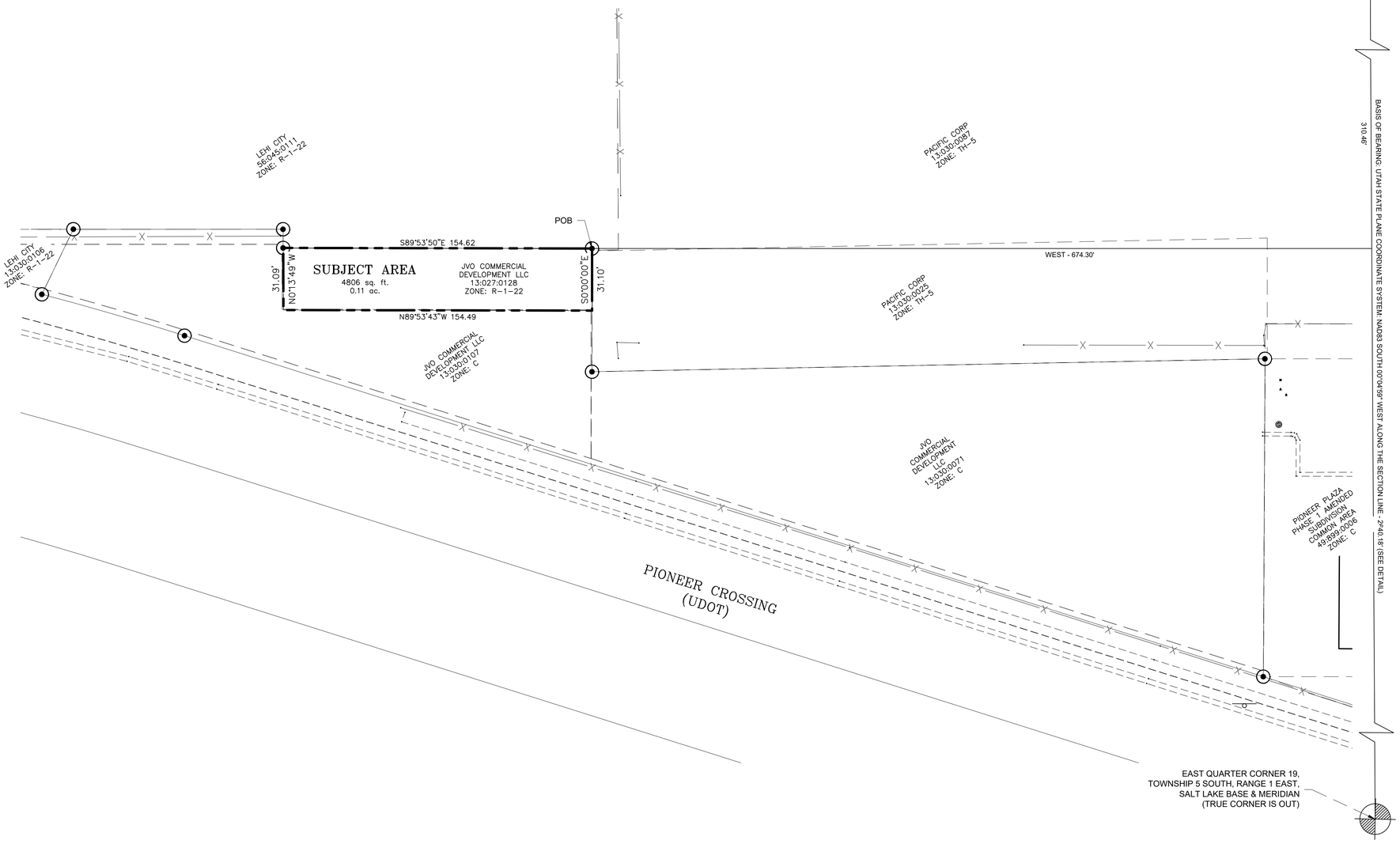
Comments: Jared Osmond of JVO Development LLC would like parcel number 13:027:0128 rezoned to the commercial zoning district. The parcel is a 0.11 acre parcel that is zoned R-1-22. It is part of the parcels he is developing for an office building along Pioneer Crossing at 1004 South 1100 West. The parcel to the north is owned by Lehi City and is a open space parcel with the Dry Creek Trail and channel in it. Rocky Mountain Power owns the parcel to the east which is currently zoned TH-5. The parcel will complement the existing commercial zoning of the project. The rezone will allow him to develop the total project parcel into an office building and parking that will meet the requirements of the Highway commercial zone design standards. The parcel is buffered to the north by the power lines and the city park property and will enhance the area. It will not have any adverse effects on the neighboring properties. The project will benefit the city by having more business located in the city.

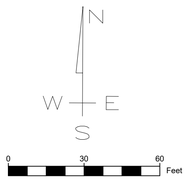
ZONE CHANGE MAP

JVO COMMERCIAL DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN, LEHI CITY,
UTAH COUNTY, UTAH



VICINITY MAP





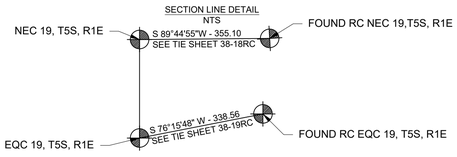
PROPOSED COMMERCIAL ZONE

A PARCEL OF LAND SITUATE IN THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH. BOUNDARY OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 310.46 FEET SOUTH 00°04'59" WEST ALONG THE SECTION LINE AND 674.30 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE SOUTH 31.10 FEET, THENCE N 89°53'43" W 154.49 FEET, THENCE N 00°13'49" WEST 31.09 FEET, THENCE S 89°53'50" E 154.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.11 ACRES (4806 SQ. FT.)

NOTE: BASIS OF BEARING IS UTAH STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH 00°04'59" EAST IN BETWEEN THE NORTHEAST CORNER AND EAST QUARTER CORNER OF SAID SECTION 19.



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: PIONEER PLAZA
Location: LEHI CITY, UTAH
Drawing Name: ZONE CHANGE MAP

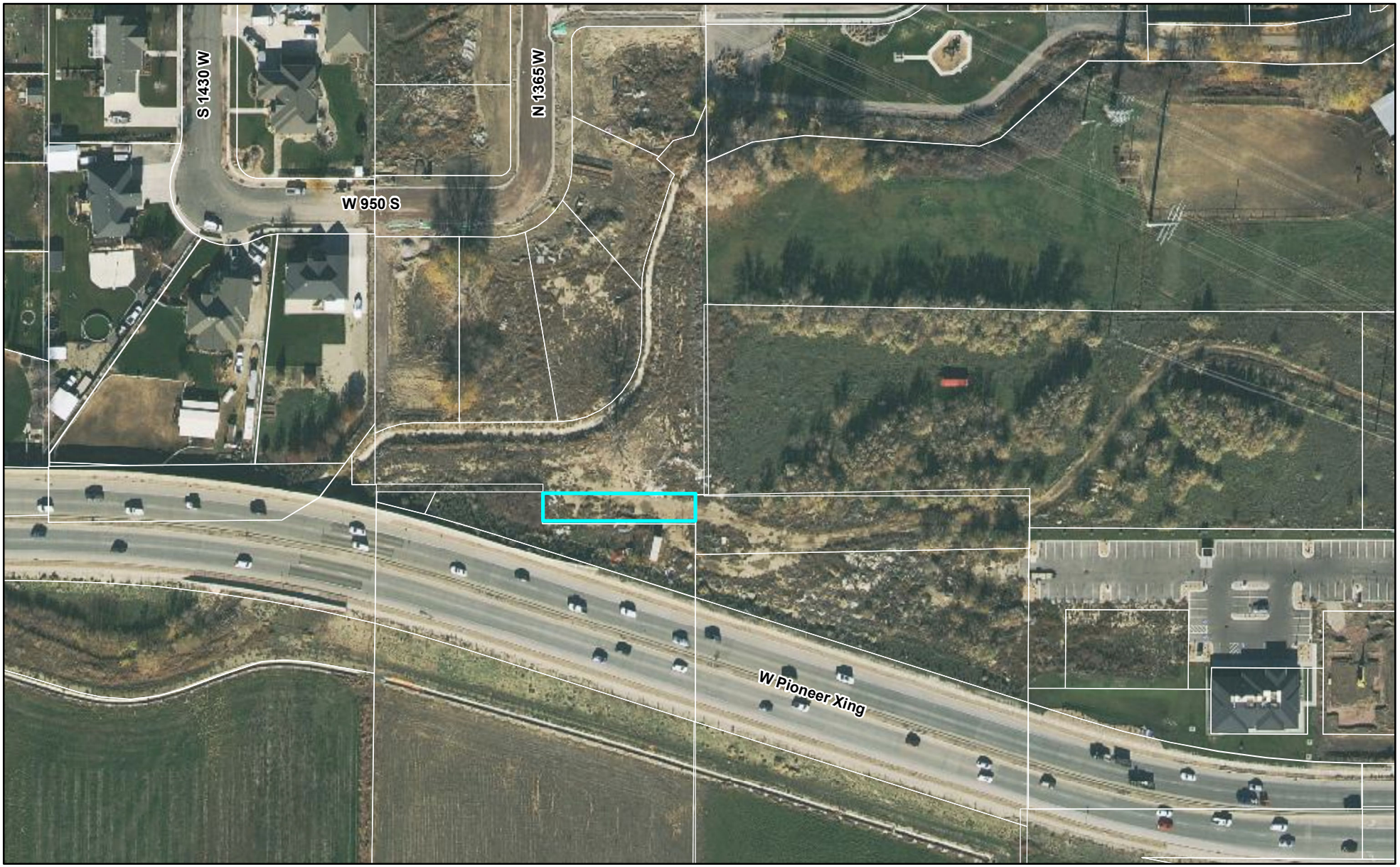
PROJECT NO.
2022.017

SHEET NO.
N/A

PRINT DATE: 2/17/2023

Lehi Pioneeer Plaza Zone Change

Aerial

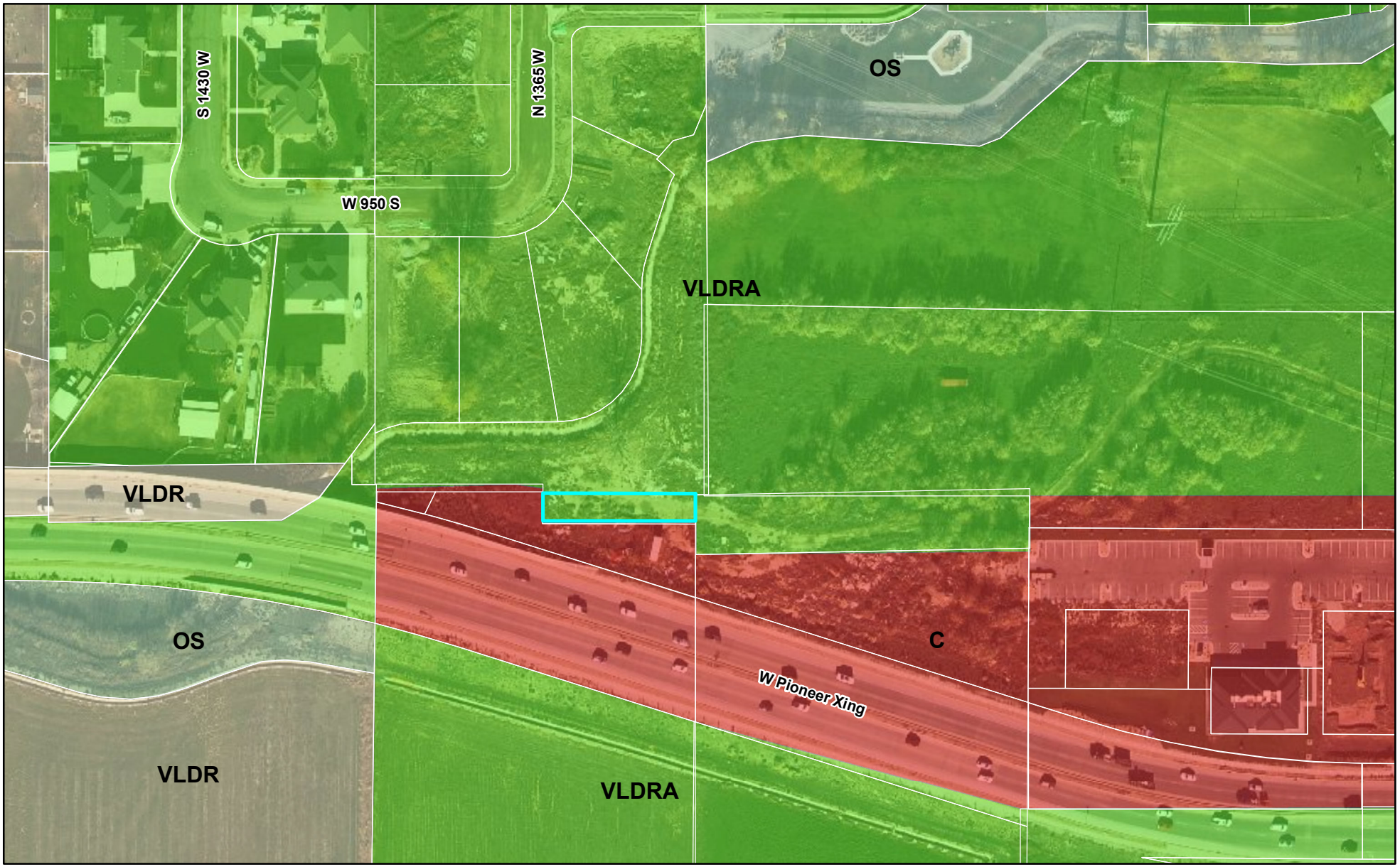


0 160 320 Feet

LEHI CITY

Lehi Pioneeer Plaza Zone Change

General Plan

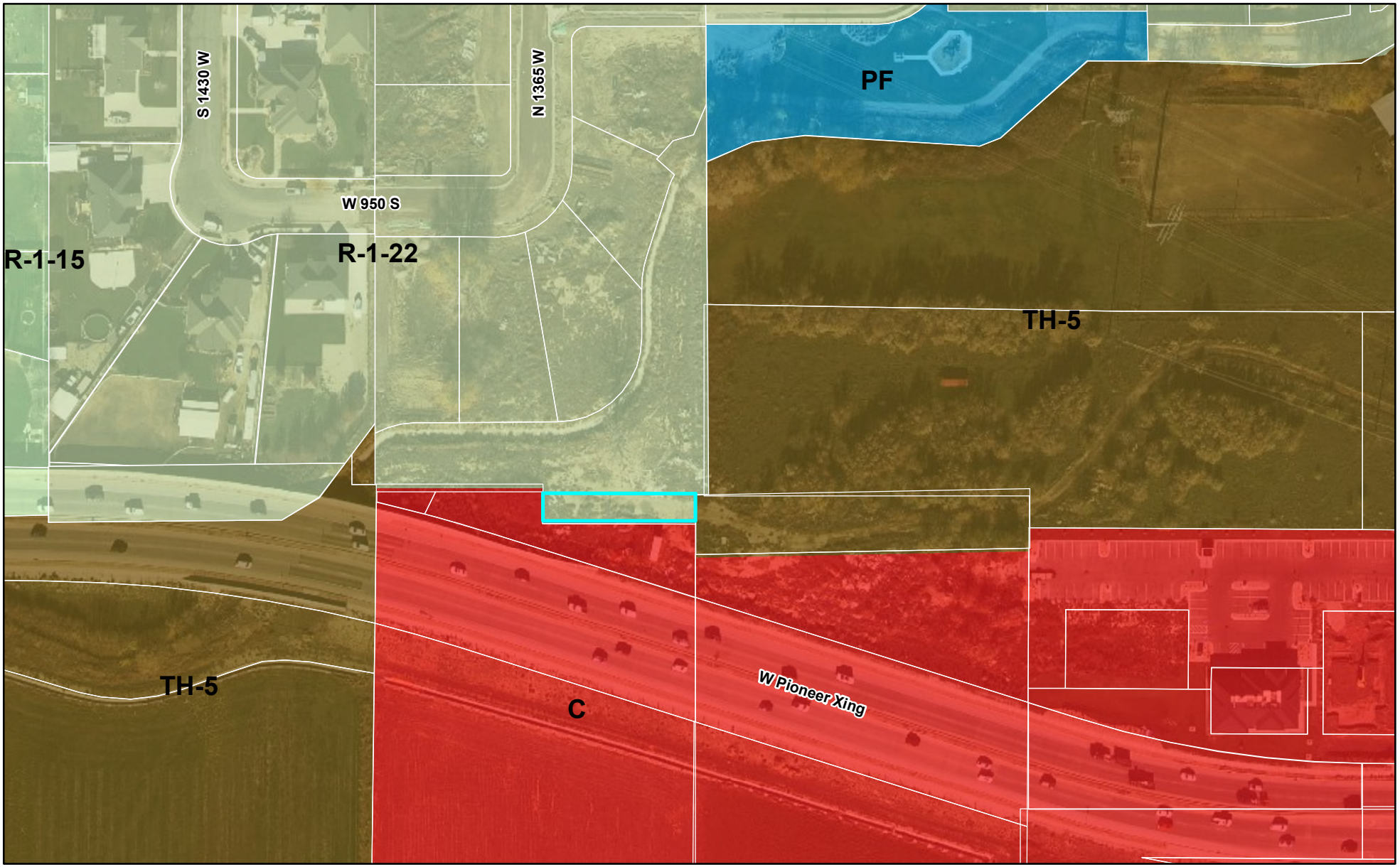


0 160 320 Feet

LEHI CITY

Lehi Pioneeer Plaza Zone Change

Zoning



0 160 320 Feet

LEHI CITY

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West.

Suggested Action:

Attachments:

CC Staff Report Coombs Corner Preliminary & Final Subdivision 04.11.23.docx

Coombs Corner Final Subdivsion DRC 03.08.23.docx

Coombs Corner Final Subdivision DRC 03.08.23 drc response, plans.pdf

Coombs Corner Aerial.pdf

Coombs Corner GP.pdf

Coombs Corner zoning.pdf

COOMBS CORNER PRELIMINARY & FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ryan Coombs		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a preliminary and final subdivision		
Location	Approximately 1765 North 1100 West		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-Flex		
General Plan Land Use Designation	LDR		
Number of Lots/Units	2 lots		
Adjacent Zoning and Land Use	*North*	R-1-8	Gateway Plat A Subdivision
	South	R-1-12	Single family residential
	East	R-1-8	Single family residential
	West	R-1-8	Stonegate Plat B Subdivision
Date of DRC Review	March 8, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

September 8, 2020 – The City Council approved the Brad Sunderland Trust Zone Change from A-1 to R-1-Flex.

REPORT ANALYSIS

The applicant requests approval of the proposed Coombs Corner Preliminary and Final Subdivision, a 2-lot residential subdivision located at approximately 1765 North 1100 West in an R-1-Flex zone.

The proposal will divide an undeveloped lot into two lots with a road connection through the middle that stubs into the property to the south. The property is approximately 0.693 acres which results in a density of 2.9 units per acre. The proposed lots both exceed the 8,000 square foot lot minimum and meet the lot frontage requirements for the zone. The proposed lots are similar in size to the surrounding subdivision lots.

The DRC reviewed the proposed subdivision and had 12 technical redline comments:

1. Include side yard setbacks in the setback table.
2. Add note to plat that no floor slabs are to be below native grade.
3. Add native grade elevations, for each lot, to the plat.

Please include all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary and final subdivision on March 23, 2023. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of Ryan Coombs' request for preliminary subdivision review of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West.

Jacob Curtis presented information on the agenda item.

Ryan Coombs is the applicant and was present.

Commission Chair Newall opened and closed the public hearing.

Motion: Commissioner Everett moved to recommend approval of **Ryan Coombs' request for preliminary subdivision review of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

Coombs Corner Preliminary and Final Subdivision
DRC Redline Comments

Ryan Coombs– requests preliminary and final subdivision review of the Coombs Corner, a 2-lot residential subdivision located at approximately 1765 North 1100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Jacob Curtis
Representatives of the Applicant Present: Ryan Coombs, David Jenkins
Date of Plans Reviewed: 2/28/23
Time Start: 2:09 pm
Time End: 2:34 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: (rallred@lehi-ut.gov and (385) 225-0783)
1. Show mainline valve symbols at hot tap location.
2. Label existing Water and PI mainline size on 1800 North and 1100 West (4" culinary main will be SDR-21 class 200 PVC, PI main will be 6" DR-18 PVC)
3. Fire hydrant/blow off configuration you have shown will not work. Fire hydrant will require a minimum of 3' of clearance on all sides for operation.
4. Remove note 13 & 16 from general notes.
5. Correct key note 8 referencing 2% slope on 8" sewer main along with South Valley Sewer District reference.
6. Add Lehi City standard backfill note to general notes. "All Lehi City sewer, water, and storm drain trench require granular import backfill material, this material must meet an AASHTO A-1-a classification per the Lehi City Design Standards"
7. Change note 4 to reference Lehi City standard for 24" high back curb.
8. Correct labels on both water mains in profile view.
9. There is no existing SSMH at the dead end of 1100 West. The main line extends from the existing manhole #101 and is capped at 125' to the South. A new 4' manhole will be required where connecting.

Trent – Parks: No comments
Gary – Building/Inspections:
10. Include side yard setbacks in the setback table.
11. Add note to plat that no floor slabs are to be below native grade.
12. Add native grade elevations, for each lot, to the plat.

Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- sdaggs@lehi-ut.gov)
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. Class V UIC injection well permit required for any sumps and/or stormtech systems.
6. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.

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.

Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

7. Address any comments or conditions from City Council approval.
8. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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 PLANNING COMMISSION ON MARCH 23, 2023

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.

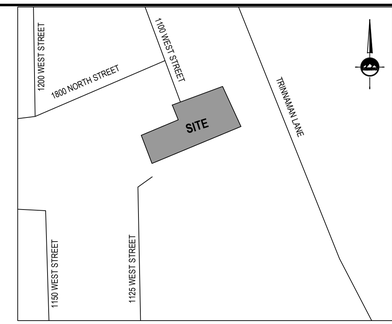
COOMBS CORNER

A RESIDENTIAL DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN LOW DENSITY RESIDENTIAL (R-1-FLEX) ZONING

FINAL PLAT





VICINITY MAP
(NOT TO SCALE)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

NOTES

1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

SETBACK TABLE	
MINIMUM FRONT SETBACK	25 FEET
MINIMUM REAR SETBACK (INTERIOR LOTS)	25 FEET
MINIMUM REAR SETBACK (CORNER LOTS)	15 FEET

LAND USE TABLE				
LOT AREA	= 22,031 SF	0.505 AC	76%
ROADWAYS	= 8,172 SF	0.188 AC	24%
TOTAL AREA	= 30,203 SF	0.693 AC	100.00%
TOTAL NUMBER OF LOTS	= 2	2.9 units per acre	

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

DEVELOPER
HUISH CONSTRUCTION
PO BOX 587
RIVERTON, UTAH 84065
801-608-3330

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 11975
MANAGER : PMH
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 2/6/23

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 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 and streets, hereafter to be known as COOMBS CORNER, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as:

Beginning at a point, said point being North 89°53'14" East 331.51 feet along the Section Line and North 0°06'46" West 1051.34 feet from the Southwest Corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence North 24°19'30" West 86.96 feet along the East Line of Stonegate Plat "B" subdivision;
thence North 66°43'56" East 115.95 feet;
thence North 21°42'36" West 39.00 feet to the Southeast Corner of Lot 14, Gateway Plat "A" subdivision;
thence North 66°43'24" East 156.62 feet;
thence South 22°20'24" East 129.54 feet;
thence South 67°29'26" West 269.95 feet to the point of beginning.

Contains 30,203 square feet or 0.693 acres and 2 Lots.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

COOMBS CORNER

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

By:
Its:

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20_____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20_____.

_____
MAYOR

COOMBS CORNER

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

SITE KEYED NOTES:

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:

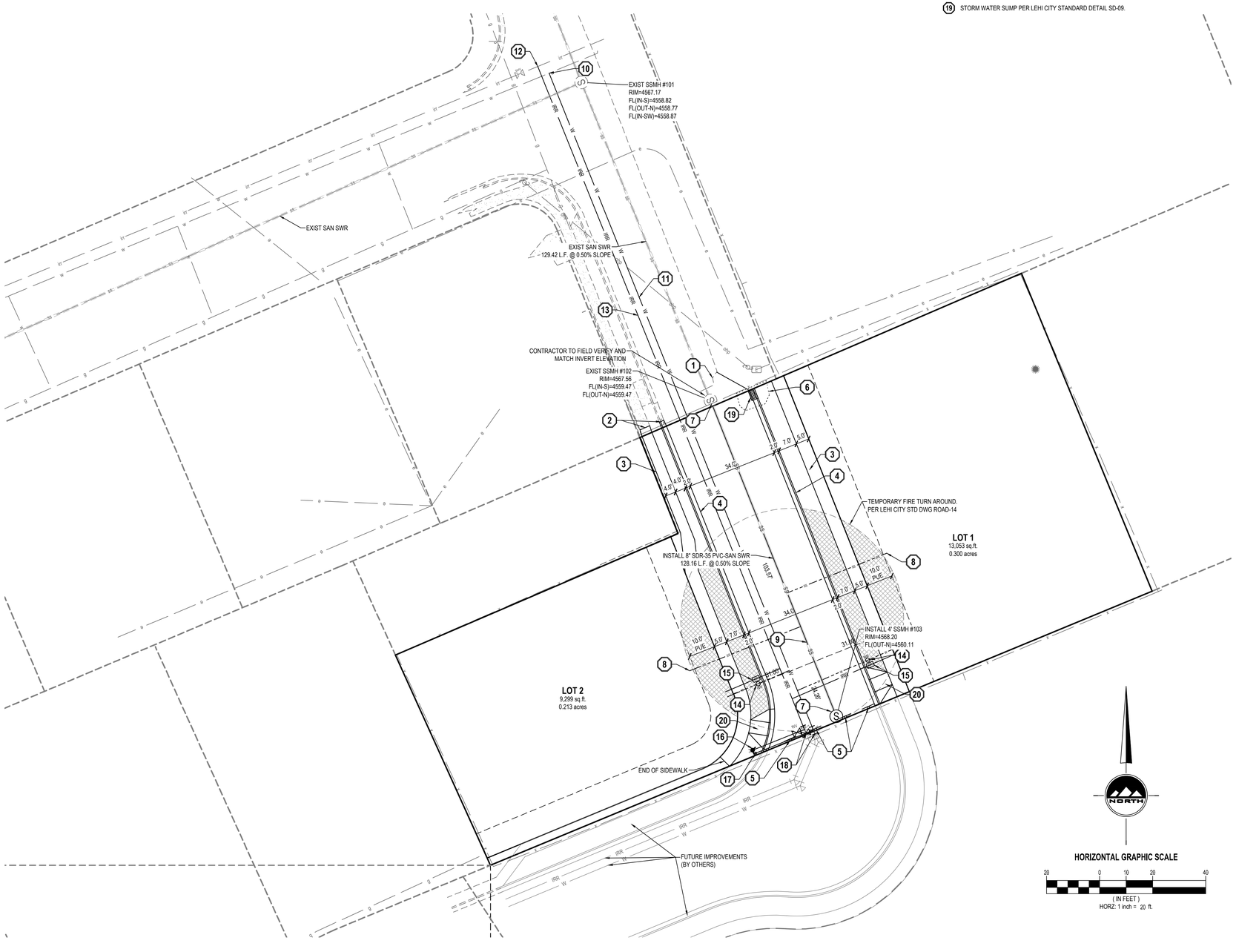
1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. SAWCUT EXISTING CONCRETE SIDEWALK AND CURB AND GUTTER TO PROVIDE CLEAN EDGE FOR NEW CONCRETE TO TRANSITION WITH.
3. NEW 5' WIDE CONCRETE SIDEWALK.
4. 24" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
5. END OF ROADWAY OM4-3 SIGN PER M.U.T.C.D. STANDARDS.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING DEBRIS PILE.
20. ADA RAMP W/PLANTER STRIP PER LEHI CITY STANDARD DETAIL RD-09.

UTILITY KEYED NOTES:

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:

7. CONNECT TO EXISTING SANITARY SEWER MH PER GOVERNING AGENCY'S PER SVSD STANDARDS AND SPECIFICATIONS.
8. 4" SDR-35 PVC SANITARY SEWER SERVICE LATERAL@ 2.0% MIN. PER SVSD STANDARDS.
9. 8" SDR-35 PVC SANITARY SEWER @ 2.0% MIN. PER SVSD STANDARDS.
10. CONNECT TO EXISTING WATER LINE WITH HOT TAP VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. 6" DR-18 C-900 WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER LEHI CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER LEHI STANDARDS AND SPECIFICATIONS.
12. CONNECT TO EXISTING SECONDARY WATER LINE WITH HOT TAP VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. 8" DR-18 C-900 SECONDARY WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER LEHI CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER LEHI CITY STANDARDS AND SPECIFICATIONS.
14. 3/4" CULINARY WATER SERVICE PER LEHI CITY.
15. 1" IRRIGATION SERVICE WITH METER PER LEHI CITY.
16. FIRE HYDRANT ASSEMBLY (COMPLETE) PER LEHI CITY. USE 6" TEE FOR CONNECTION.
17. 4" CULINARY BLOW OFF AND CAP WITH MAINLINE VALVE ON BLOW OFF SIDE OF TEE.
18. CAP AT PROPERTY LINE.
19. STORM WATER SUMP PER LEHI CITY STANDARD DETAIL SD-09.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE LATEST LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
2. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
3. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
4. 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.
5. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
6. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
7. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
8. 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.
9. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
10. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
13. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM LEHI CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT LEHI CITY BUILDINGS AND INSPECTION AT 385-201-1035.
14. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
15. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
16. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
17. PRIOR TO ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.


SITE
W Center St
N 1100 W
1100 W St
1100 W St
1100 W St

Coombs Corner Preliminary & Final Subdivision

Aerial



0 130 260 Feet

LEHI CITY

Coombs Corner Preliminary & Final Subdivision

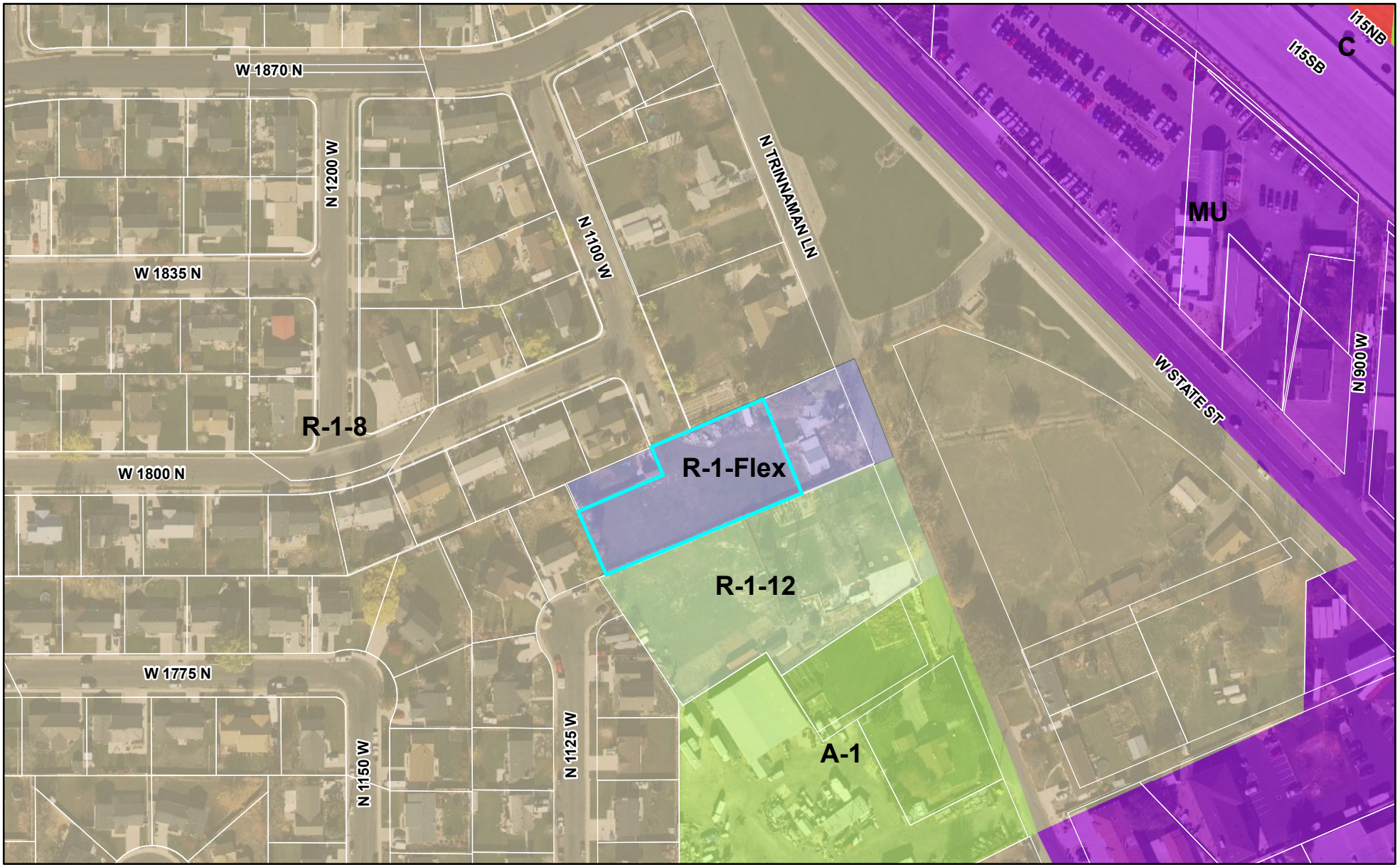
General Plan



LEHI CITY

Coombs Corner Preliminary & Final Subdivision

Zoning



LEHI CITY

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of granting a Grading Permit for the Skye Area West Side on approximately 145-acres located at approximately 4340 North Center Street.

Suggested Action:

Attachments:

CC Staff Report Skye Area West Grading Permit 04.11.23.docx

Skye Area West Side Grading Permit DRC 02.22.23.docx

Skye Grading Permit Narrative 1.31.23.pdf

Skye Mass Grading 2-14-23.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SKYE AREA WEST GRADING PERMIT

CITY COUNCIL REPORT

Applicant	DR Horton
Meeting Date	April 11, 2023
Requested Action/Purpose	Public hearing and recommendation of a proposed grading permit
Location	Approximately 4340 North Center Street
Existing Zoning	Planned Community (PC)
General Plan Designation	Mixed Use, Medium Density, Low Density, High Density, Open Space
Existing Land Use	Undeveloped Land
Date of DRC Review	February 22, 2023
Date of Planning Commission Review	March 9, 2023
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Public hearing and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-B.050 Grading Permit Issuance.

(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

June 21, 1995	A portion of the property came into Lehi as the Micron Annexation
May 27, 1999	A portion of the property came into Lehi as the Low Hills Annexation
August 23, 2022	City Council approved the Skye Area Plan
December 13, 2022	City Council approved Skye Phase 1 Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Skye Area West Side grading including 144.86- acres. This area covers the approved Skye Phase 1 Preliminary Subdivision. Required infrastructure is preventing the final subdivision approval

for the residential lots. The applicant wants to begin grading as they work on providing the needed utilities. The Code allows for grading once a preliminary plat has been approved.

In the applicant's narrative they state that all the material will stay on site. And they estimate an 18-to-24-month completion period. With no large trucks hauling material off the site and the require dust prevention measures, it should have minimal impact on the surrounding uses.

The DRC reviewed the grading permit and had one redline comment for the applicant to provide information on the reseeding mix. Please consider including this comment in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed grading permit. Any motion should include findings. Possible findings include:

1. The proposed grading will all take place on site with no importing or exporting of materials.
2. The applicant proposes the proper water and planting mitigation to minimize the dust impact on surrounding uses.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
4. 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.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed grading permit on March 9, 2023. The minutes and motion from that meeting follow:

Public hearing and recommenda?on of DR Horton's request for review of the Skye Area West Side Grading Permit on 144.86-acres located at approximately 4340 North Center Street.
Ka?e Bussell presented informa?on on the agenda item.

The applicant, Sco? Bishop with DR Horton, was present. They would like to do as much mass movement as possible before they start pu? ng in streets and u?li?es. They aren't planning on bringing dirt in for the grading process.

Commission Chair Newall opened the public hearing.

Commission Chair Newall closed the public hearing.

Mo?on: Commissioner Eyre moved to recommend approval of DR Horton's request for review of the Skye Area West Side Grading Permit on 144.86-acres located at approximately 4340 North Center Street; including all DRC comments and findings stated in the report. Commissioner Carlson seconded.

Vote: Commissioner Evere? , yes; Commissioner Eyre, yes; Commissioner Bri?on, yes; Commissioner Newall, yes; Commissioner, Carlson, yes. The mo?on passed unanimously.

Skye Area West Side Grading Permit
DRC Redline Comments

DR Horton- requests review of the Skye Area West Side Grading permit on 144.86-acres located at approximately 4340 North Center Street.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Scott Bishop
Date of Plans Reviewed: 2/14/23
Time Start: 1:48pm
Time End: 1:55pm

DRC REDLINE COMMENTS:
Glade – Power: General Comment: No retaining structures in the PUE
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Provide a note about reseeding and the plant mix that will be used.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 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.

January 31, 2023

Sky Area Plan West Side Grading Permit Narrative

1. **The project is a hillside and must be graded for sewer and storm drain gravity flows**
    a. **All material will remain on site**
    b. **Approximately 700k yards of cut and 990k yards of fill**
    c. **No material will be exported**
    d. **Completion date 18 to 24 months after approval**
    e. **Do not disturb areas will be marked**
    f. **Water truck on site to control dust**
    g. **Track out and SWPPP will be in place – fencing and signage to keep unauthorized people offsite**
2. **Do not disturb areas will be marked**
3. **Vicinity map attached**
4. **Legal description attached**
5. **Map of subject area – attached**
6. **No off site haul routes**
7. **Retaining walls plan to be included with final platting**
8. **No stream or water course**
9. **SWPPP will be with silverleaf prior to pre con**
10. **Utah State Notice of Intent will be in place prior to pre con**



NORTH

SCALE: 1"=250'

250 125 0 250

NOTES

1. WATER MUST BE PROVIDED FOR FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

GRADING PERMIT BOUNDARY

A parcel of land located in the Southwest Quarter and Northwest Quarter of Section 28, Northeast Quarter and Southeast Quarter of Section 29, Northeast Quarter of Section 32 and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by follows:

Beginning at a point located N00°04'17"W along the Section Line 91.03 feet and West 18.19 feet from the Southeast Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence N17°07'08"E 39.10 feet; thence N00°25'37"E 778.36 feet; thence N89°30'07"W 398.10 feet; thence along the arc of a non-tangent curve to the right 490.53 feet with a radius of 1,000.00 feet through a central angle of 28°06'20", chord: N75°29'02"W 485.63 feet; thence N61°28'16"W 147.28 feet; thence N30°09'18"E 35.12 feet; thence N30°09'35"E 39.44 feet; thence along the arc of a non-tangent curve to the left 170.44 feet with a radius of 952.00 feet through a central angle of 10°15'28", chord: N18°56'34"E 170.21 feet; thence S89°53'58"W 423.26 feet; thence N00°03'21"W 1,356.75 feet; thence N00°03'09"W 344.33 feet; thence N81°25'35"E 973.91 feet; thence S11°21'09"E 116.00 feet; thence N78°38'51"E 19.37 feet; thence S11°21'09"E 62.00 feet; thence S01°56'21"W 198.83 feet; thence S83°37'25"E 217.48 feet; thence S78°21'05"E 138.97 feet; thence S12°46'56"W 99.38 feet; thence S74°57'22"E 562.78 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of 90°00'00", chord: N60°06'18"E 16.97 feet; thence N15°06'18"E 89.00 feet; thence S74°53'42"E 241.29 feet; thence along the arc of a curve to the left 230.15 feet with a radius of 873.00 feet through a central angle of 15°06'18", chord: S82°26'51"E 229.48 feet; thence N89°49'28"E 739.30 feet; thence South 1,414.02 feet; thence N89°58'53"W 739.21 feet; thence S03°23'41"E 81.14 feet; thence N89°58'55"W 124.05 feet; thence along the arc of a curve to the left 130.87 feet with a radius of 200.00 feet through a central angle of 37°29'32", chord: S71°16'19"W 128.55 feet; thence S52°30'17"W 59.56 feet; thence S65°14'28"W 204.63 feet; thence N89°17'29"W 473.76 feet; thence S00°36'30"E 801.95 feet; thence S01°23'15"W 62.01 feet; thence S02°38'39"W 590.31 feet; thence S89°59'48"E 1,707.23 feet; thence South 393.73 feet; thence N81°39'47"W 810.94 feet; thence along the arc of a curve to the left 967.46 feet with a radius of 9,520.00 feet through a central angle of 05°49'21", chord: N84°34'28"W 967.04 feet; thence N00°04'53"W 50.05 feet; thence N87°34'24"W 24.77 feet; thence S00°04'53"E 50.05 feet; thence N87°45'25"W 42.75 feet; thence N87°53'08"W 626.36 feet; thence S82°17'02"W 408.22 feet; thence S81°45'11"W 256.74 feet; thence S79°17'40"W 151.11 feet; thence S83°06'31"W 292.19 feet; thence N89°59'58"W 243.99 feet; thence N00°05'57"W 90.99 feet; thence N83°45'27"E 1,347.16 feet; thence S87°32'46"E 591.61 feet; thence N00°32'41"W 755.63 feet; thence S89°32'12"E 36.26 feet; thence along the arc of a non-tangent curve to the left 48.69 feet with a radius of 31.00 feet through a central angle of 89°59'29", chord: N45°27'32"E 43.84 feet to the point of beginning.

Contains: ±144.86 Acres
±6,310,284 Sq. Ft.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE
LEHI, UTAH

MASS GRADING PERMIT EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE
DESIGNED BY: BCT
SCALE: 1"=250'
DATE: 02/14/2023
SHEET: COVER

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
NG-MG SUB VOLUMS-PRELIM AREA	1.000	1.000	4064502.15 Sq. Ft.	202179.95 Cu. Yd.	309062.19 Cu. Yd.	106882.24 Cu. Yd.<Fill>
Totals			4064502.15 Sq. Ft.	202179.95 Cu. Yd.	309062.19 Cu. Yd.	106882.24 Cu. Yd.<Fill>

NOTE:
CUT/FILL QUANTITIES DO NOT INCLUDE THE PAVING SECTION IN ANY OF THE ROADWAYS. IT IS ASSUMED ALL PAVING SECTIONS WILL BE IMPORTED.

NORTH

SCALE: 1"=120'

60 0 120

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NOT FOR CONSTRUCTION

SKYE
LEHI, UTAH

MASS GRADING CUT/FILL NG TO SUBGRADE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE
DESIGNED BY: BCT
SCALE: 1"=120'
DATE: 02/14/2023
SHEET: 1



ANTICIPATED RETAINING WALL LOCATIONS GREATER THAN 4' TALL.

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SKYE
LEHI, UTAH

MASS GRADING - CONTOURS & RETAINING WALL MAP

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE
DESIGNED BY: BCT
SCALE: 1"=120'
DATE: 02/14/2023

SHEET
2

Skye West Grading

Aerial

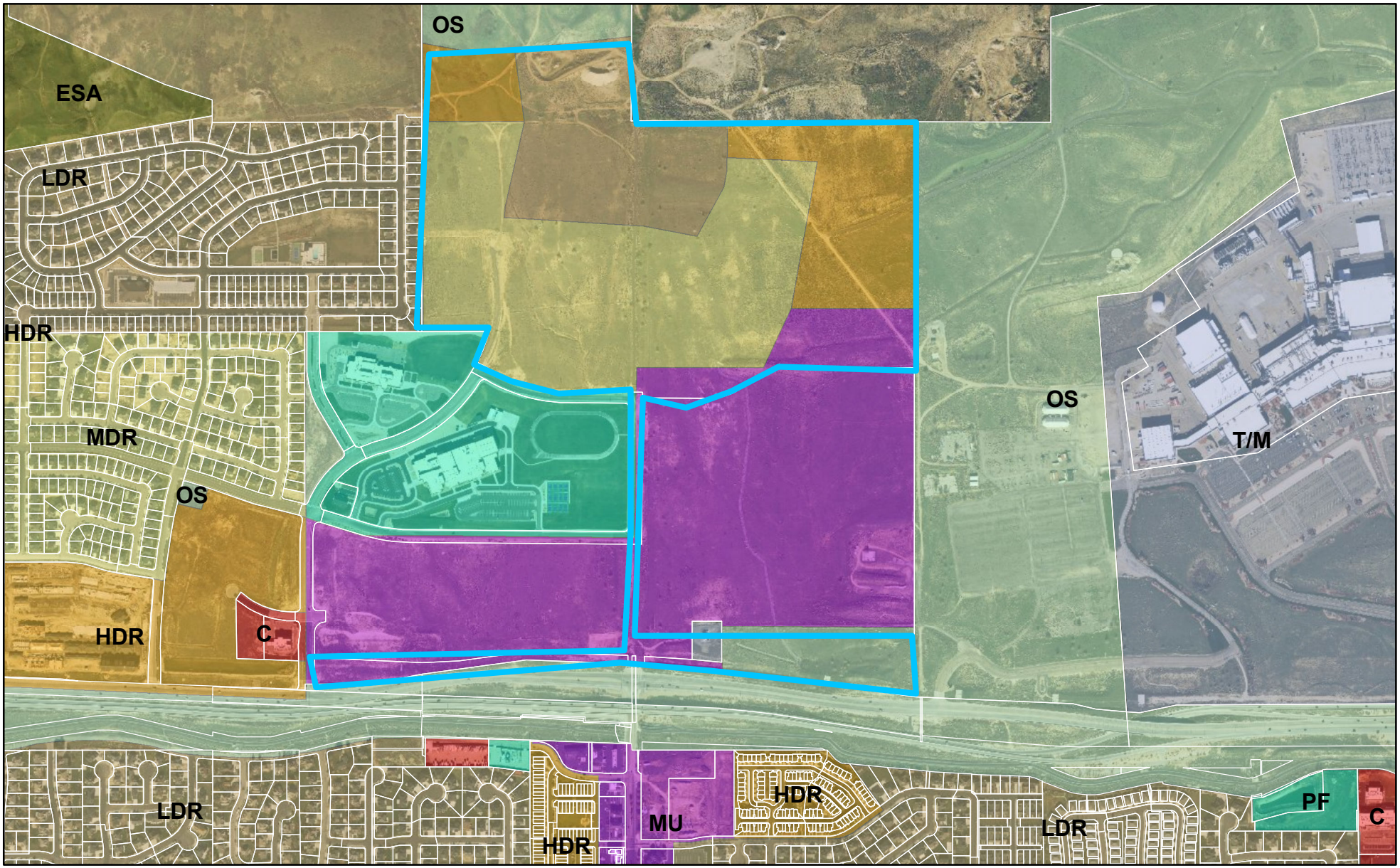


0 1,000 2,000 Feet

LEHI CITY

Skye West Grading

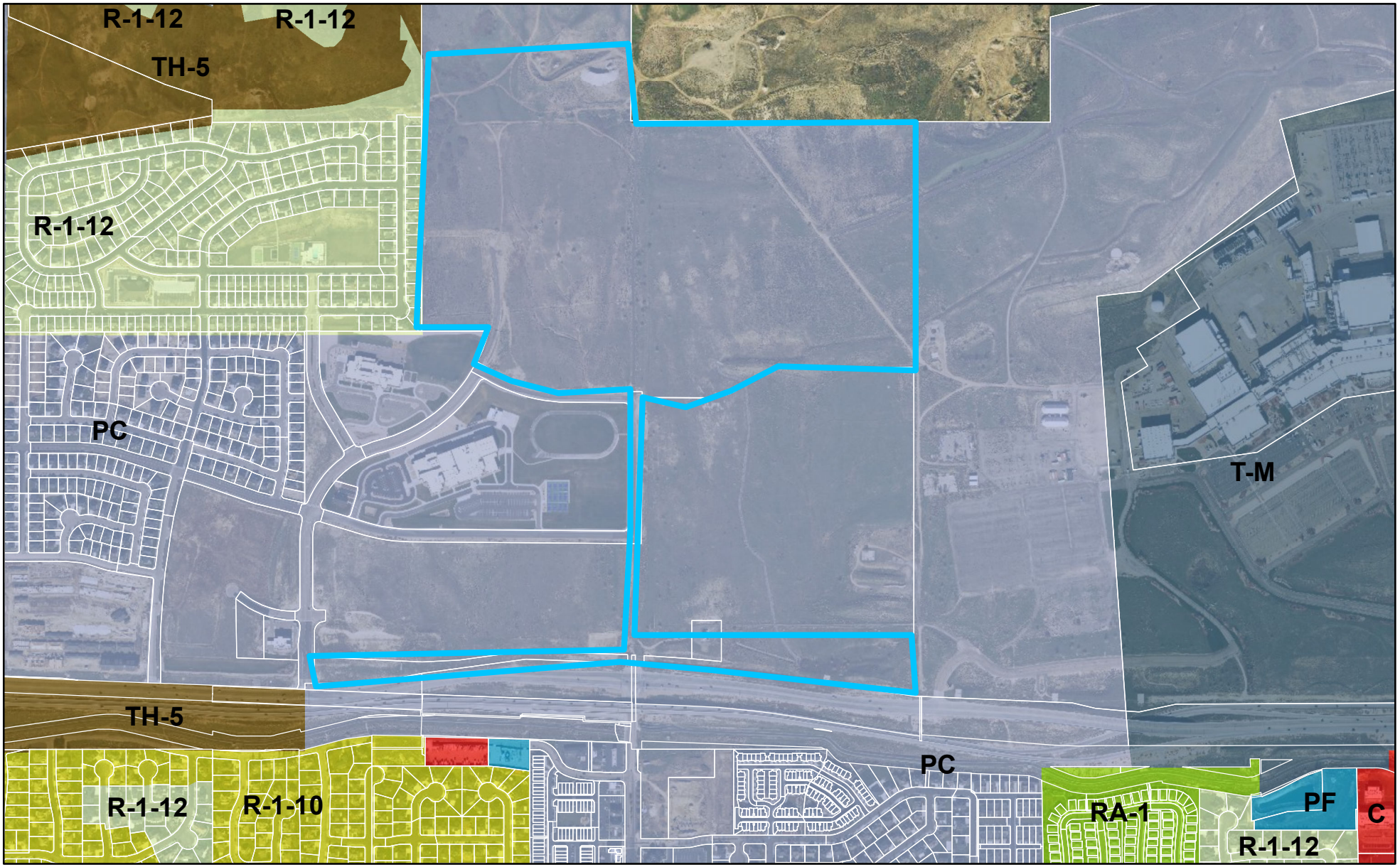
General Plan



LEHI CITY

Skye West Grading

Zoning



0 1,000 2,000 Feet

LEHI CITY

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval of the Vivian Estates Phase 3, a 22-lot residential development located at approximately 2200 North 500 East in an RA-1 zone.

Suggested Action:

Attachments:

CC Staff Report Vivian Estates Phase 3 Final Subdivision 04.11.23.docx

Vivian Estates Subdivision Phase 3 DRC 03.22.23.docx

Vivian Estates Phase 3 Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VIVIAN ESTATES PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	JDH Development		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 2200 North 500 East		
Existing Land Use	Undeveloped		
Existing Zoning	RA-1		
General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Number of Lots/Units	22 Single Family Lots		
Adjacent Zoning and Land Use	*North*	RA-1	Vivian Estates Phase 2 Subdivision
	South	TH-5	Undeveloped
	East	TH-5	Undeveloped
	West	RA-1	Vivian Estates Plat D Subdivision
Date of DRC Review	March 22, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.030. Connectivity Standards.

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.

PROPERTY HISTORY

March 22, 2017	Property came into the City as part of the Vivian Carter Addition.
August 10, 2021	City Council approved the Vivian Estates Phase 3 Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vivian Estates Phase 3 Final Subdivision located at approximately 2200 North 500 East. This area has RA-1 zoning; however, because of dedication of open space along Dry Creek and as reimbursement for the 600 East trail, this subdivision proposes flexibility with the lots size, frontage and building setbacks. This proposed flexibility was also shown on the approved preliminary subdivision.

The applicant requests an exception to the connectivity standards. This development would be required to have a score of 1.5 but with the cul-de-sac design it has a score of 0.83. The Connectivity Standards do allow for a reduction for grade and water features. Because this is near Dry Creek and also a steep slope, this reduction is justified.

The proposed final subdivision includes the dedication of Parcel A,B, and C to Lehi City. This land is along Dry Creek. Lots 303-307 and 311-313 have a disturbance slope easement on the lots, stating that no additional grading, construction or similar activities can take place in this easement. The areas with this easement have greater than thirty percent slope. These higher slope areas are dangerous for potential landslides. Both the dedication of the parcels and this no disturbance easement provide an opportunity to preserve the native open space and reduce potential natural impacts from sensitive lands.

DRC reviewed the proposed final subdivision and had 13 comments including:

1. Make a note that the easement on lot 321 will be vacated and add the new easement (if for irrigation)
2. Consider if you want to relabel Bar C landing, there are several Bar roads in Holbrook Farms on the other side of the City.
3. Master planned trails are required to be 10'

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or approve with modifications the proposed Vivian Estates Phase 3 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision will dedicate the Dry Creek land to Lehi City preserving it for public use.
2. The proposed subdivision provides a no development easement on areas with dangerous slope.
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Vivian Estates Phase 3 Final Subdivision
DRC Redline Comments

JDH Development - requests final subdivision review of Vivian Estates Phase 3 a 21-lot development located at approximately 2200 North 500 East in an RA-1 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Brittney Harris
Representatives of the Applicant Present: Austin White and Tom Romney
Date of Plans Reviewed: 3/14/23
Time Start: 1:23pm
Time End: 1:39pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide power plan sheet for off-site power line work required. Show from Vivian phase 3 to 2600 N. Show the existing LP equipment at 2600 N. 600 E. The portion from Mary Alice going south will be part of the 600 East Road Plan.

Garion – Fire: No comments

Ryan – Water/Sewer:

2. Add With boat ramp finish.
3. Change label on all sheets to 3" white solid pvc (sched.80) Add sewer/drain-11 detail in plans.
4. Remove valves on secondary tee.

James – Parks:

5. Provide an irrigation plan to coincide with the landscaping.

Gary – Building/Inspections:

6. Make a note that the easement on lot 321 will be vacated and add the new easement (if for irrigation)
7. Consider if you want to relabel Bar C landing, there are several Bar roads in Holbrook Farms on the other side of the City.

Ross – Engineering:

8. Clarify private sewer easement on the plat.

Luke- Traffic: No comments

Kim – Planning:

9. Address for lot 322 should be 2306 N
10. Update note 5 on the second page of the plat to include Parcel C in the dedication to Lehi City.
11. Please note the 7' turn radii and 40' centerline radii in the plans so it is clear to the contractor.
12. Master planned trails are required to be 10'
13. Recommend connecting the trail more directly to 600 East.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements. (Stefanie Daggs- sdaggs@lehi-ut.gov)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. All offsite sewer will require a 20' wide easement with the sewer centered within the easement. All offsite easements must be recorded prior to a pre-construction meeting. Submit the easement for review by the City before recording.
9. Stream alteration permit is required for any work within Dry Creek.

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.

10. Update Storm Water Pollution Prevention Plan (SWPPP) and NOI to include this phase through ComplianceGo.com for review by Lehi Public Works (contact Jac).
11. 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.
12. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

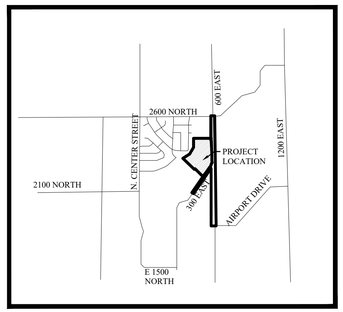
1. Recommend a separate pedestrian bridge over Dry Creek vs. widening the road culvert.
2. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
3. Once approved by the Planning Commission or City Council (whichever 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 CITY COUNCIL ON APRIL 11, 2023

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.

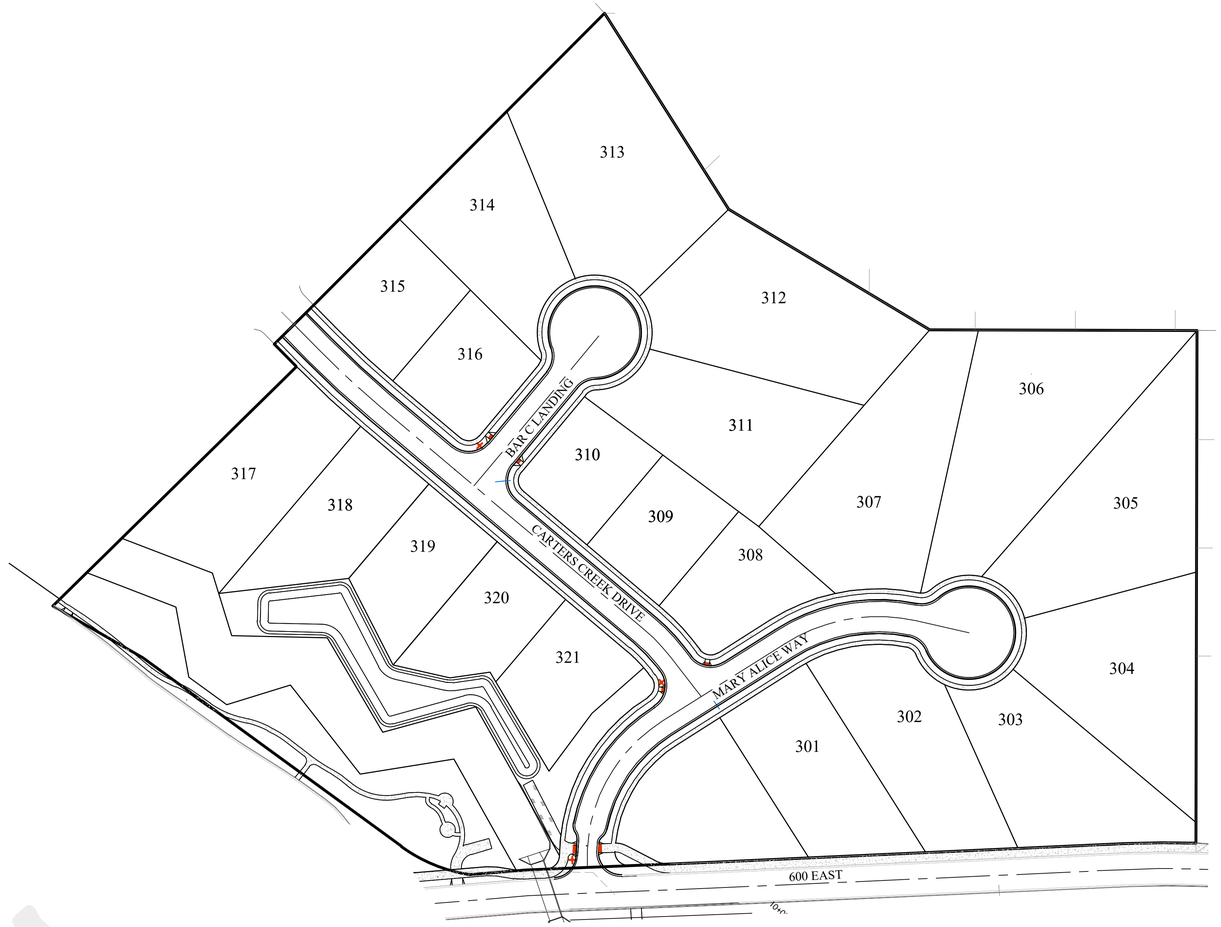
VIVIAN ESTATES PHASE 3

PREPARED FOR:
JDH DEVELOPMENT
LOCATED IN:
LEHI CITY, UT



VICINITY MAP
N.T.S

VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C3.0	DEMOLITION PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	RETAINING WALL PLAN
C4.6	RETAINING WALL PLAN
C5.0	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	STORM DRAIN & POND DETAILS
C5.3	IRRIGATION REALIGNMENT PLAN
C6.0	SEWER PLAN
C6.1	OFFSITE SEWER PLAN
C7.0	WATER PLAN
C8.0	EROSION CONTROL PLAN
C9.0	POWER PLAN
C9.1	OFFSITE POWER PLAN
PP01	MARY ALICE WAY
PP02	MARY ALICE WAY
PP03	CARTERS CREEK
PP04	CARTERS CREEK
PP05	CARTERS CREEK OFFSITE UTILITIES
PP06	OFFSITE SEWER
PP07	BAR C LANDING
PP08	600 EAST CULVERT
L1.0	LANDSCAPE PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	600 EAST CULVERT DETAIL

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.

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.

GENERAL NOTES

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

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

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

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

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

6. LOTS 318-322 FALL WITHIN THE WILDLAND URBAN INTERFACE WILL BE FIRE SPRINKLERED. TYPICAL ¾" RESIDENTIAL WATERLINES WILL BE UP-SIZED TO 1" TO ACCOMMODATE THE FIRE SPRINKLERS AS NECESSARY.

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: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JOHN HADFIELD

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

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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

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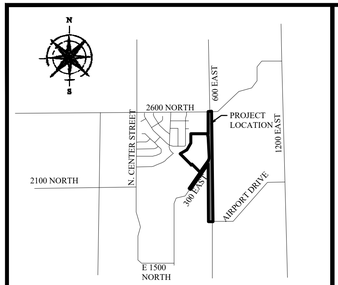
VIVIAN ESTATES PHASE 3
LEHI CITY, UT
COVER

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

COVER

Scale:	1"=80'	Drawn:	BBD
Date:	3/14/2023	Job #:	20-0567
Sheet:	C1.0		

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C1 COVER SHEET.dwg



VICINITY MAP

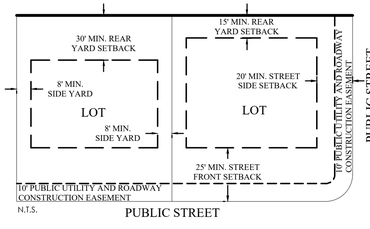
N.T.S

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.
2. 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.
5. PARCEL A , B, AND C ARE HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY.
6. LOTS 317-321 ARE LOCATED WITHIN THE WILDLAND/URBAN INTERFACE AND ARE DEEMED HIGH TO EXTREME FIRE HAZARD AND WILL HAVE A 1" CULINARY WATER METER.
7. NO ADDITIONAL GRADING, CONSTRUCTION, ETC. IS ALLOWED IN THE SLOPE EASEMENT AREA, THAT IT CAN BE LANDSCAPED, BUT OTHERWISE IS TO BE LEFT UNDISTURBED
8. NO GRADING IN FLOOD PLAIN AREA

TABULATIONS:

CURRENT ZONE:	RA-1
TOTAL AREA:	17.41 ACRES
SINGLE FAMILY LOTS:	22
OPEN SPACE:	0.98 ACRES
DENSITY:	1.26 UNITS/ACRE
ROADWAY AREA:	2.13 ACRES
ROADWAY LENGTH:	1409.68 FEET



N.T.S.

ZONE RA-1 TYPICAL SETBACKS

PREPARED FOR
HADCO CONSTRUCTION
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JASON RICKARDS

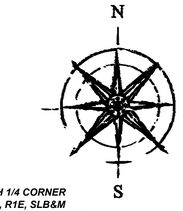
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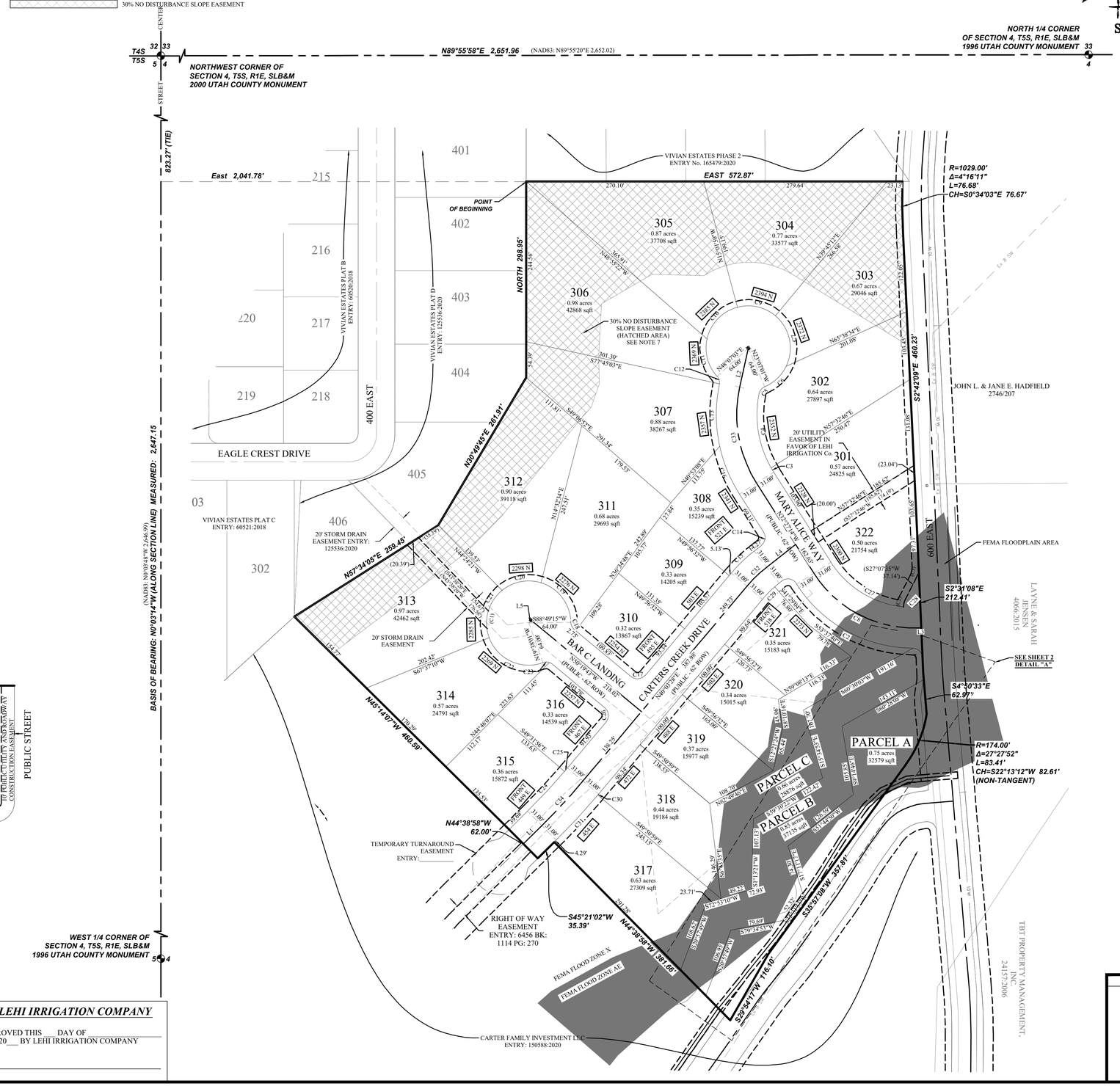
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT

SECONDARY WATER SERVICE TABLE					
LOT #	STREET NAME	STATION	OFFSET	ELEVATION	IRRIGATED AREA
2.0" SEC. WATER SERVICE PARCEL A	MARY ALICE WAY	15+20.86	22.50 R	4663.72	1.46 ACRES

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.





LEHI IRRIGATION COMPANY

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY LEHI IRRIGATION COMPANY

_____

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 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, 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.

_____ FOR REVIEW ONLY _____
Justin Lundberg Date
Professional Land Surveyor
Certificate No. 12554439

BOUNDARY DESCRIPTION

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

Beginning at a point on the Easterly line of PLAT D, VIVIAN ESTATES, according to the Official Plat recorded August 21, 2020 as Entry No. 125536:2020 in the Office of the Utah County Recorder, located S00°03'14"E along the Section line 823.27 feet and East 2,041.78 feet from the Northeast Corner of Section 4, T5S, R1E, SLB&M; thence East 572.87 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,029.00 feet (radius bears: S88°25'57"E) a distance of 76.68 feet through a central angle of 04°16'11" Chord: S00°34'03"E 76.67 feet; thence S02°42'09"E 460.23 feet; thence S02°31'08"E 212.41 feet; thence S04°50'33"E 62.97 feet; thence along the arc of a curve to the right having a radius of 174.00 feet a distance of 83.41 feet through a central angle of 27°27'52" Chord: S22°13'12"W 82.61 feet; thence S35°57'08"W 357.81 feet; thence S29°54'17"W 116.10 feet; thence N44°38'58"W 381.66 feet; thence S45°21'02"W 35.39 feet; thence N44°38'58"W 62.00 feet; thence N45°14'07"W 460.59 feet to the Southwesterly Corner of Lot 406 of said PLAT D, VIVIAN ESTATES; thence along said plat the following three (3) courses: 1) N57°34'05"E 259.45 feet; 2) N30°49'45"E 261.91 feet; 3) North 298.95 feet to the point of beginning.

Contains: 17.41 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, 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__

_____
JOHN D. HADFIELD
PRESIDENT, VIVIAN ESTATES, INC.

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__

_____ ATTEST_____
APPROVED BY MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

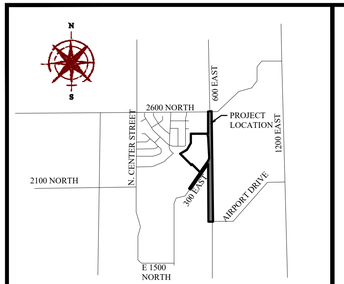
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

PHASE 3
VIVIAN ESTATES
FINAL PLAT
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

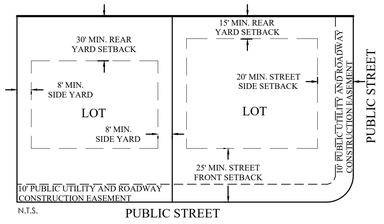
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S

NOTES:
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ZONE RA-1 TYPICAL SETBACKS

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT



Line Table		
LINE	DIRECTION	LENGTH
L1	N45°21'02"E	39.68
L2	N12°31'42"E	60.83
L3	S87°28'52"W	3.76
L4	N52°01'23"E	56.03
L5	S39°40'17"W	5.67

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	64.00	24°14'12"	27.07	N04°27'34"E	26.87
(C2)	25.00	28°19'47"	12.36	S12°57'42"W	12.24
(C3)	30.00	29°38'42"	15.52	S12°18'14"W	15.35

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	87°08'54"	22.82	S46°05'35"E	20.68
C2	211.00	57°12'48"	210.70	S61°03'38"E	202.05
C3	163.00	2°46'43"	7.90	N31°03'52"W	7.90
C4	163.00	40°54'00"	116.36	N09°13'31"W	113.90
C5	15.00	55°39'30"	14.57	N39°03'14"E	14.01
C6	64.00	41°34'45"	46.44	N46°05'37"E	45.43
C7	64.00	75°33'02"	84.39	N12°28'17"W	78.41
C8	180.00	60°03'54"	188.70	N62°29'11"W	180.18
C9	64.00	54°47'02"	61.19	N77°38'19"W	58.89
C10	64.00	62°35'22"	69.91	S43°40'28"W	66.49
C11	64.00	54°15'44"	60.61	S14°45'05"E	58.37
C12	15.00	48°00'08"	12.57	S17°52'53"E	12.20
C13	225.00	24°02'32"	94.41	S00°18'27"E	93.72
C14	15.00	84°28'36"	22.12	S09°47'04"W	20.17
C15	231.00	11°57'55"	48.24	S46°02'25"W	48.15
C16	225.00	20°07'31"	79.03	S22°23'28"E	78.63
C17	15.00	89°36'49"	23.46	S84°51'52"W	21.14
C18	15.00	49°08'58"	12.87	N25°45'14"W	12.48
C19	64.00	72°07'15"	80.56	N37°14'23"W	75.35
C20	64.00	56°02'51"	62.61	S78°40'34"W	60.14
C21	64.00	70°39'07"	78.92	S15°19'35"W	74.01
C22	64.00	89°38'03"	100.12	S64°49'00"E	90.22
C23	15.00	37°15'13"	9.75	N88°59'36"E	9.58
C24	969.00	4°52'58"	82.58	S42°54'33"W	82.55
C25	969.00	0°24'36"	6.93	S40°15'46"W	6.93
C26	15.00	90°23'11"	23.66	S05°08'08"E	21.28
C27	149.00	55°15'07"	143.68	S60°04'47"E	138.18
C28	15.00	94°48'47"	24.82	N44°53'16"E	22.09
C29	169.00	8°59'05"	26.50	N44°33'00"E	26.47
C30	1031.00	0°05'33"	1.66	S40°06'14"W	1.66
C31	1031.00	5°12'01"	93.57	S42°45'01"W	93.54
C32	200.00	11°57'55"	41.77	N46°02'25"E	41.69
C33	194.00	44°58'55"	152.31	N09°57'46"W	148.43
C34	1000.00	5°17'34"	92.38	N42°42'15"E	92.34

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

N
S

PREPARED FOR
HADCO CONSTRUCTION
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JASON RICKARDS

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PHASE 3

VIVIAN ESTATES

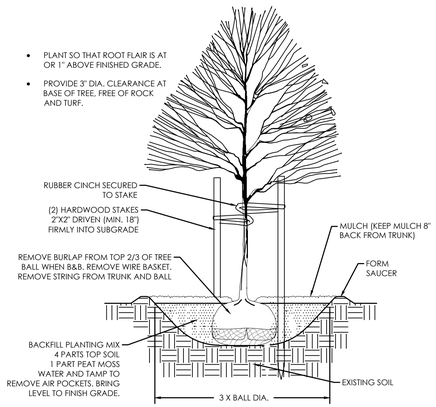
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C2.1 FINAL PLAT.dwg

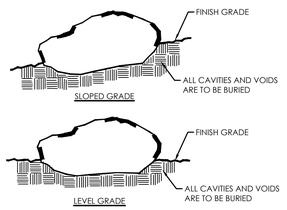


- PLANT SO THAT ROOT FLAIR IS AT OR 1" ABOVE FINISHED GRADE.
- PROVIDE 3" DIA. CLEARANCE AT BASE OF TREE, FREE OF ROCK AND TURF.



A TREE PLANTING & STAKING
NOT TO SCALE

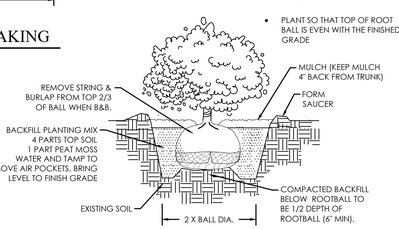
BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

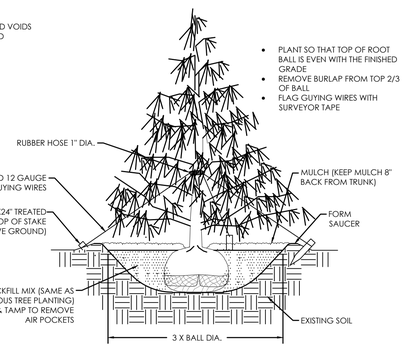
B BOULDER DETAIL
NOT TO SCALE

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE



C SHRUB PLANTING
NOT TO SCALE

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- REMOVE BURLAP FROM TOP 2/3 OF BALL
- FLAG GUYING WIRES WITH SURVEYOR TAPE



D EVERGREEN PLANTING & GUYING
NOT TO SCALE

LANDSCAPE NOTES
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF RIVER COBBLE, TYPE TO BE DETERMINED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

TURF LEGEND:
- TURF SOD
- NATIVE GRASS SEED MIX
- RIVER ROCK

NATIVE GRASS SEED MIX

NAME	VARIETY	SCIENTIFIC NAME	PLS %	PLS/ACRE
CRESTED WHEATGRASS	EPHRAIM	AGROPYRON CHRISTANTIUM	27%	5.8
STREAMBANK WHEATGRASS	SODAR	LANCEOLATUS SSP.	27%	5.8
WESTERN WHEATGRASS	BARTON	PASCOPYRUM SMITHI	13.5%	2.8
SNAKE RIVER WHEATGRASS	SECAR	ELYMUS WAWAWAIENSIS	13.5%	2.8
SHEEP FESCUE		FESTUCA VINA VAR. OVINA	6.75%	1.7
SANDBERG BLUEGRASS		POA SECUNDA	3.5%	0.7
LEWIS FLAX		LINUM LEWISI	6.75%	1.7
ALKALI SACATON		SPOROBOLUS AINOIDES	2%	0.4
		TOTAL	100%	21.7

APPLY 4 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 21.7 POUNDS PER ACRE. APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Abies concolor 'Candicans'	Candicans White Fir	6` Ht.	6
AP	Acer platanoides 'Crimson King'	Crimson King Norway Maple	1.5" Cal.	2
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	1.5" Cal.	6
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	3
QS	Quercus macrocarpa	Bur Oak	1.5" Cal.	4
TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	1.5" Cal.	9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JHB	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	5 gal.	7
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	7
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	2
RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	4

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	16
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	25

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	9
NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint	1 gal.	29

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NR	NATIVE GRASS SEED MIX		seed	52,537 sf
PP2	Poa pratensis	Kentucky Bluegrass	sod	8,724 sf

PARK LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	33,482 SQ.FT.	100
LAWN (TURF GRASS)	8,724 SQ.FT.	26
SHRUB BEDS & RIVER ROCK	1,990 SQ.FT.	6
NATIVE GRASS SEED MIX	22,768 SQ.FT.	68

DETENTION & PARK-STRIP LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	37,117 SQ.FT.	100
NATIVE GRASS SEED MIX	29,769 SQ.FT.	80
RIVER ROCK	7,348 SQ.FT.	20

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FOR REVIEW ONLY

VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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

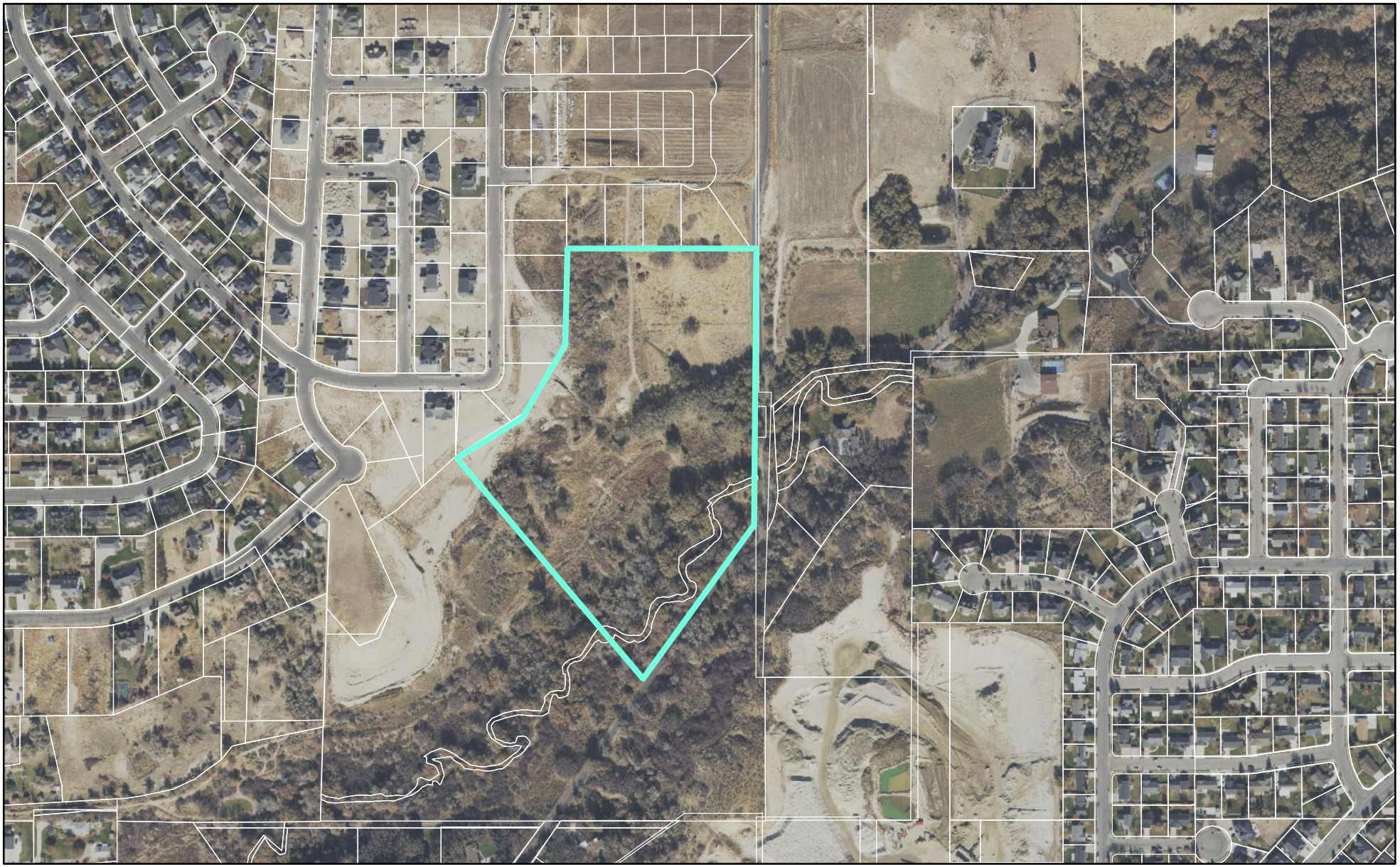
LANDSCAPE PLAN

Scale: 1"=30' | Drawn: MI
Date: 12/20/2022 | Job #: 20-0567
Sheet: L1.0

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Vivian Estates Phase 3

Aerial

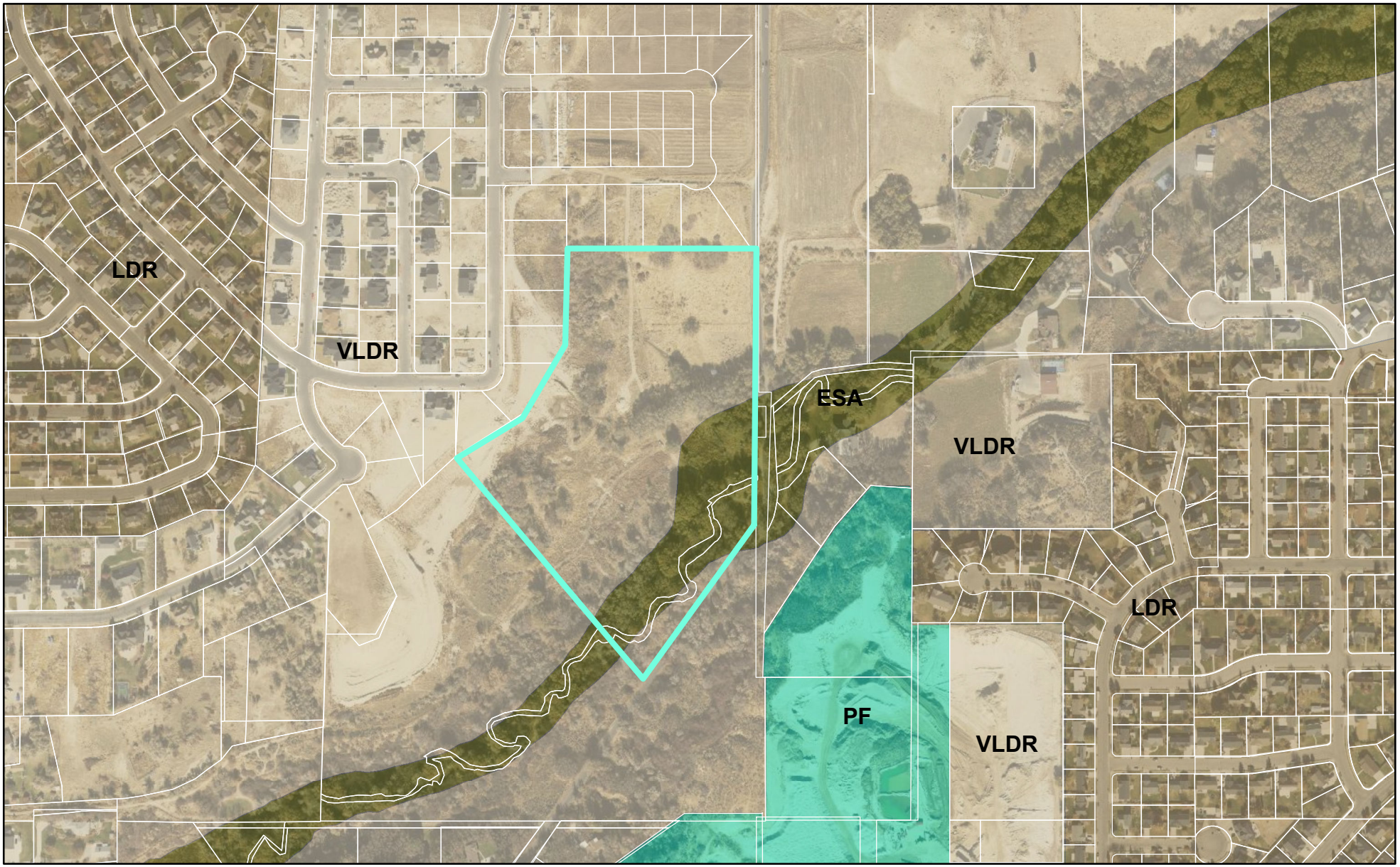


0 525 1,050 Feet

LEHI CITY

Vivian Estates Phase 3

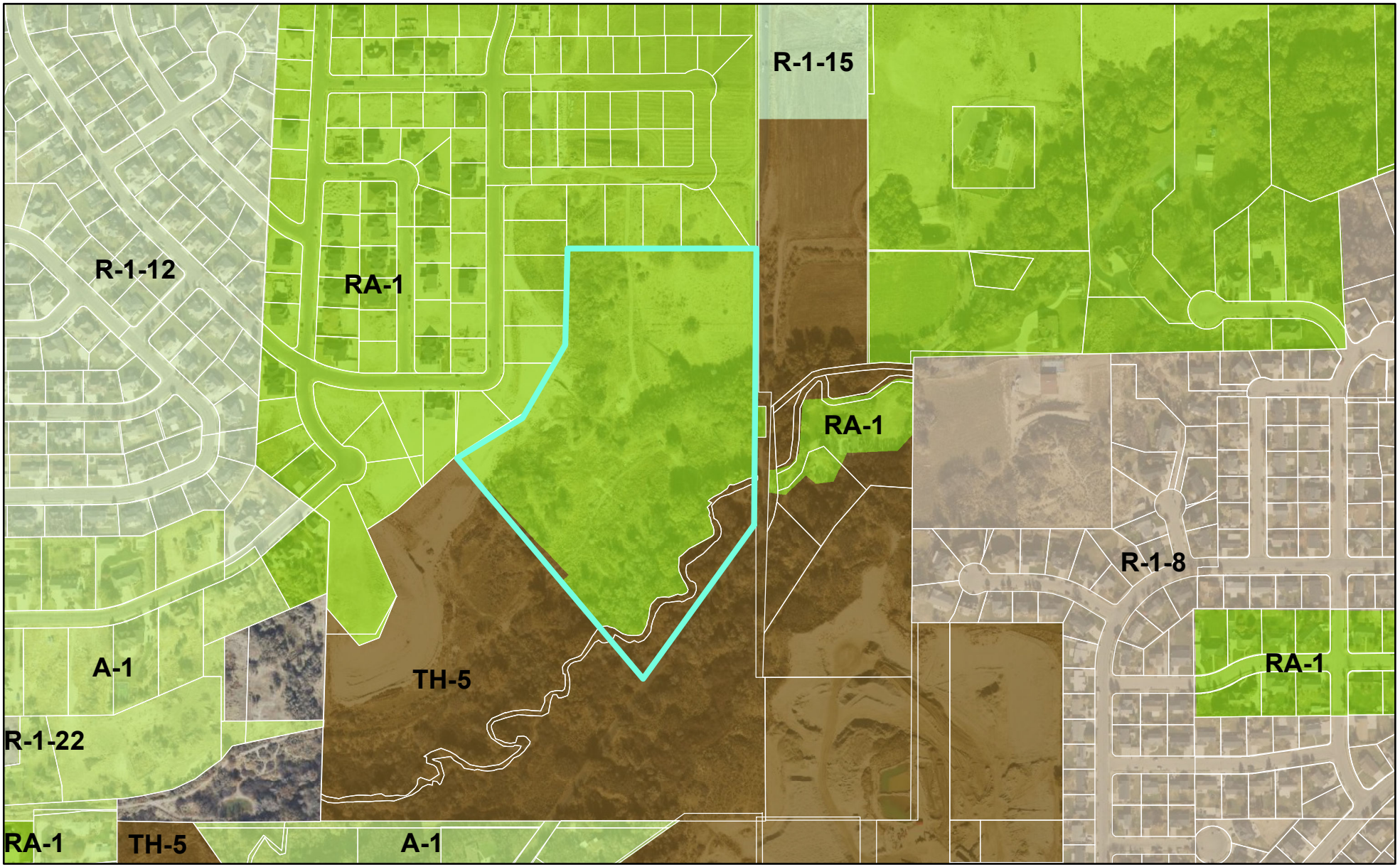
General Plan



LEHI CITY

Vivian Estates Phase 3

Zoning



0 525 1,050 Feet

LEHI CITY

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #26-2023 approval of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services.

Suggested Action:

Attachments:

CC Staff Report Kelly Dev Code Amendment 04.11.23.docx

Kelly Development Code Amendment Dog Care Facilities DRC 03.08.23.docx

Ord 26-2023.docx

TBL05.030-B Nonresidential zones - Kelly recommendations.pdf

Kelly Development Code Update Ch21TemporaryUses.pdf

Ch39Definitions- Kelly Proposed Edits.pdf

KELLY DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Mary Kelly
Meeting Date	April 11, 2023
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	March 8, 2023
Date of Planning Commission review	March 23, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of proposed amendments to the Development Code. The proposed amendments include Table 05.030B Table of Uses for Nonresidential Zones, Chapter 21 Temporary Uses, and Chapter 39 Definitions.

The applicant really proposes two changes, allowing Dog Care Facilities in the Neighborhood Commercial Zone and adding regulations for Mobile Personal Services that would be similar to food trucks.

The applicant proposes adding Dog Care Facilities as a Conditional Use in the Neighborhood Commercial Zone. Engineering provided a DRC comment encouraging allowing it as a Permitted Use instead of conditional.

Below is engineering's comment regarding the Dog Care Facilities.

1. Dog care facilities should be permitted (not conditional) in Commercial, Heavy Commercial, and Light Industrial. It should be permitted in Neighborhood Commercial too because that is the exact type of service that people could use in neighborhoods.

The applicant also proposed adding Mobile Personal Services, with a definition and the same regulations as Food Trucks. They also proposed language that allows Mobile Personal Services and Food Trucks to be stored at an established business.

The DRC had only one other comment related to the Table of Uses for Mobile Personal Services. However, Staff realized that this use should be taken off the table because temporary uses are not shown on the Table of Uses.

During the Planning Commission review of the proposed Development Code Amendment, the applicant indicated their intent for mobile personal services is more of a mobile dog care facility. The Planning Commission recommended that only the table of uses amendment be approved, and that City Staff come back with an amendment for the Mobile Personal Services and Mobile Dog Care Facility in the future. The City Council should consider including this in their motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications or deny of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment will allow Dog Care Facilities close to dog owners.
2. The proposed Development Code Amendment will allow greater flexibility with service oriented facilities that benefit residents of Lehi City.
3. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on March 23, 2023. The minutes and motion from that meeting follow:

Public hearing and recommendation of Mary Kelly's request for review of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services.
Jacob Curtis presented information on the agenda item.

The applicant, Mary, and Lee Kelly, were present. They would like all the dog care services together. The mobile service would be on the property, not a public access, but a temporary use is not the main use.

Commission Chair Newall opened the public hearing.

Scott Carlson wanted to clarify where the mobile service could park and what type of surface it could park on .

Robert McFadden wanted to clarify that he is looking at purchasing the one acre property. His intent is to build a boarding facility. The potential noise would be during the day, not at night. He would like to partner with a vet, a grooming facility, and a boarding facility.

Commission Chair Newall closed the public hearing.

Commission Chair Newall asked if this addresses the concern of a commercial use and if the noise ordinance still applies. Commissioner Everett is concerned with the operational use of a mobile service and the hours permitted, and the intent. Craig Chambers stated the least restrictive would take precedent.

The applicant stated they are happy to work with DRC on the wording of the mobile service. They would like to

work on site and would like the boarding.

Motion: Commissioner Everett moved to provide a positive recommendation of **Mary Kelly's request for review of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services**, but in the interim recommend Staff to review mobile services and address hours of operations that add consistency with a separate request with written permission, not approving or denying, with this type of use in Neighborhood Commercial. including all DRC comments and findings stated in the report. consistent with what written permission. Commissioner Eyre seconded.
Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

Kelly Development Code Amendment Dog Care Facilities
DRC Redline Comments

Mary Kelly- requests review of a Development Code Amendment to Table 05.030 B & Chapter 21 allowing Dog Care Facilities with boarding and Mobile Vendors.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Mary Kelly
Date of Plans Reviewed: 2/27/23
Time Start: 1:11pm
Time End: 1:16pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering:
1. Dog care facilities should be permitted (not conditional) in Commercial, Heavy Commercial, and Light Industrial. It should be permitted in Neighborhood Commercial too because that is the exact type of service that people could use in neighborhoods.

Luke- Traffic: No comments
Kim – Planning:
2. Change table to change to mobile personal services to match definition.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 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.

ORDINANCE NO: 26-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, TABLE 05.030B AND CHAPTERS 21 AND 39 ALLOWING DOG CARE FACILITIES IN NEIGHBORHOOD COMMERCIAL AND MOBILE PERSONAL SERVICES

WHEREAS, the applicant seeks to amend Table 05.030B and Chapters 21 and 39; and

WHEREAS, this amendment seeks to allow Dog Care Facilities in the Neighborhood Commercial Zone and also allow for Mobile Personal Services; and

WHEREAS, following a public hearing on March 23, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 11, 2023, 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 March 23, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05.030B and Chapters 21 and 39 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 05.030B and Chapters 21 and 39 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 26 -2023 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 11th day of April 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

TABLE 05-030-B
TABLE OF USES – NONRESIDENTIAL ZONES

(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19;01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20; 11/10/20; 12/08/20; 02/09/21; 11/15/22; 01/10/23)

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
RESIDENTIAL USES											
Dwelling Unit for caretaker/security guard (For caretaker and immediate family only)	P	P	P	P		P	P	P	P		P
Group Home (See Section 12.150)							P	P			
Juvenile Group Facility (See Section 12.160)							C				
Vertical Mixed Use (Residential Above Commercial)								P[2]			
Rehabilitation and Treatment Facilities [See Sec. 12.180]							C				
Nursing Home, Assisted Living, or Retirement Home/Center	P	P						P			
Single-Family Dwelling								P[1]			
Multi-family Residential (See Section 37.010.B.1)								P[2]			
Accessory Dwelling Unit (see Sec. 26.030)								P			
PUBLIC/CIVIC USES											
Cemetery										P	
Churches (places of worship)	P	P	P	P	P	P	P	P	P	P	P
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Centers	P	P		P		P	P	P		P	P
Golf Courses, Country Clubs, Driving Ranges, and Putting Greens		P	P	P		P	P		P	P	
Marina (public/private)										P	
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P		P	P	P	P	P	P
Public/Civic Buildings or Structures	P	P	P	P		P	P	P	P	P	P
Schools	P	P	P	P	P	P	P	P	P	P	P

Notes:
P = Uses allowed as a Permitted Use.
P[1]= Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
[*] All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Sporting Facilities, Arenas		P	P	P		P	P	P	P	P	
Sports Fields and Courts		P	P	P		P	P	P	P	P	
Transit Station	P	P	P	P	P	P	P	P	P	P	P
COMMUNICATION & UTILITIES											
Communication Facilities and Towers [See Sec.12.140]		C	C	C		C	C	C	C	P	
Electrical Substations and Power Transmission Lines, Municipal	P	P	P	P	P	P	P	P	P	P	P
Electrical Substations and Power Transmission Lines, Non-Municipal		C	C	C		C	C	C	C	C	
Oil & Gas Transmission Lines	C	C	C	C	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	C	C	C	C	C	C	C	C	C	C	C
Renewable Energy System (Solar and Small Wind Energy Systems – see Chapter 19)	P	P	P	P	P	P	P	P	P	P	P
Wind Energy Facility – see Chapter 19										C	
COMMERCIAL/NONRESIDENTIAL USES											
Accessory uses incidental to an authorized use	P	P	P	P	P	P	P	P	P	P	P
Adult Daycare	P	P	P	P		P		P			
Artisan Shop	P	P	P	P		P	P	P			
Athletic Instruction	P	P	P	P		P	P	P			
Automobile Sales/Rental sites 1 acre or larger			P	P			P				
Automobile Service and Repair		P	P	P			P				
Automobile Service and Repair, Large			C				C				
Bakery, Retail	P	P	P	P		P		P			P
Bed and Breakfast	P	P	P	P				P			

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USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Body Art Facility							P				
Brew Pub	P	P	P	P		P	P	P			
Building and Property Maintenance Services		C	P				P		P		
Building Materials Supply Store		P	P				P				
Car Wash		P	P	P			P				
Check Cashing, Title Loans & other Credit Services (See Section 12.130E)		C	C			C	C				
Child Daycare (Commercial)	P	P		P		P		P		P	
Commercial Laundries, Linen Service							P				
Commercial Parking Lot/Structure (Paid Parking)		P	P	P		P	P	P	P		P
Commercial Entertainment Facility		C	C				C				
Commercial Recreational Facility	P	P	P	P		P	P	C	P		
Conference Center, Convention Center, Reception Center		P		P		P		P	P		
Construction Service			P				P				
Convenience Store, with Gasoline Sales		P	P	P			P				
Convenience Store, without Gasoline Sales	P	P	P	P		P	P	P			
Crematory			P				P				
Dog Care Facility	C	C	C	C		C	C	C	C		
Drive through facilities incidental to an allowed use		C	P	P		P	P				
Equipment Sales and Rental			C		C		P				
Financial Institutions and Services	P	P		P	P	P		P	P		
Funeral Home	P	P	P	P			P	P			
Grocery Store		P									
Grocery Store- Small	P	P						P			
Hardware Store	P	P	P	P			P	P			

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USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Health Care Facility	P	P	P	P		P		P		C	
Health/Fitness Club	P	P	P	P	P	P	P	P	P		
Heliport		C	C	C		C	C		C		
Hobby Garages			P				P				
Hospital		P		P		P					
Hotels		P	P	P		P	P	P	P		
Indoor Shooting Range		P	P	P			P				
Laboratory - Medical, Dental, Optical		P	P			P	P	P	P		
Laundry Services	P	P	P	P			P	P			
Light Office/Warehouse Combination		P	P	P			P		P		
Manufactured Home Sales and Service							P				
Medical, Dental, Optical Clinics	P	P		P		P	P	P	P		
Medical Cannabis Pharmacy		P	P	P	P	P	P		P		P
Moving and Storage Facilities			C				P				
Movie Theater		P		P				P			
Nightclub/Dance Hall		P		P				P			
Offices, Professional	P	P	P	P	P	P	P	P	P		P
Office/Warehouse with no outside storage			P			P	P				
Outdoor Race Tracks for ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)		C	C				C				
Outdoor Sales and Display	P	P	P	P		P	P	P			P
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)			C				C		C		C
Pawn Shops (see Sec. 12.130 F)		P	P				P				
Personal Services	P	P	P	P		P	P	P			

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USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Pet Grooming Facility	P	P	P	P			P	P			
Pharmacy	P	P		P		P		P			
Plant Nursery	P	P	P	P			P	P			
Portable Storage Container [See Sec. 12.130-D]	P	P	P	P	P	P	P	P	P	P	P
Portable Storage Container Sales [See Sec. 12.130-D]			C				C				
Research and Development Facilities		P	P			P	P		P		
Restaurant	P	P	P	P	P	P	P	P	P		P
Retail Facilities and Services accessory to a principal use	P	P	P	P	P	P	P	P	P		P
Retail Sales, General		P	P	P	P	P	P	P			P
Schools - Vocational and Technical		P	P	P	P	P	P	P	P		
Sexually Oriented Businesses (SOB)							P		P		
Smoke Shop							C				
Storage Units, Climate Controlled Indoor		P	P	P			P				
Storage Units, Outdoor Access [See Sec.12.130-A]			C				C				
Storage, Vehicles [See Sec.12.130-A]			C				C				
Trades Shop	P	P	P	P			P	P			
Towing and Impound Yard [See Sec. 12.130-G]							C				
Unoccupied Structures	C	C	C	C	C	C	C	C	C	C	C
Veterinary Office	P	P	P	P	P	P	P	P			
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				
Cannabis Production							P				
Concrete Manufacturing							C				
Contractor's Storage Yard							C				

Notes:
P = Uses allowed as a Permitted Use.
P[1]= Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single-family dwellings shall only be permitted in areas with remaining density per Map 05.010 Maximum TOD and Mixed Use Density Map.
P[2]= Allowed provided there is remaining density as allocated per Map 05.010 Maximum TOD and Mixed Use Density Map.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
[*] All uses in the Planned Community and Resort Community Zones must be authorized through an Area Plan pursuant to Chapter 15or through a Land Use Plan pursuant to Chapters 38 and 39. All uses in the Transit Oriented Development Zone must be authorized by a Land Use Plan pursuant to Chapter 38 and 39.

USE	DISTRICT										
	NC	**C**	**C-H**	**CR**	**C-1**	**BP**	**LI**	**MU**	**T/M**	**PF**	**HI**
Food Processing, Animal					P						
Light Manufacturing, Processing, and Assembly			C		C	C	P		P		P
Lumberyard							C				
Manufacturing, Processing, and Assembly			C				C		C		P
Printing and Publishing Facilities			P			C	P	C	C		
Recycling Center							C				
Recycling Collection Center		C	C				C				
Rock, Sand, Gravel, and Topsoil Storage and Distribution							C				
Warehousing and Wholesale Distribution			C			C	P		P		P
Welding Shop			C				C				
RESOURCE PRODUCTION											
Agriculture (Horticulture)	P	P	P	P	P	P	P	P	P	P	P

Notes:
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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 21.010. Purpose.

(Amended 01/08/02)

The following regulations are provided to accommodate those uses of land or buildings that are short term and temporary in nature and are not, therefore, listed as regular permitted or conditional uses in any zone of the City. A temporary use may be located in temporary facilities, public or private buildings or open spaces, or outside of buildings. These activities shall be regulated so as to avoid incompatibility between such uses and surrounding areas.

Section 21.020. Temporary Uses Allowed.

(Amended 01/08/02; 05/13/14; 08/28/18)

A temporary use permit may be issued by the Zoning Administrator for the following uses:

A. Temporary sales offices for a project opened to the public for the first time.

B. Construction offices and equipment sheds.

C. Seasonal sales including Christmas tree and pumpkin sales lots, fruit and vegetable stands, firework stands, shaved ice and ice cream stands or similar temporary retail uses; however, a permit shall not be required when such sales are in conjunction with an established commercial business holding a valid City business license.

D. Circuses and carnivals.

E. Special events related to an existing business with temporary outdoor display and sales of merchandise in a commercial zone, provided there shall be no more than four displays and sales in any calendar year, for not more than two consecutive days, and that the displayed merchandise is customarily sold on the premises, and that such premises are utilized for a permanently established business.

F. Outdoor entertainment and assembly events including but not limited to fairs, festivals and concerts, when not held within premises designed to accommodate such events, such as auditoriums, stadiums or other public assembly facilities.

G. Art, cultural and educational exhibits and displays.

H. Swap meets for no more than two (2) consecutive days.

I. Farmers markets.

J. Outdoor sporting events.

K. Mobile food vendors. (subject to requirements of Section 21.080)

L. Similar temporary uses which, in the opinion of the Zoning Administrator, are compatible with the zone district and surrounding land uses.

Section 21.030. Required Permit.

(Amended 01/08/02; 08/28/18)

A temporary use permit approved by the Zoning Administrator shall be required for all uses listed in this Chapter and shall be issued prior to the commencement of the use.

A. A temporary use permit is not a business license and the granting of said permit shall not relieve the applicant of any other license requirement of the City or any other public agency.

B. When considered appropriate by the Zoning Administrator, a Temporary Use Permit may be referred to the Reviewing Departments and/or Planning Commission for review and approval.

C. If any interested party objects to the issuance of the temporary use permit or any condition of approval, an appeal may be filed pursuant to Section 32-010 of this Code.

Section 21.040. Permit Duration.

(Amended 8/10/04; 08/28/18)

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 paragraph B 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.

Section 21.050. Application Requirements.
(New 01/08/02)
An application for a Temporary Use Permit shall be made to the Zoning Administrator at least 10 days prior to the date of the requested use. An application for a Temporary Use Permit shall be accompanied by the following information:

A. A written description of the proposed use including requested length of permit and hours of operation.

B. A description of the lot or property on which the requested use is to be conducted. If the applicant is not the owner of the property, the ownership shall be identified along with evidence of permission of the owner for such temporary use to take place.

C. A site layout of the proposed use, which includes a vicinity map and sufficient information to determine the yard requirements, sanitary facilities and availability of parking to serve the use.

D. A signage plan for the proposed use.

Section 21.060. Required Findings.
(Amended 01/08/02)
The Zoning Administrator, following a review and written recommendation by the Chief of Police, if determined by the Zoning Administrator to be necessary, may approve a temporary use permit application provided that all of the following findings of fact are made:

A. That the operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the temporary use.

C. That the proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that such temporary use will or could reasonably generate.

D. That adequate temporary parking to accommodate vehicular traffic to be generated by such use will be available either on-site or at alternate locations acceptable to the Zoning Administrator.

E. That the proposed use will not jeopardize the public peace, safety or general welfare, or be injurious or detrimental to properties adjacent to, or in the vicinity of the proposed location of the activity.

Section 21.070. Conditions of Approval.
In approving an application for a temporary use permit, the Zoning Administrator may impose such conditions as are deemed necessary to insure that the activity will not be detrimental to the general health, safety and welfare, or the existing amenities and quality of the surrounding area. These conditions may involve any pertinent factors affecting the operation of the temporary use, and may include but are not limited to the following:

A. Provision of temporary parking facilities and safe and convenient vehicular access.

B. Regulation of nuisance factors such as, but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gasses and heat.

C. Regulation of temporary buildings, structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards.

D. Provision of sanitary and medical facilities.

E. Provision of solid waste collection and disposal.

F. Provision of security and safety measures.

G. Regulation of signs.

H. Regulation of operating hours and days, including limitation of the duration of the temporary use to a shorter time period than that requested.

I. Submission of a bond or other devices to ensure that any temporary facilities or structures used for such proposed temporary use will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition.

J. Submission of a site plan indicating and detailing all information requested.

K. Requirement that the approval of the temporary use permit is contingent upon compliance with applicable provisions of other ordinances.

L. Such other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accord with the intent and purpose of this Code.

Section 21.080.Mobile Personal Services and Food Truck Licensing and Regulation. *(New 05/13/14; Amended 08/26/14, 4/10/18, 2/23/21; 10/11/22)*

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.

7. "Mobile Personal Services" means a business which provides a service, such as a beauty salon, barbershop, hair, nail, massage services, and tanning salons and takes place inside a motorized vehicle or trailer. Mobile personal services does not include sexually-oriented businesses or body art facilities.

C. Business License Application; Inspections**.**

1. Application to operate a mobile personal services/food truck in Lehi City shall follow the requirements set forth in Title 4 of the Lehi City Municipal Code.

2. Each mobile personal service/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 mobile personal service/food truck in more than one location or on more than one day within the City in the same calendar year.

4. In accordance with Utah State Code Section 11-56-103, the City shall not require a Lehi City business license to operate a food truck within the City if a food truck operator has obtained a business license to operate a food truck in another political subdivision within the State. The food truck operator shall present 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)

~~(c)~~(d) Mobile personal services will be required to obtain a business license from the City of Lehi to operate within the municipal boudnaries.

5. When the Lehi City Fire Department inspects a mobile personal service/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. Mobile personal services/~~F~~food trucks are permitted as a temporary use subject to the following:

1. Mobile personal services/~~F~~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 mobile personal service/food truck shall not park on any landscaped parking strip.

3. Mobile personal services/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. Mobile personal services/ f~~F~~ood trucks are not subject to Lehi City Development Code Section 21.040, Permit Duration Requirements.

5. Mobile personal services/~~F~~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 mobile personal services/food trucks shall be of a temporary nature.

(a) The standard duration 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. Any use of commercially zoned private property will require the prior written consent of the property owner.

(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 for up to five months. After the completion of five months, the operator may reapply for up to an additional seven months at the same location. Additional time beyond the first year may be allowed subject to reapplication every year~~six months~~. 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.

7. Mobile personal services/f~~F~~ood trucks shall be parked lawfully on public rights-of-way. Mobile personal services and ~~F~~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.

~~7.~~8. Mobile personal services/food trucks may be stored at an established business with written permission from the owner as long as it is parked on an asphalt surface.

~~8.~~9. 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.~~10. A food truck operator shall not back a food truck to make or attempt an immediate sale.

~~10.~~11. Each food truck operator shall ensure that its use of the right-of-way, including

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the sidewalk, in no way interferes with or limits sidewalk users' free and unobstructed passage.

~~11.~~12. All mobile personal services/food trucks shall be removed from the public right-of-way at the close of each business day.

~~12.~~13. 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.~~14. 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.

~~14.~~15. 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.

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.

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.

Section 21.090. Revocation.
A temporary use permit may be revoked by the Zoning Administrator if one or more of the following conditions exist:

A. Circumstances have been changed by the applicant to such a degree that one or more of the findings of fact contained in the approval can no longer be made in a positive manner.

B. The temporary use permit was obtained in a fraudulent manner.

C. One or more conditions of the temporary use permit have not been fulfilled or complied with.

having a length of not less than ten (10) feet.

Lot Line, Side - The boundary of a lot, which is not a front lot line or a rear lot line.

Lot of Record - A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Recorder. "Lot of record" does not include any subsequent conveyance that divides the lot into two or more parcels without a duly approved resubdivision.

Lot Width - For rectangular lots, lots having side lot lines not parallel, and lots on the outside of the curve of a road, the distance between side lot lines measured at the required minimum front yard line on a line parallel to the road or street chord; and for lots on the inside of the curve of a road, the distance between side lot lines measured at the required minimum front yard line on a line parallel to the road.

Lumber Yard - An establishment that contains facilities for the sawing, loading or storage of lumber or timber, but not including industrial milling or planning operations.

Main Floor - Split Entry - That portion of the building that fronts on a dedicated city street and is entered at or above finished grade between floors and is the upper level.

Main Floor - Split Level - That portion of the building that fronts on a dedicated city street and is entered at or above finished grade and includes the entry level and the next level up.

Main Floor - Two-Story - The level of that portion of the building that fronts on a dedicated city street and is entered at or above finished grade.

Manufactured Home - A multi-sectional transportable mobile home not exceeding two (2) stories in height and manufactured after June 15, 1976, and Department of Housing and Urban Development approved which is subject to and complies with the federal manufactured home construction and safety standards (42 U.S.C. ' 5403), that when joined forms a residence for human occupancy that measures twenty (20) feet by forty (40) feet or larger and is designed to be installed on a permanent foundation system which can be a permanent foundation wall.

Medical and Dental Clinic – The office of practitioners of the healing arts, and the primary use is the delivery of health care services and where no overnight accommodations are provided.

Medical Laboratory - An establishment primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient on prescription of a physician.

Medical Research Facility - An establishment primarily engaged in commercial or noncommercial physical and biological research and development for the medical profession.

Mixed Use Development or Mixed Use Project - a proposed development that includes primary nonresidential and primary residential uses on the same development site.

Mixed Use Residential/Commercial Structure - A structure in which residential and commercial uses permitted in a zoning district authorizing mixed-use structures are located within the same building in any arrangement.

Mobile Personal Services - A business which provides a service, such as a beauty salon, a barbershop, hair, nail, massage services and tanning salons and takes place inside a motorized vehicle or trailer. Personal services does not include Sexually-oriented Businesses or Body Art Facilities.

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Modular Home - A dwelling unit constructed in accordance with the standards set forth by the Department of Housing and Urban Development and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Motel – An establishment containing sleeping rooms for the temporary occupancy of guests, which may or may not have individual room entrances from outside. Motels may include a lobby, meeting rooms, recreation facilities, group dining facilities and/or other facilities or activities customarily associated with motels, but not including boarding houses, apartments, mobile home parks, or travel trailer parks. All motels must meet the occupancy and design requirements of Section 12.140-B of this Code.

Moving and Storage Facilities – A facility engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval of the Jordan Walk Towns Phase 1 residential subdivision located at approximately 3410 West Hardman Way.

Suggested Action:

Attachments:

CC Staff Report Jordan Walk Towns Phase 1 Final Subdivision 04.11.23.docx

Jordan Walks Towns Phase 1 DRC 03.29.23.docx

Jordan Walks Towns Phase 1 Final Resubmittal 03.29.23.pdf

Aerial Map.pdf

Zoning Map.pdf

General Plan Map.pdf

JORDAN WALK TOWNS PHASE 1 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	April 11th, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1840 North 3410 West		
Existing Land Use	Vacant		
Existing Zoning	R-3		
General Plan Land Use Designation	HDR – High Density Residential		
Number of Lots/Units	27 lots/units		
Adjacent Zoning and Land Use	*North*	Commercial	Vacant
	South	TH-5	Agrarian
	East	R-3	Timp Point Condos Phase 2
	West	R-3	The Exchange multi-family
Date of DRC Review	March 29, 2023		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.010. Multi-Family Residential Design Standards
Site Planning and Design Standards.

1. Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages access by a paved parking area or alley way. In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards public streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

PROPERTY HISTORY

June 14, 1994	Recorded as part of the Hunter Estates Plat A subdivision.
June 16, 2008	Part of the Holbrook 1 Annexation.
September 14, 2021	Lehi City Council approved a zone change from TH-5 to R-3.
December 13, 2022	Lehi City Council approved the Jordan Walk Towns Preliminary Subdivision Plat.

REPORT ANALYSIS

The applicant is requesting approval of the Jordan Walk Towns Phase 1 Final Subdivision, a residential subdivision consisting of 27 townhomes located at approximately 1840 North 3410 West.

The final plat for Jordan Walk Towns Phase 2 will cover 2.4 acres of the 5-acre parcel. The townhome lots are rear loaded with all units either facing a public street or common open space. The lots range in size from 1,116 square feet to 1,385 square feet. There is an overall density of 11.25 units per acre for this phase of the subdivision which is consistent with the goals of the General Plan designation and zoning. The R-3 zone establishes a maximum density of 12 units per acre for multi-family dwellings. No significant changes have been made to the plans since preliminary subdivision approval on December 13th, 2022.

The DRC had 14 comments on the proposed final subdivision plan, including the following;

1. The offsite sewer through phase 2 will require a 20' easement centered on the main in favor of Lehi City.
2. Shower laterals on all lots
3. Add drive approach at end of all weather turnaround
4. Add a note on plat stating all townhomes are rear loaded.

Please consider all DRC comments as part of your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Jordan Walks Towns Phase 1
DRC Redline Comments

Ivory Development - requests final subdivision review of Jordan Walks Towns Phase 1, a 27-unit residential townhome development located at approximately 3600 West and Hardman Way.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Katie Bussell
Representatives of the Applicant Present: Mark Horton, Ben Duzett
Date of Plans Reviewed: 03/21/23
Time Start: 3:35 PM
Time End: 3:45 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer:
1. Show sewer laterals on all lots
2. Show Future buildings for phase Two and sewer laterals. Sewer laterals must be installed with Phase 1
3. Show 12" storm drain on profile sheet.
4. change to pour in place MH. Change 4' to 5' Manhole on 18" sewer main.
5. This off site sewer threw phase 2 will require 20 ' easement centered on main in favor of Lehi City.
6. Flow line of 8" sewer should be the top of 21" Sewer main. this sewer main has high flows. 4516.29
7. Existing sewer main is 21"
8. 8" C900 culinary main, 12" purple C900 PI Main.

Trent – Parks:
9. Consider adding tree to reduce pickleball noise.
10. Add retention to retain slope. Add vegetation (maybe Sumacs and/or columnar trees-Beech). Recommend switching to crushed rock, 3'-5' or larger to avoid sloughing off site.

Arnie/Gary – Building/Inspections:
11. Letter excusing foundation drains if needed
Jacob – Public Works: No comments.
Ross – Engineering:
12. Add drive approach at end of all weather turnaround

Kim – Planning:
13. Add a note on plat stating all townhomes are rear loaded.
14. Remove the last part about the Holbrook Farms Master Plan from the QR code note as this is outside of Holbrook Farms.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Class V UIC injection well permit required for any storm tech systems.
5. Provide final elevations.
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. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).

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

9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
10. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
12. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
13. Address any comments or conditions from City Council approval.
14. 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:

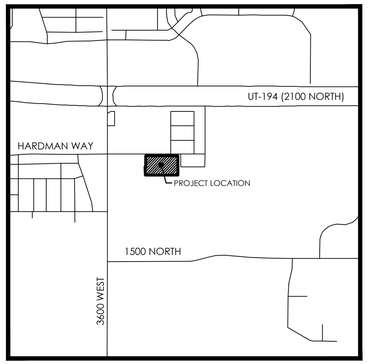
1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 11TH, 2023.

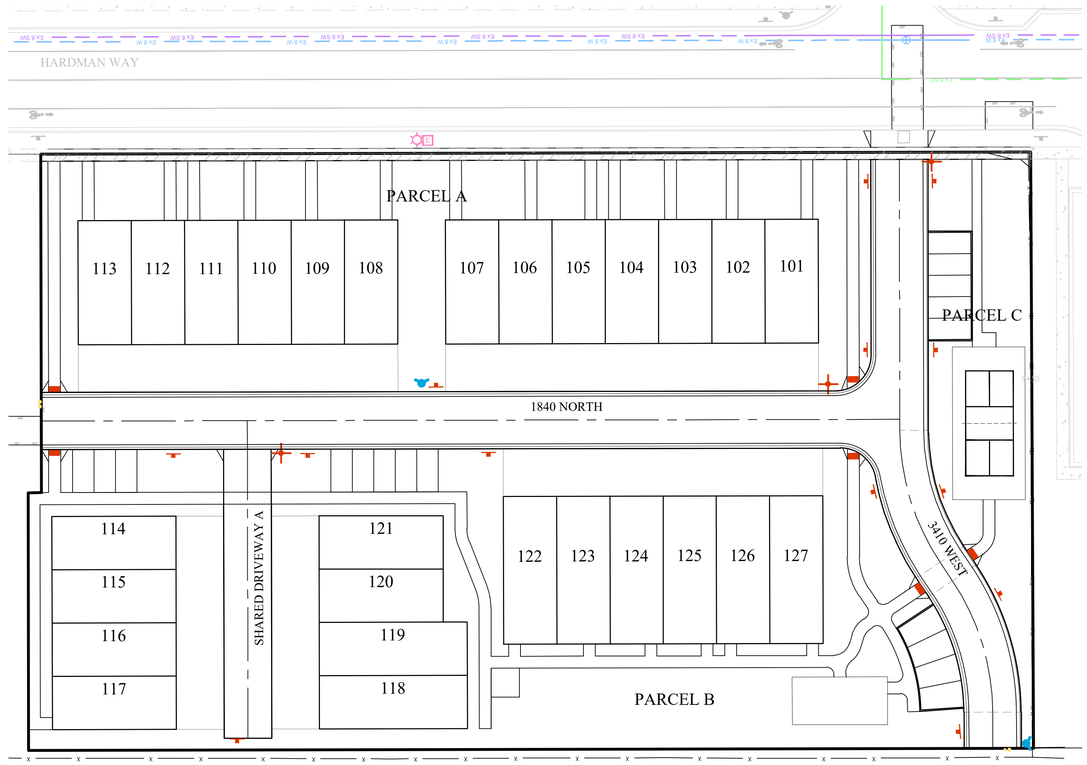
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

JORDAN WALK TOWNS PH 1

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C2.1	PUE SPACING PLAN
C3	SITE PLAN
C3.1	HARDSCAPE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	POND CALCS
C6	SEWER PLAN
C7	WATER PLAN
C7.1	FIRE HYDRANT SPACING PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C10	OFF-SITE PLAN
PP01	1840 NORTH
PP02	3410 WEST
PP03	SHARED DRIVEWAY A
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION PLAN
D1	DETAILS
D2	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 CITY STANDARD PLANS AND SPECIFICATIONS.

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

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



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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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6949 S. HIGH TECH DRIVE SUITE 200
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www.focusutah.com

FOR REVIEW ONLY

JORDAN WALK TOWNS PHASE 1
LEHI, UT
COVER

REVISION BLOCK

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

COVER

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C1		

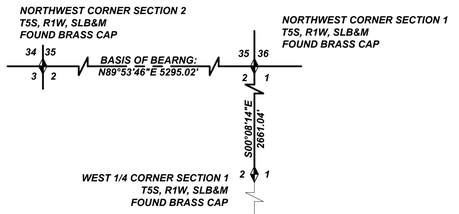
Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheets\C1 - COVER.dwg

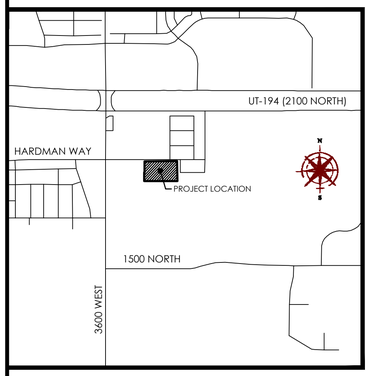
JORDAN WALK TOWNS SUBDIVISION

PHASE 1

VACATING AND AMENDING PART OF LOT 1, HUNTER ESTATES PLAT "A"

LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



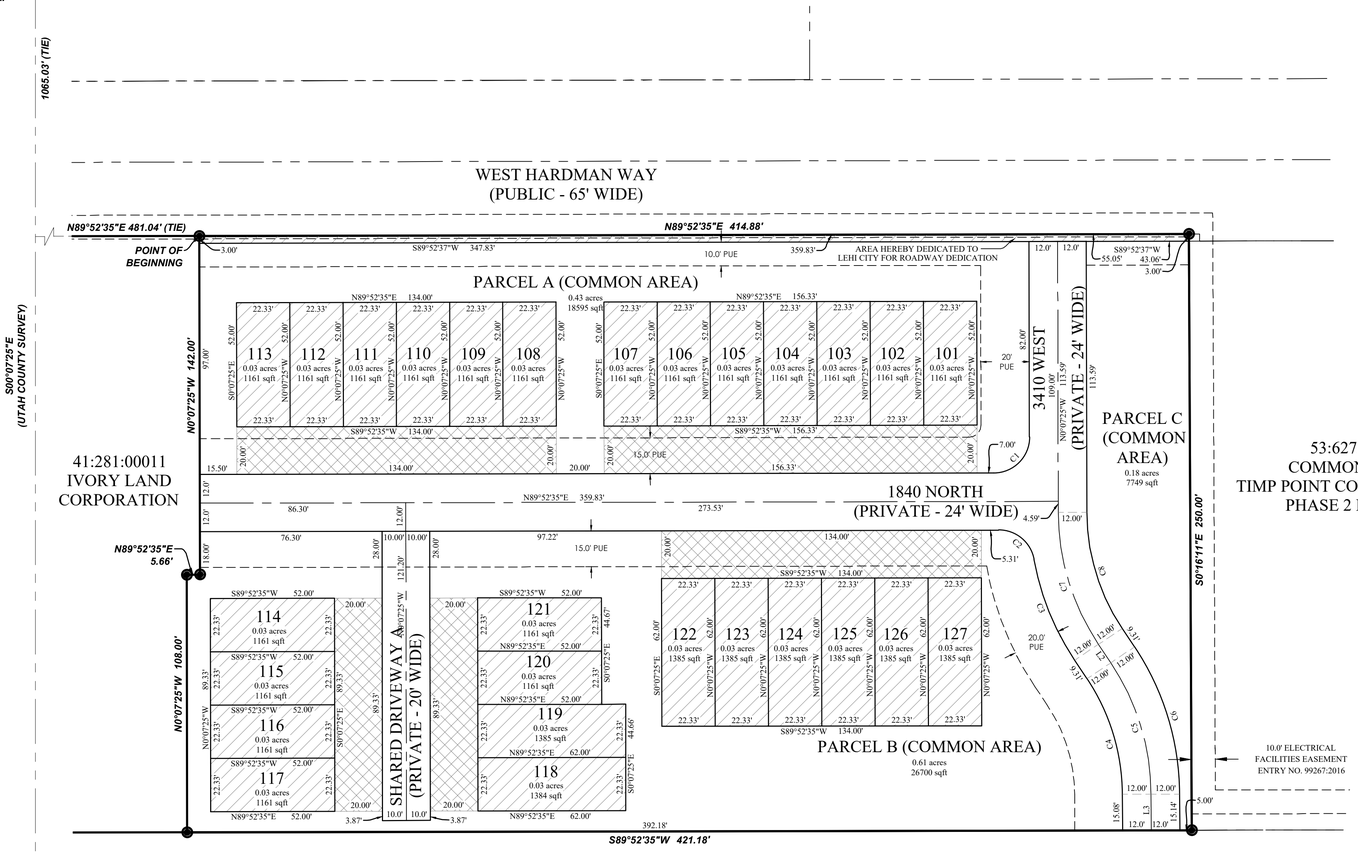


LEGEND

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

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.
2. #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. PLUG/NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
4. NO PORCHES, FOOTINGS, CONCRETE STEPS, A/C UNITS, OR WINDOW WELLS ARE TO BE LOCATED WITHIN THE PUE.
5. PARCEL A, B, AND C TO BE COMMON AREAS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (Utah Code 57-8a-102 (5)
6. ALL COMMON AREAS, LIMITED COMMON AREA AND PRIVATE STREETS TO SERVE AS PUBLIC UTILITY EASEMENTS
7. WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS, THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK.



53:627:0403
COMMON AREA
TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'G'

41:281:0005
NANCY R NELSON
HUNTER ESTATES PLAT "A"
LOT 2

SOUTHWEST CORNER SECTION 1
T5S, R1W, SLB&M
(NOT FOUND)
2 1
11 12

Line Table		
LINE	DIRECTION	LENGTH
L2	N33°45'47"W	9.31
L3	N00°16'11"W	15.13

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N44°52'35"E	21.21
C2	15.00	79°50'17"	20.90	N50°12'17"W	19.25
C3	112.00	23°28'39"	45.89	S22°01'28"E	45.57
C4	88.00	33°29'37"	51.44	S17°00'59"E	50.71
C5	100.00	33°29'37"	58.46	N17°00'59"W	57.63
C6	112.00	33°29'37"	65.47	S17°00'59"E	64.54
C7	100.00	33°38'22"	58.71	N16°56'36"W	57.87
C8	88.00	33°38'22"	51.67	S16°56'36"E	50.93

IRRIGATION SERVICE AREA TABULATION:

(1) 2" PI SERVICE LOCATED TO THE WEST OF UNIT 113
IRRIGATED AREA:
PARCEL A,B,&C: 1.22 ACRES
FUTURE PARCELS IN PHASE 2: 1.18 ACRES
TOTAL: 2.40 IRRIGATED ACRES

SITE TABULATIONS

TOTAL ACREAGE	2.40	ACRES
TOTAL TOWNHOME LOTS	27	LOTS
TOTAL ACREAGE IN LOTS	0.69	ACRES
TOTAL OPEN SPACE (3 PARCELS)	1.27	ACRES
LANE MILES OF ROAD	0.14	MILES
TOTAL UNITS PER ACRE	11.25	UNITS/ACRE
ZONE:	R-3	

W/CONDITIONAL USE PERMIT FOR TOWNHOMES, VOIDING THE SETBACK REQUIREMENTS FROM THE R-3 ZONE.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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(801) 407-6841
CONTACT: BRAD MACKAY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 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, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

Date

BOUNDARY DESCRIPTION

A part of Lot 1, PLAT "A", HUNTER ESTATES SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 49523 on June 14, 1994, also being a portion of the that real property as described and conveyed in a Special Warranty Deed Entry No. 183845:2021 of the official records of the Utah County Recorder, located in the Southeast Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located on the northerly line of Lot 1 of said Subdivision, said point also being located on the Southerly Right-of-way of West Hardman Way, said point also being located S00°07'25"E 1065.03 feet along the Section Line and N89°52'35"E 481.04 feet from the West Quarter Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along said Lot 1, HUNTER ESTATES SUBDIVISION, the following three (3) courses: (1) along West Hardman Way N89°52'35"E 414.88 feet to the westerly line of TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'G', according to the Official Plat thereof recorded as Entry No. 166744:2021 on September 28, 2021 in the Office of the Utah County Recorder; thence (2) along said Subdivision S00°16'11"E 250.00 feet to the northerly line of Lot 2, HUNTER ESTATES SUBDIVISION; thence (3) along said Lot 2 S89°52'35"W 421.18 feet; thence N00°07'25"W 108.00 feet; thence N89°52'35"E 5.66 feet; thence N00°07'25"W 142.00 feet to the southerly Right-of-way of West Hardman Way said point also being the point of beginning.

Contains: 104410.79 square feet or 2.40 acres±

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, LIMITED COMMON AREA AND PRIVATE STREETS AND DRIVEWAYS, AS INDICATED HEREON, TO THE JORDAN WALK TOWNS HOMEOWNERS ASSOCIATION.

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

IVORY DEVELOPMENT LLC

BY: CHRISTOPHER P. GAMVROULAS
(PRINTED NAME)

ITS: PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

ATTEST_____

APPROVED BY MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

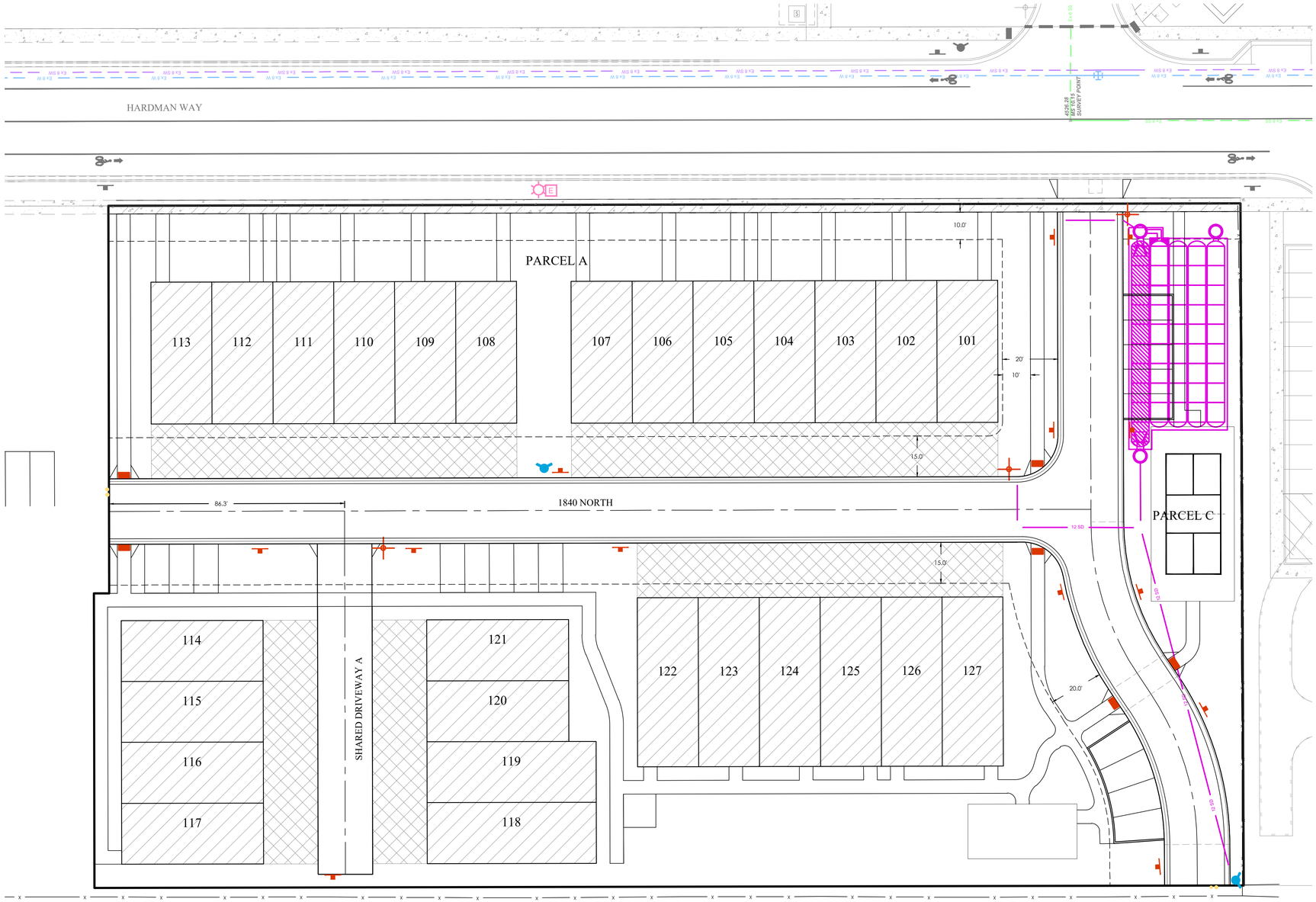
DIRECTOR - SECRETARY

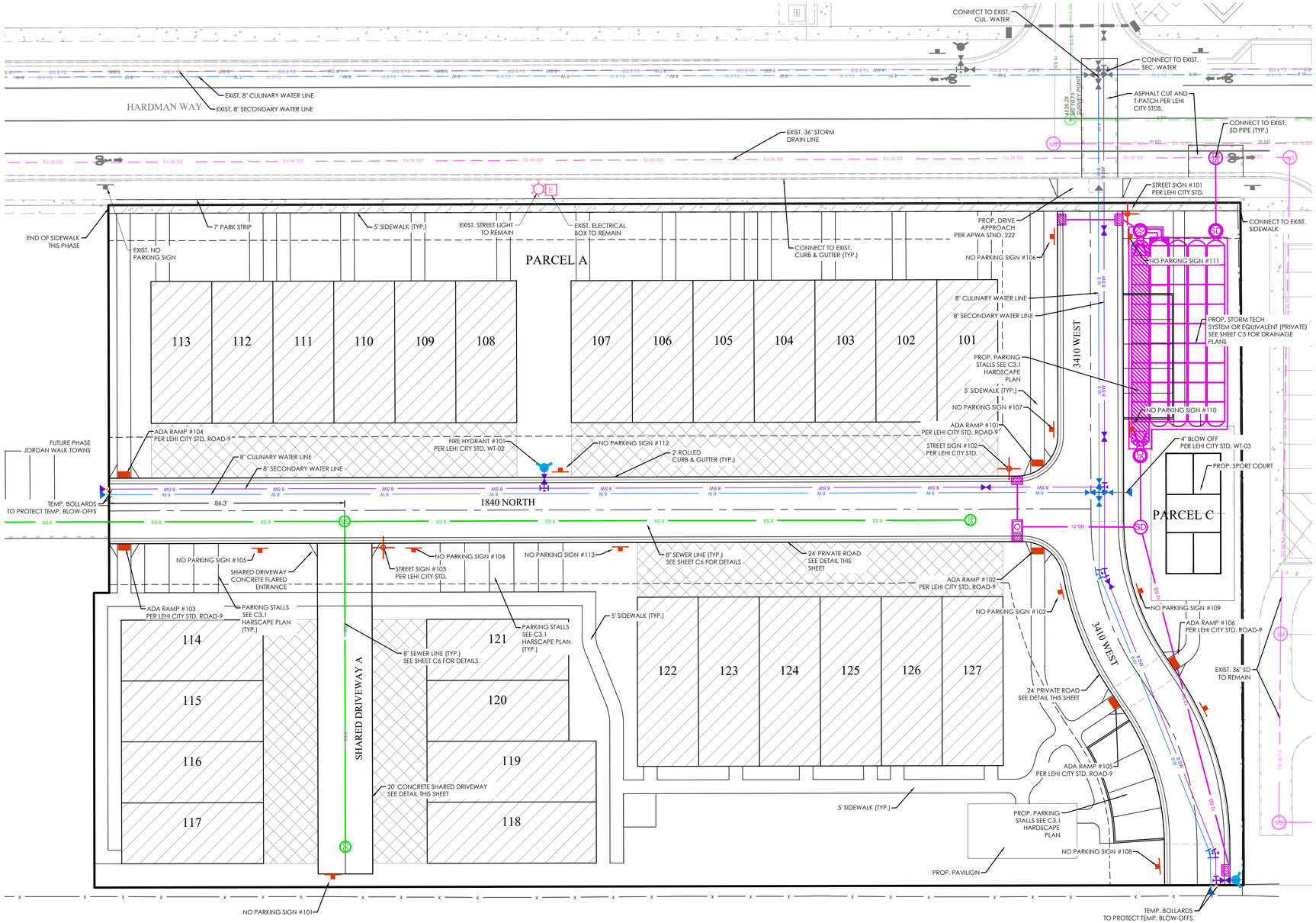
CHAIR, PLANNING COMMISSION

JORDAN WALK TOWNS

A RESIDENTIAL SUBDIVISION
PHASE 1
VACATING AND AMENDING
PART OF LOT 1, HUNTER ESTATES PLAT "A"
LOCATED IN SOUTHEAST 1/4 CORNER OF SECTION 35, T4S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

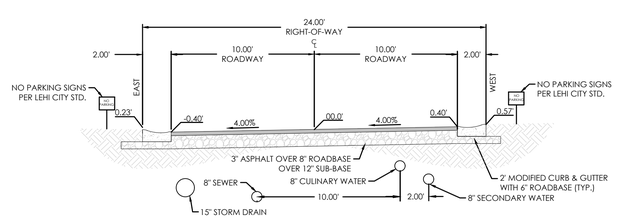
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL	COUNTY RECORDER'S SEAL


HARDMAN WAY
PARCEL A
113
112
111
110
109
108
107
106
105
104
103
102
101
10.0'
20'
10'
15.0'
86.3'
1840 NORTH
12 SD
PARCEL C
8 SD
15.0'
20.0'
114
115
116
117
SHARED DRIVEWAY A
121
120
119
118
122
123
124
125
126
127
8 SS
8 W
8 SW
8 SD
8 W
8 SW
8 SS
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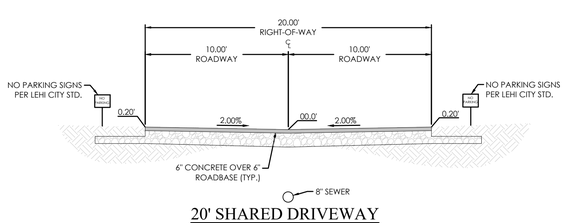


LEGEND

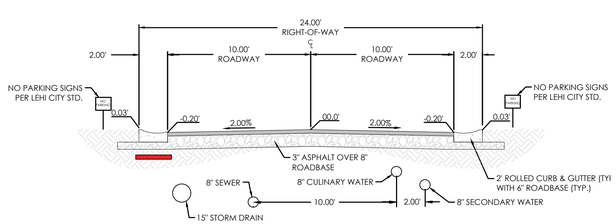
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY 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



24' PRIVATE ROAD
N.T.S 3410 WEST



20' SHARED DRIVEWAY
N.T.S SHARED DRIVEWAY A



24' PRIVATE ROAD
N.T.S. 1840 NORTH



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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www.focusutah.com

FOR REVIEW ONLY

JORDAN WALK TOWNS PHASE 1
LEHI, UT
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C3		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheet\VC3 SITE PLAN.dwg

HARDMAN WAY

PARCEL A

PARCEL C

1840 NORTH

3410 WEST

SHARED DRIVEWAY A

5.0' SIDEWALK

113 112 111 110 109 108 107 106 105 104 103 102 101

114 115 116 117 121 120 119 118 122 123 124 125 126 127

N

S

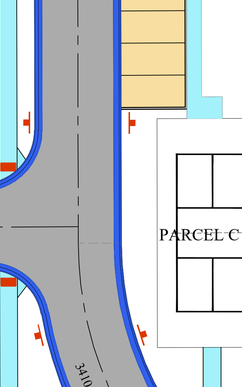
GRAPHIC SCALE

20 0 10 20 40 80

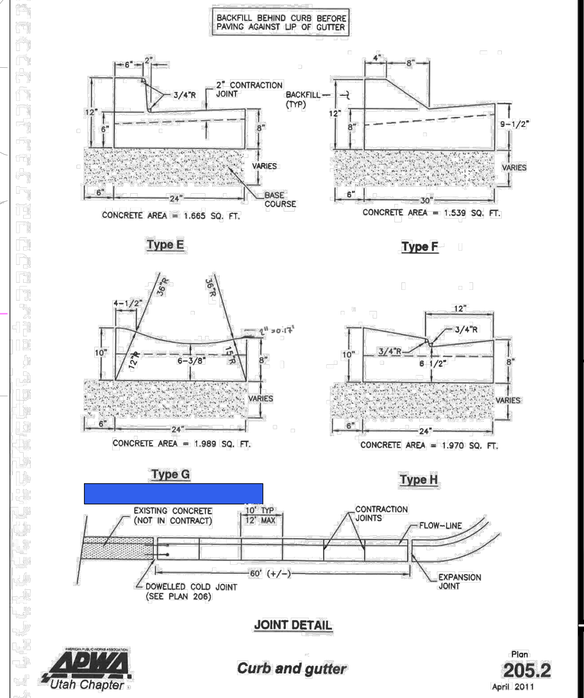
(IN FEET)
1 inch = 20 ft.

HARDSCAPE LEGEND

- ROLLED CURB AND GUTTER PER APWA TYPE G
- 6" CONCRETE OVER 6" ROADBASE
- 4" CONCRETE OVER 5" ROADBASE
- 3" ASPHALT OVER 8" ROADBASE
- 6" CURB WALL



6" CURB WALL
NTS



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JORDAN WALK TOWNS PHASE 1

LEHI, UT

HARDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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5	----	----
6	----	----

HARDSCAPE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C3.1		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheets\C3.1 HARDSCAPE PLAN.dwg

HARDMAN WAY

PARCEL A

PARCEL C

1840 NORTH

SHARED DRIVEWAY

113 112 111 110 109 108 107 106 105 104 103 102 101

114 115 116 117 118 119 120 121 122 123 124 125 126 127

TOF=4536.46
FF=4537.63

TOF=4529.16
FF=4530.33

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 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
- CULINARY VALVE, TEE & BEND
- SECONDARY 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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNHOWNS PHASE 1
LEHI, UT
GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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GRADING PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C4		

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HARDMAN WAY

PARCEL A

3410 WEST

1840 NORTH

SHARED DRIVEWAY-A

PARCEL C

TOF=4536.46
FF=4537.63

TOF=4529.16
FF=4530.33

113 112 111 110 109 108 107 106 105 104 103 102 101

114 115 116 117 118 119 120 121 122 123 124 125 126 127

12" ADS L=24.00' S=0.50%

12" ADS L=7.53' S=5.00%

15" RCP L=26.80' S=4.44%

SDMH #101
RIM=4525.65
INV. IN=4517.24 (S)
INV. OUT=4515.49 (E)
INV. IN=4515.49 (W)
PER LEHI CITY STD. SD-01

EXIST. SDMH #205
RIM=4524.41
INV. IN=4515.96 (W)
INV. OUT=4515.96 (S)
AJUST RIM TO GRADE

SD INLET #105
TBC=4526.43
INV. OUT=4523.00 (E)
PER LEHI CITY STD. SD-07

SD INLET #106
TBC=4526.28
INV. IN=4522.88 (W)
INV. OUT=4522.88 (SE)
PER LEHI CITY STD. SD-07

SDMH #102
RIM=4524.17
INV. IN=4522.51 (NW)
PER LEHI CITY STD. SD-01

SDMH #103
RIM=4525.39
INV. OUT=4518.97 (N)
PER LEHI CITY STD. SD-01
W/ 4" ORIFICE

PROP. STORMTECH UNDERGROUND DETENTION/RETENTION SYSTEM OR EQUIVALENT SEE ADS SHEETS ADS1-4

SD INLET #101
TBC=4527.09
INV. OUT=4523.45 (S)
PER LEHI CITY STD. SD-07

12" ADS L=45.00' S=7.97%

12" ADS L=24.00' S=2.33%

SDMH #104
RIM=4525.65
INV. IN=4519.00 (S)
PER LEHI CITY STD. SD-01

12" ADS L=26.12' S=1.16%

SDMH #105
RIM=4525.61
INV. IN=4519.30 (S)
INV. OUT=4519.30 (N)
INV. IN=4519.30 (W)
PER LEHI CITY STD. SD-01

SD COMBO #101
TBC=4527.09
INV. IN=4522.89 (N)
INV. OUT=4522.89 (E)
PER LEHI CITY STD. SD-08

12" ADS L=129.94' S=1.12%

SD INLET #103
TBC=4524.26
INV. OUT=4520.76 (N)
PER LEHI CITY STD. SD-07

4525 4528

LEGEND

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

o XXXX.XX

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNHOWNS PHASE 1
LEHI, UT
DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C5		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheet\VC5 DRAINAGE PLAN.dwg

Underground Storage Basin

Project: Jordan Walk Towns
Location Lehi, Utah
Date: 3/21/2023
Designer: Ben Duzett

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per Lehi City Standards

Allowable Discharges

Storm Drain Discharge: 0.76 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.755 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Buildings	33,695	0.90	30,326
Drives	22,084	0.90	19,876
Roadway and Sidewalk	34,743	0.90	31,269
Landscape	73,928	0.15	11,089
Totals	164,450		92,559
Weighted "C" Value		**0.56**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.91	0.56	3.78	8.31	7,477	0.76	680	6,798
30.0	2.63	0.56	3.78	5.59	10,059	0.76	1,359	8,700
60.0	1.63	0.56	3.78	3.46	12,469	0.76	2,718	9,751
120.0	0.89	0.56	3.78	1.88	13,540	0.76	5,436	8,103
180.0	0.59	0.56	3.78	1.26	13,631	0.76	8,155	5,477
360.0	0.32	0.56	3.78	0.67	14,549	0.76	16,309	-1,760
720.0	0.18	0.56	3.78	0.38	16,431	0.76	32,618	-16,187
1440.0	0.09	0.56	3.78	0.20	16,890	0.76	65,236	-48,346

Maximum Storage Requirement: ***9,751***
Maximum Storage Requirement (ac-ft): 0.22

Detention Basin Design

Storage Requirement: 9,751 cf
Allowable Depth: 1.0 ft
Detention Pond Volume: cf
Underground Storage: 10,087 cf
Total Storage **10,087** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.76

Orifice Sizing: h = 3 ft
C = 0.6
A = 0.091 sf
dia. = 4.07 inches

Orifice Size= **4.1** **inch**

LID Calculations

Project: Jordan Walk Towns
Location Lehi, Utah
Date: 8/31/2022
Designer Ben Duzett

BMP 80th Percentile Storm Calculations

Step 1: Determine 80th Percentile Rainfall Depth

Location: **Lehi City Corporation**
Rainfall Table: 0.50 inches

Step 2: Determine Percent Impervious

Project Imperviousness (*i*): 0.55
BMP Imperviousness (*i*):

Step 3: Determine Volumetric Runoff Coefficient

Method 1 - Reese Method: 0.48

Method 2 - Hydrologic Soil Groups:

A	B	C/D
0.39	0.42	0.42

Method 3 - Granato Method: 0.26

Rv: ***0.26***

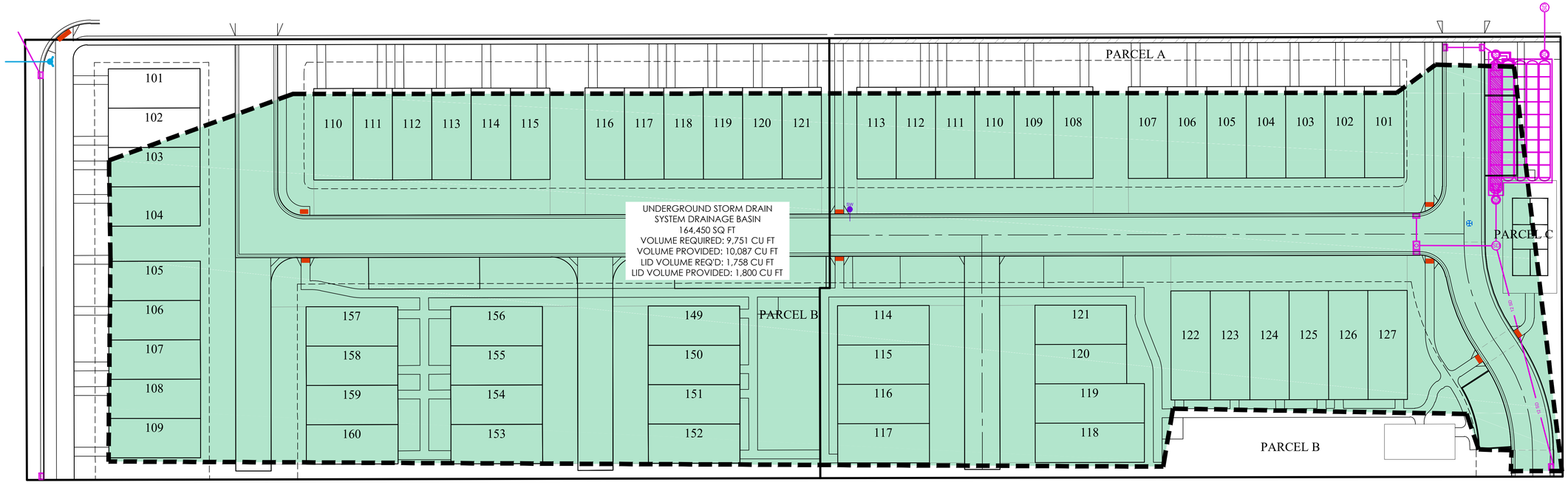
Step 4: Determine 80th Percentile Volume

$V_{goal} = R_v dA$ OR $WQV = R_v dA$

Where:

V_{goal} & $WQV = 80^{th}$ *Percentile Volume, cf*
R_v = *Volumetric Runoff coefficeient, unitless*
$d = 80^{th}$ *Percentile Storm Depth, ft*
A = *Project Area or BMP Drainage Area, sf*

V_{goal} = **1758 cf**



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JORDAN WALK TOWNS PHASE 1

LEHI, UT

POND CALCS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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POND CALCS

Scale: | Drawn: MH
Date: 3/21/23 | Job #: 22-0411
Sheet: C5.1

Z:_2022\22-0411 jordan walks towns phase 1\design\22-0411\dwg\sheets\C5.1 POND CALCS.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

ADS SiteAssist™
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

JORDAN WALK TOWNS PHASE 1

LEHI, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT

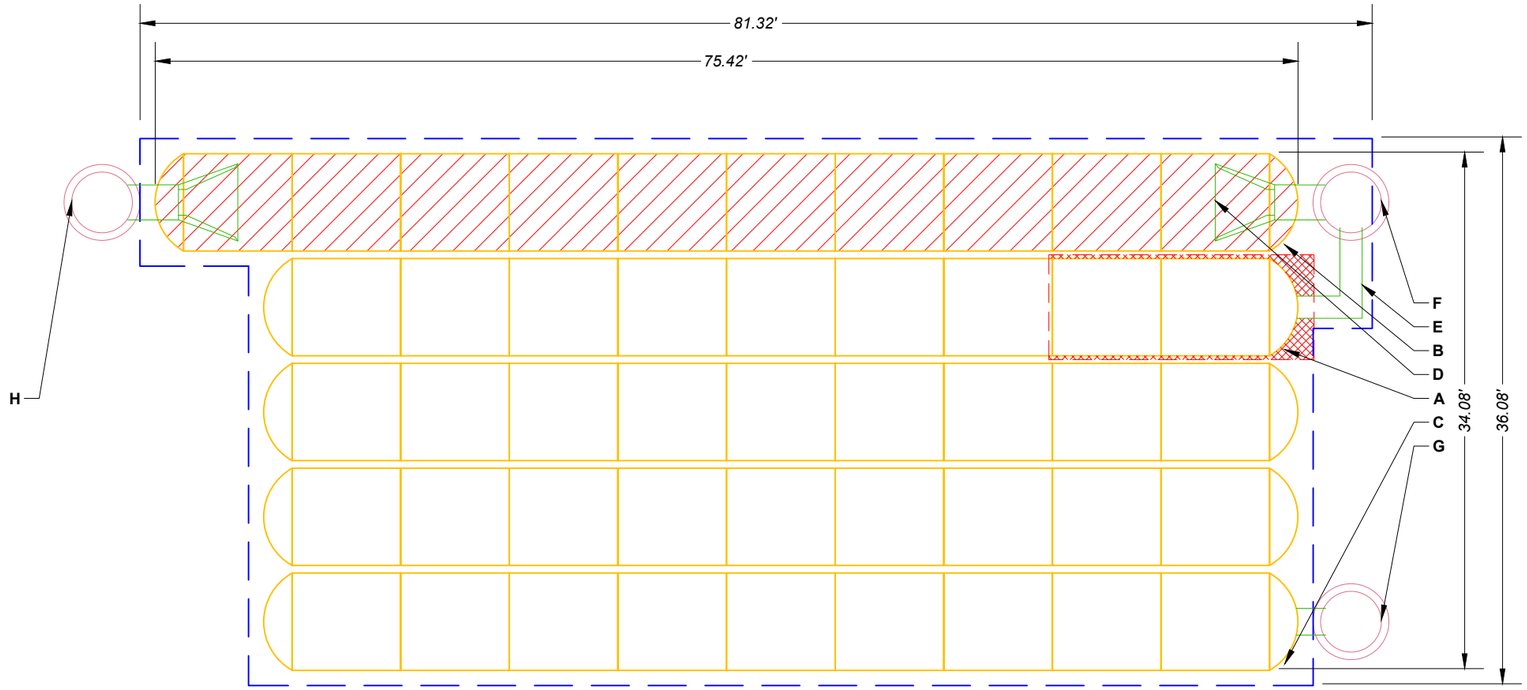
46	STORMTECH MC-3500 CHAMBERS
10	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
22	STONE BELOW (in)
40	STONE VOID
10087	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
2644	SYSTEM AREA (SF)
234.8	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4530.57
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4524.57
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4524.07
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4524.07
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4524.07
TOP OF STONE:	4523.57
TOP OF MC-3500 CHAMBER:	4522.57
15" x 15" TOP MANIFOLD INVERT:	4520.77
24" ISOLATOR ROW PLUS INVERT:	4519.00
24" ISOLATOR ROW PLUS INVERT:	4519.00
18" BOTTOM CONNECTION INVERT:	4518.97
BOTTOM OF MC-3500 CHAMBER:	4518.82
BOTTOM OF STONE:	4516.99

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	15" TOP CORED END CAP, PART#: MC3500IEPP15T / TYP OF ALL 15" TOP CONNECTIONS	23.39"	
PREFABRICATED END CAP	B	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	C	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP (TYP 2 PLACES)		
MANIFOLD	E	15" x 15" TOP MANIFOLD, ADS N-12	23.39"	
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		3.5 CFS IN
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		



ISOLATOR ROW PLUS
(SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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LEHI, UT, USA
DATE:
DRAWN: BA
CHECKED: N/A
PROJECT #:

DESCRIPTION	CHK	DRW	DATE

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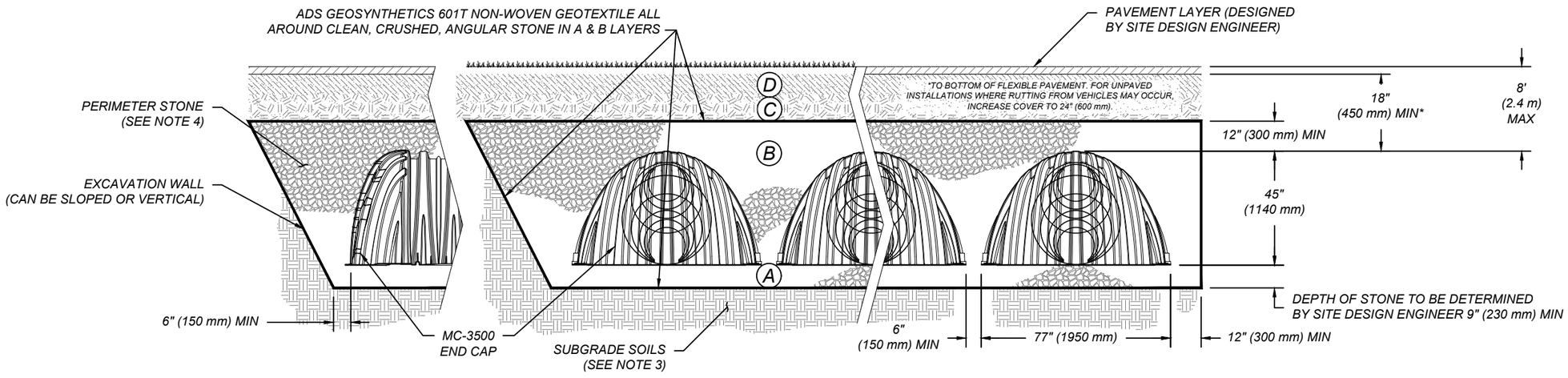
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2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** *FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER*	*ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.*	*N/A*	*PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.*
C	**INITIAL FILL:** *FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.*	*GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.* *MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.*	*AASHTO M145[1]* *A-1, A-2-4, A-3* *OR* *AASHTO M43[1]* *3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10*	*BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.*
B	**EMBEDMENT STONE:** *FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.*	*CLEAN, CRUSHED, ANGULAR STONE*	*AASHTO M43[1]* *3, 4*	*NO COMPACTION REQUIRED.*
A	**FOUNDATION STONE:** *FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.*	*CLEAN, CRUSHED, ANGULAR STONE*	*AASHTO M43[1]* *3, 4*	*PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]*

PLEASE NOTE:

1. *THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".*
2. *STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.*
3. *WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.*
4. *ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.*



NOTES:

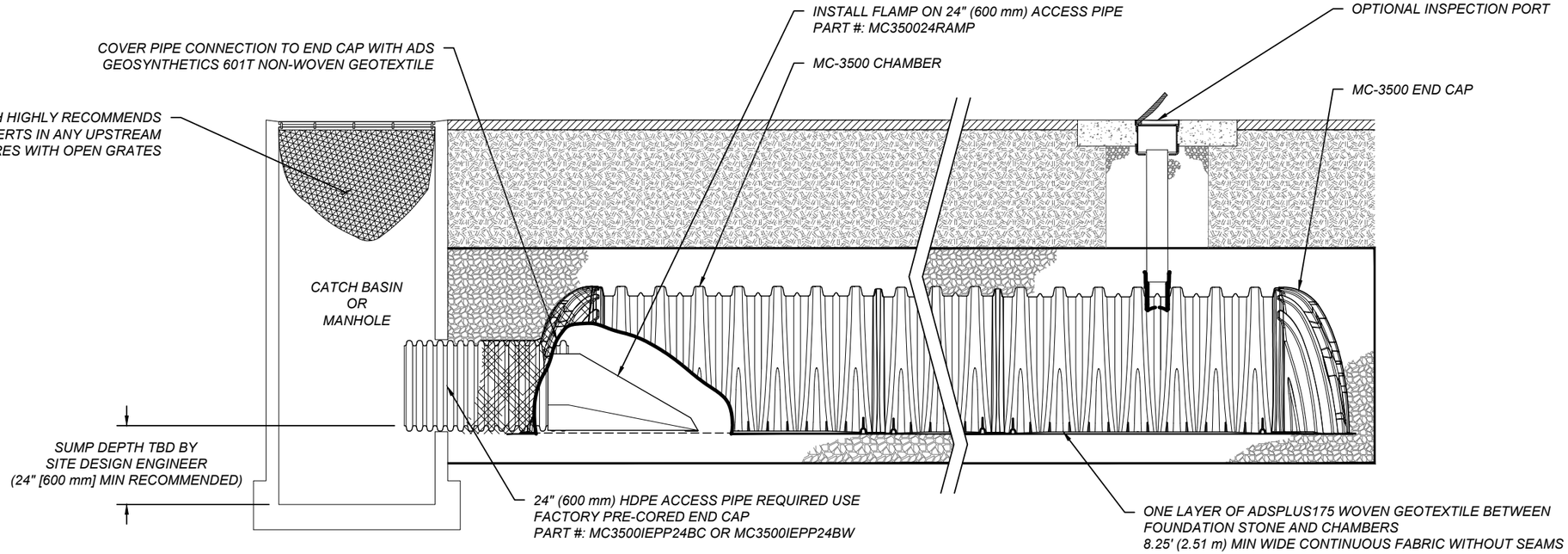
1. *CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.*
2. *MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".*
3. *THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.*
4. *PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.*
5. *REQUIREMENTS FOR HANDLING AND INSTALLATION:*
   - *TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.*
   - *TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".*
   - *TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.*

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MC-3500 ISOLATOR ROW PLUS DETAIL

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INSPECTION & MAINTENANCE

STEP 1) *INSPECT ISOLATOR ROW PLUS FOR SEDIMENT*

- *A. INSPECTION PORTS (IF PRESENT)*
  - *A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN*
  - *A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED*
  - *A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG*
  - *A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)*
  - *A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.*
- *B. ALL ISOLATOR PLUS ROWS*
  - *B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS*
  - *B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE*
    - *i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY*
    - *ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE*
  - *B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.*

STEP 2) *CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS*

- *A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED*
- *B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN*
- *C. VACUUM STRUCTURE SUMP AS REQUIRED*

STEP 3) *REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.*

STEP 4) *INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.*

NOTES

1. *INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.*

2. *CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.*

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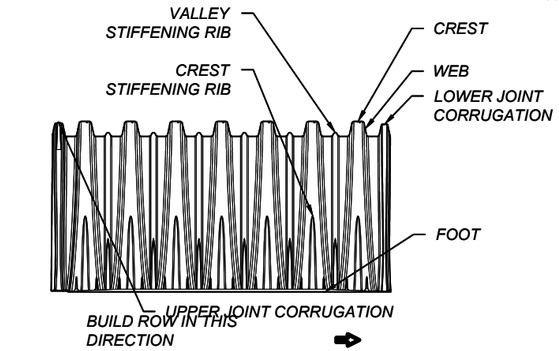
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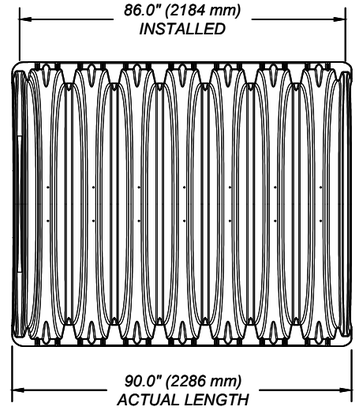
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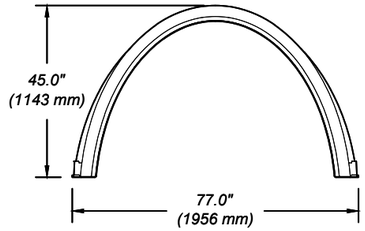
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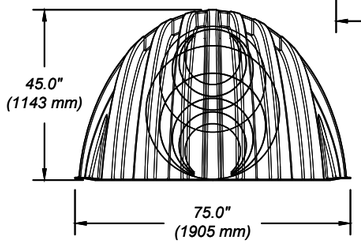
MC-3500 TECHNICAL SPECIFICATION

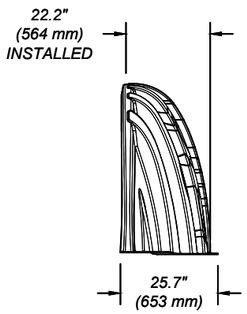
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NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

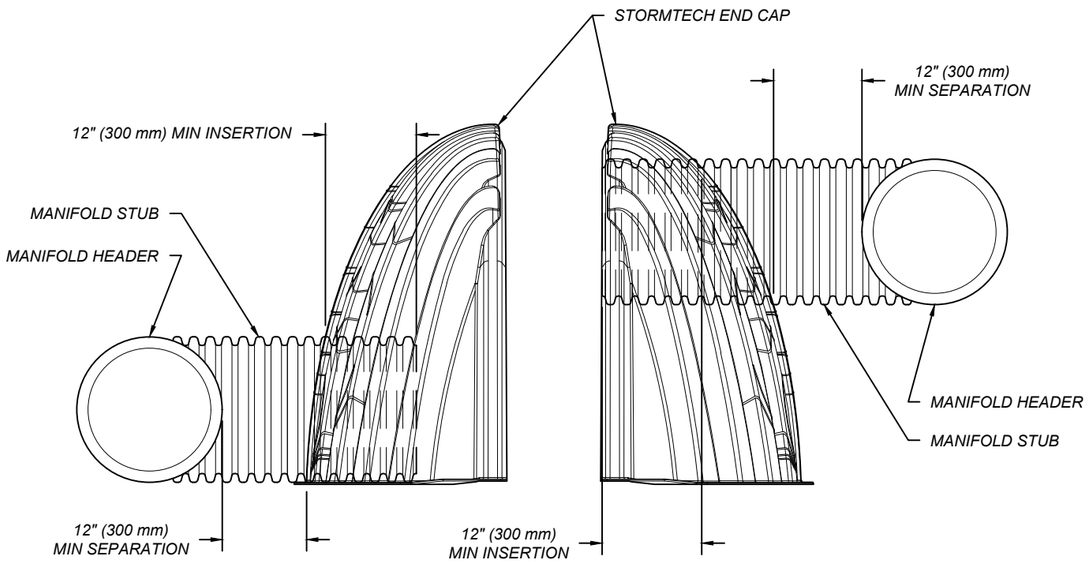
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

NTS

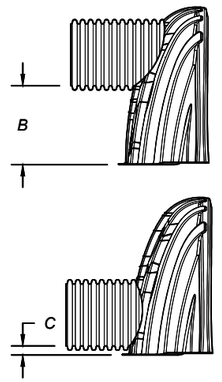


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



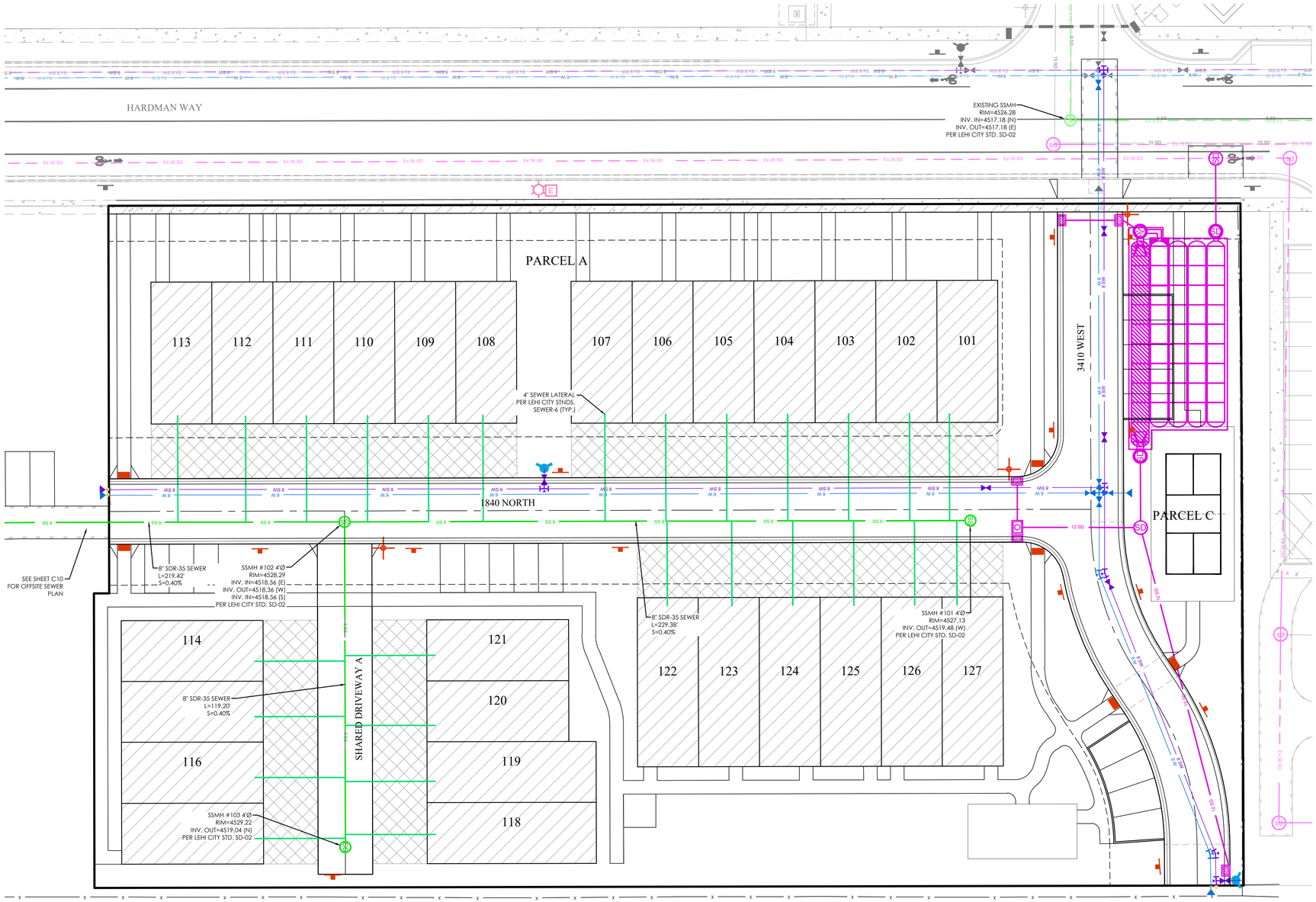
CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

JORDAN WALK TOWNS PHASE 1
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PROJECT #:
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DATE	DRW	CHK	DESCRIPTION

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ADS



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 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
- CULINARY VALVE, TEE & BEND
- SECONDARY 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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LEHI, UT

SEWER PLAN

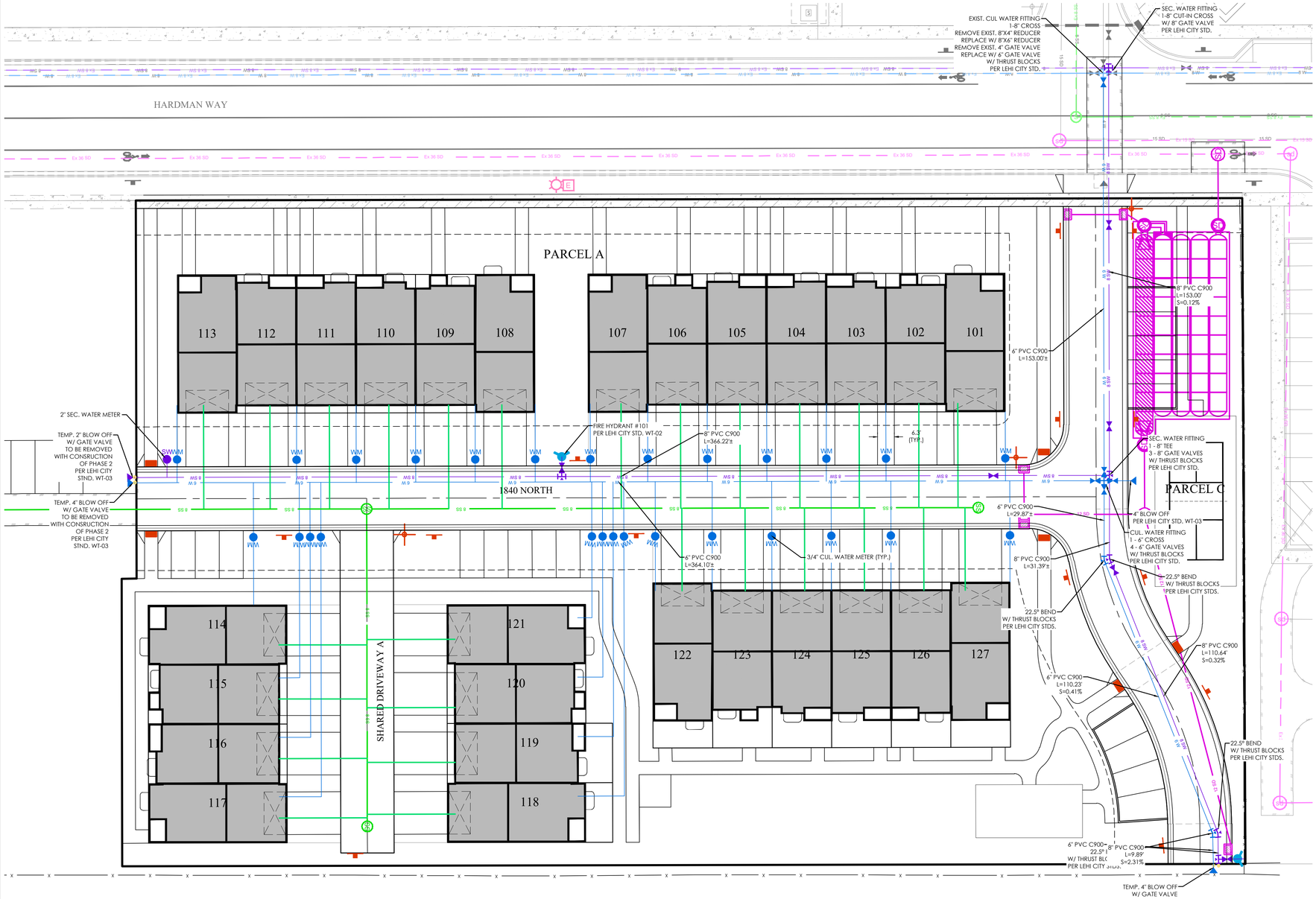
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SEWER PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C6		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 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
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- 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. WATER METERS ARE TO BE PLACED 1' BEHIND CURB AND GUTTER

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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WATER PLAN

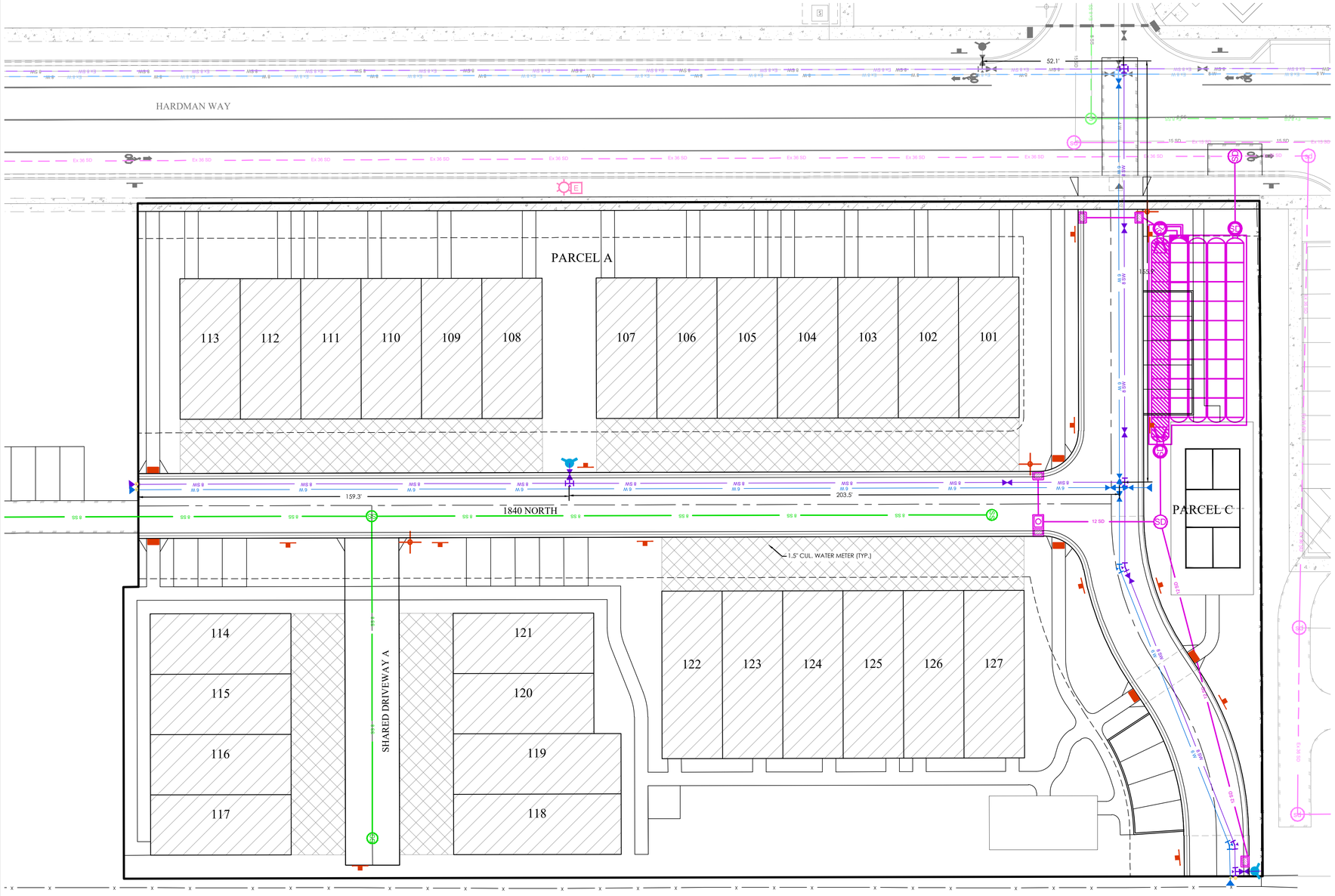
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WATER PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C7		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheets\C7 WATER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 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. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

NOTES:

TOTAL SPAN BETWEEN HYDRANTS:
52.1'+155.9'+203.5 '= 411.5'

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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FIRE HYDRANT SPACING PLAN

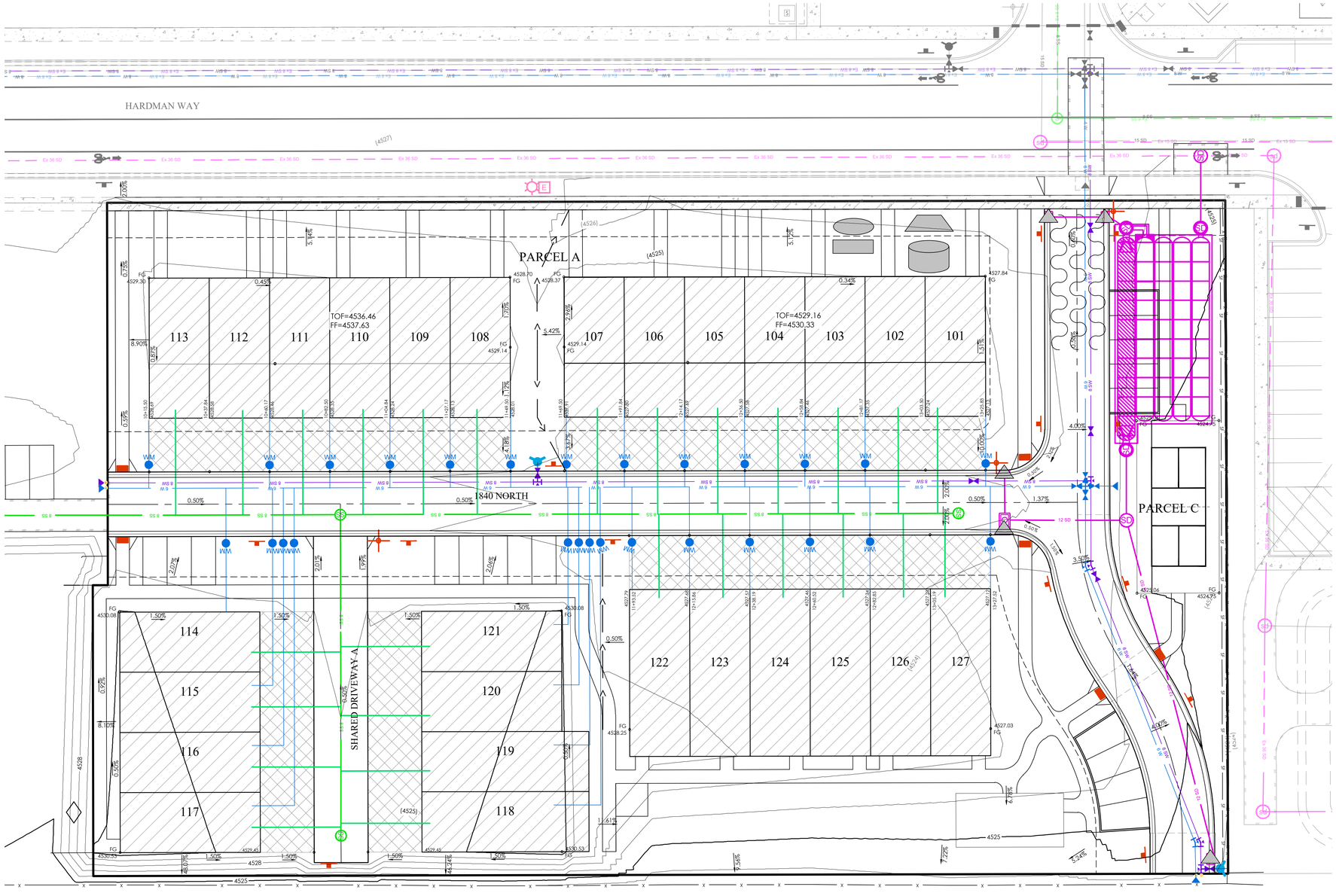
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FIRE HYDRANT SPACING PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C7.1		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheets\C7.1 FIRE HYDRANT SPACING 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 OR BERM
- CUTBACK CURB
- FIBER ROLL

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNS PHASE 1
LEHI, UT
EROSION CONTROL PLAN

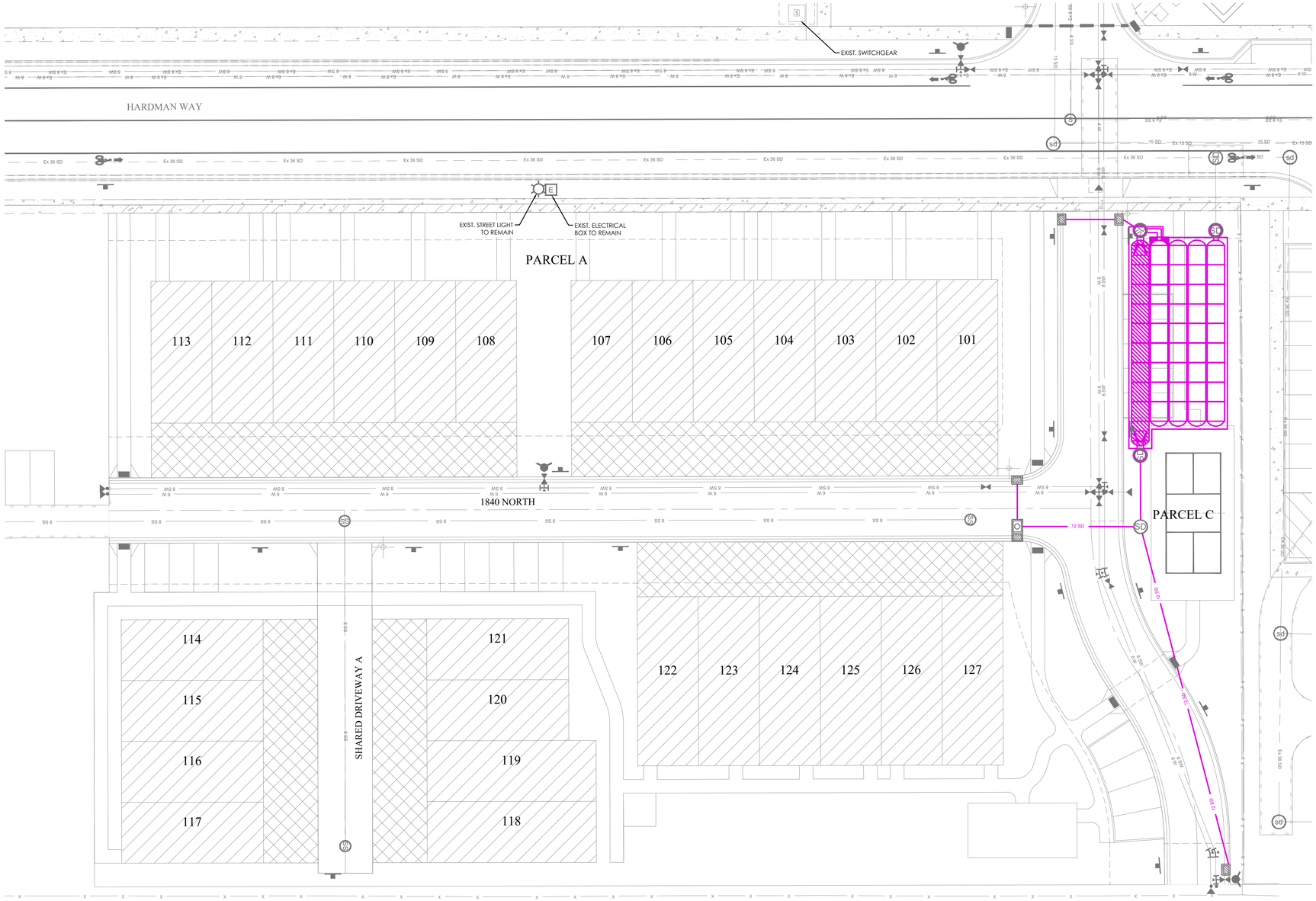
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EROSION CONTROL PLAN

Scale:	1"=20'	Drawn:	MH
Date:	3/21/23	Job #:	22-0411
Sheet:	C8		

Z:_2022\22-0411 jordan walks towns phase 1\design 22-0411\dwg\sheets\C8 EROSION CONTROL PLAN.dwg



LEHI POWER NOTE: POWER HAS BEEN DESIGNED BY LEHI POWER AND NOT BY FOCUS ENGINEERING AND SURVEYING.

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JORDAN WALK TOWNS PHASE 1

LEHI, UT

POWER PLAN

GRAPHIC SCALE

1" = 20'

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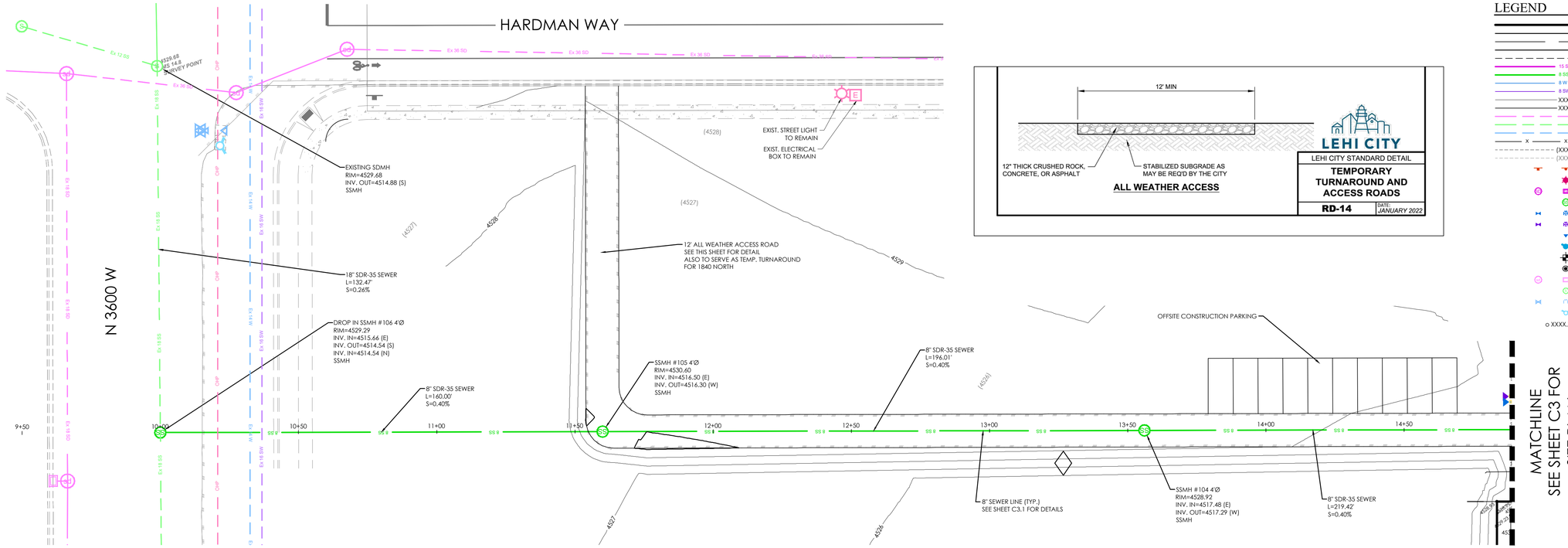
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POWER PLAN

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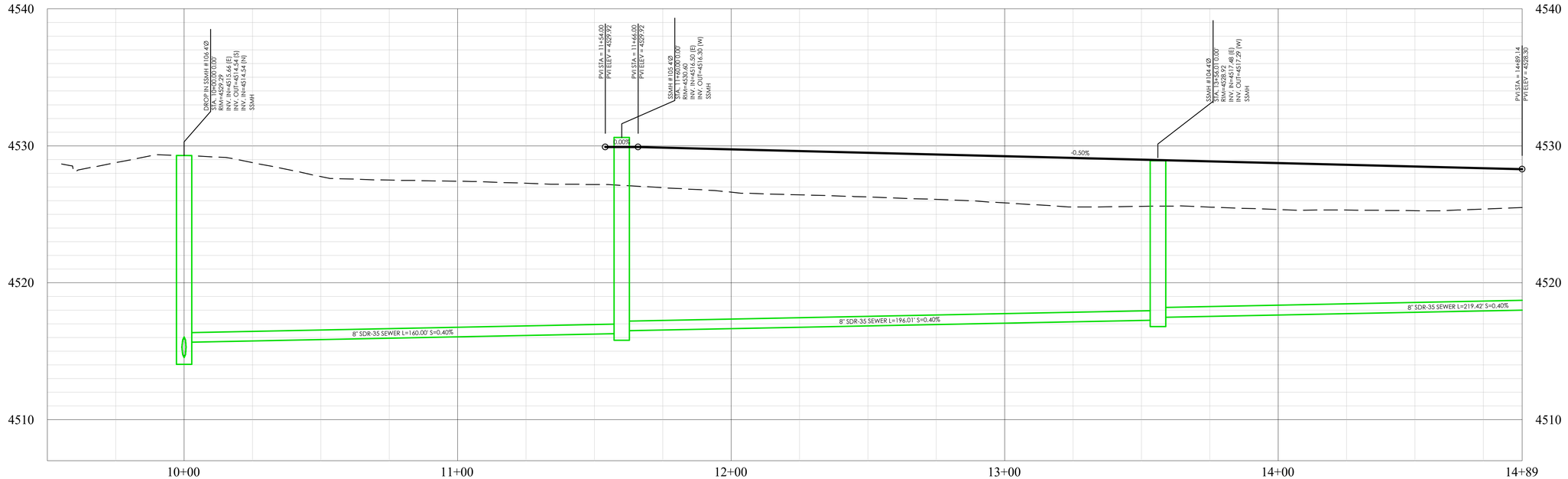
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OFF-SITE SEWER PLAN

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 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
- CULINARY VALVE, TEE & BEND
- SECONDARY 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



OFF-SITE SEWER PROFILE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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OFF-SITE SITE PLAN

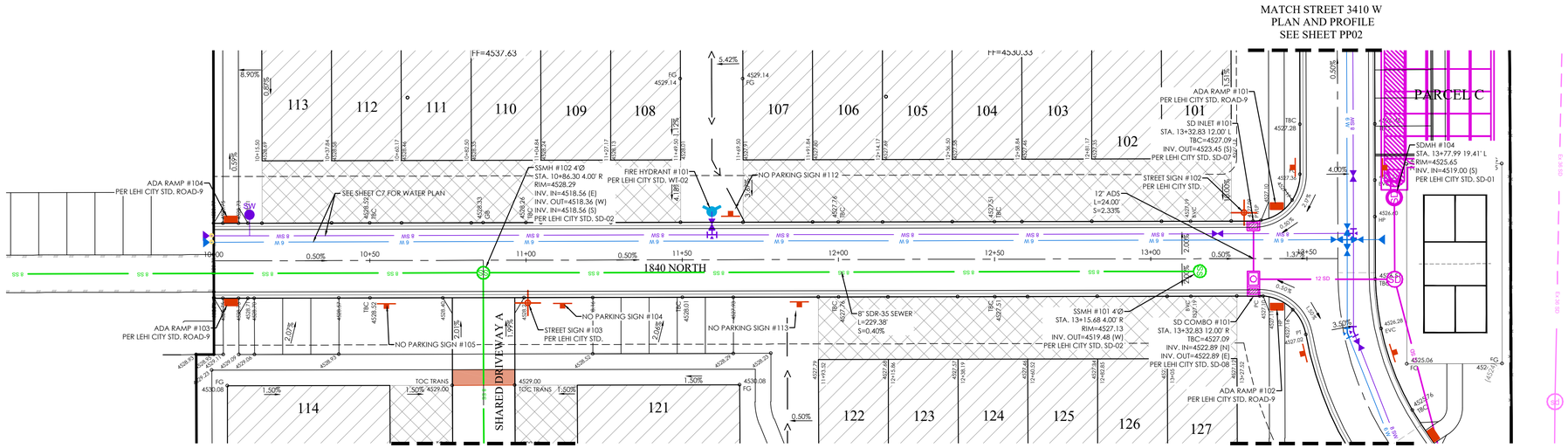
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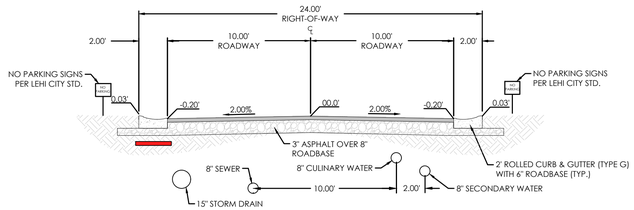
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Date:	3/21/23	Job #:	22-0411
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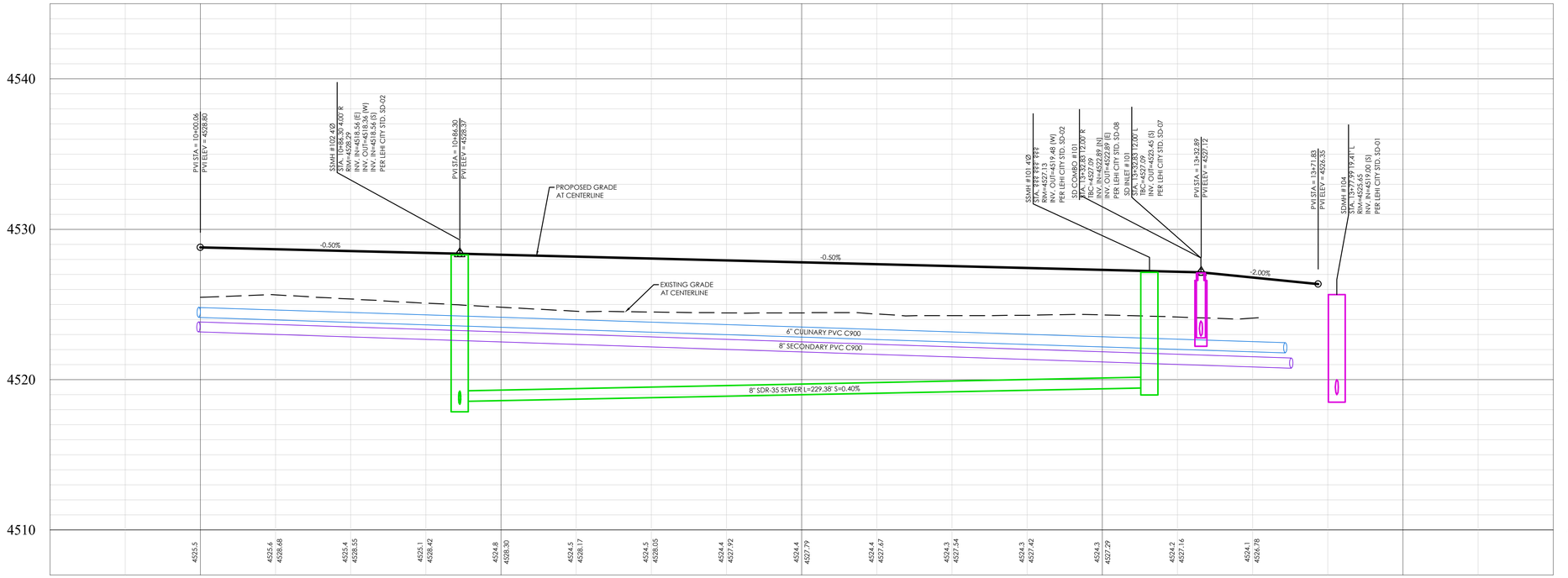


1840 NORTH PLAN



24' PRIVATE ROAD

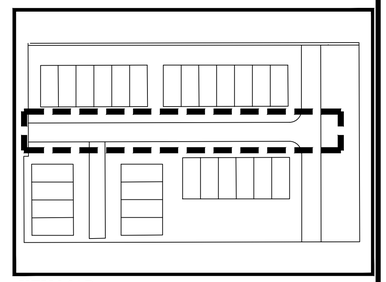
N.T.S. 1840 NORTH



1840 NORTH PROFILE

LEGEND

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



KEY MAP

N.T.S

BENCHMARK

SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNS PHASE 1

LEHI, UT

1840 NORTH

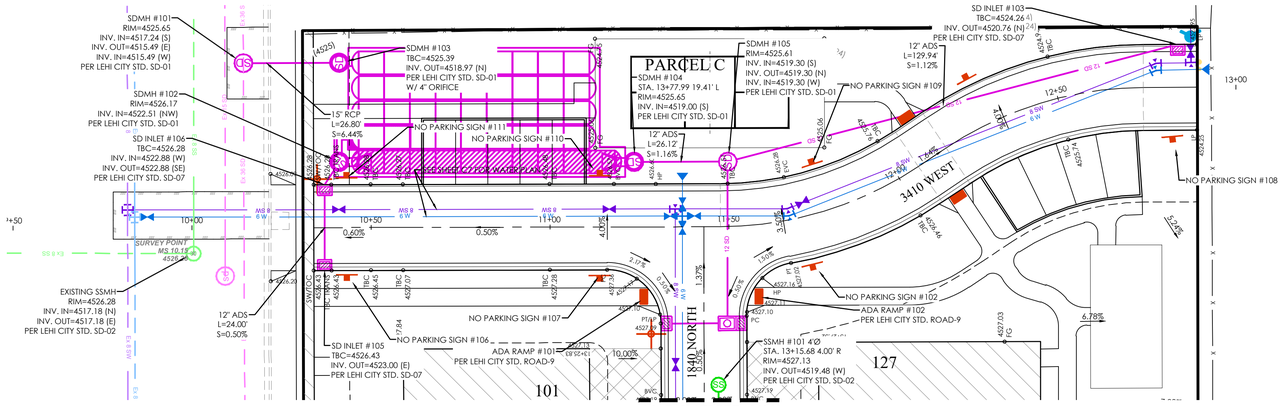
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1840 NORTH

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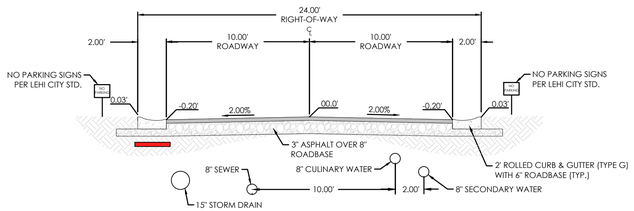
PP01

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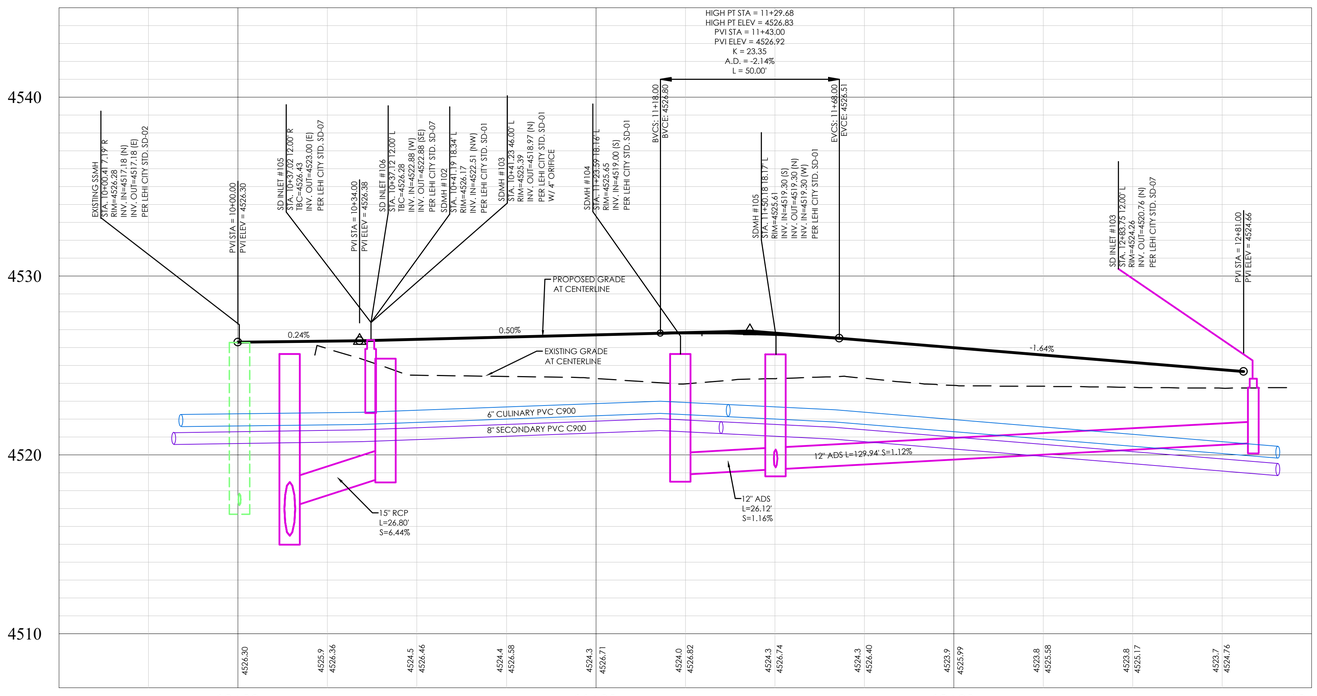
MATCH STREET 1840 N
PLAN AND PROFILE
SEE SHEET PP01

3410 WEST PLAN



24' PRIVATE ROAD

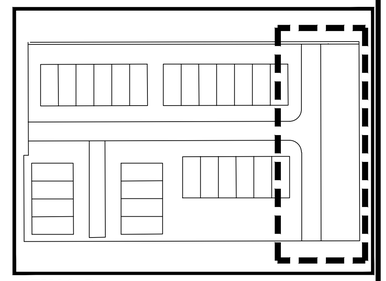
N.T.S. 1840 NORTH



3410 WEST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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KEY MAP
N.T.S

BENCHMARK

SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNS PHASE 1

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3410 WEST

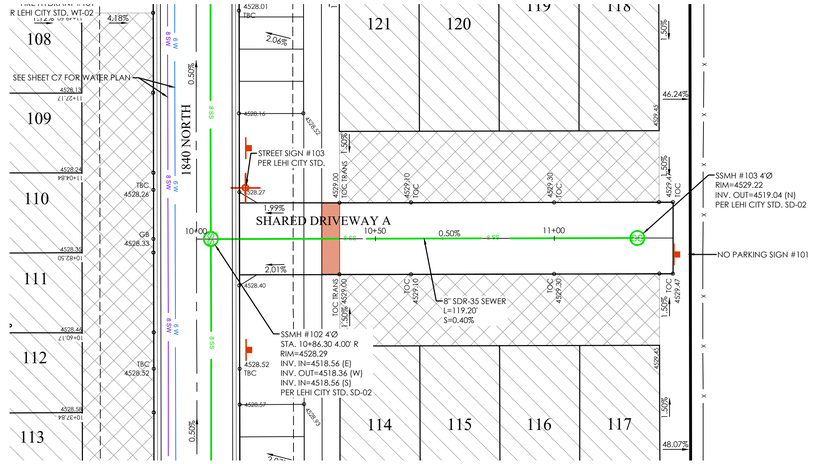
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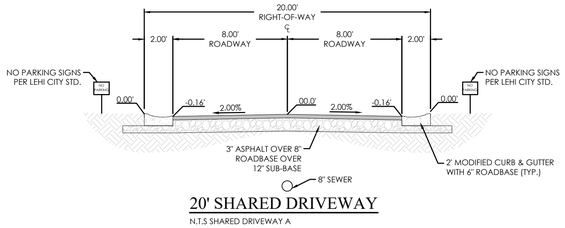
3410 WEST

Scale:	1"=20'	Drawn:	MH
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Sheet:	PP02		

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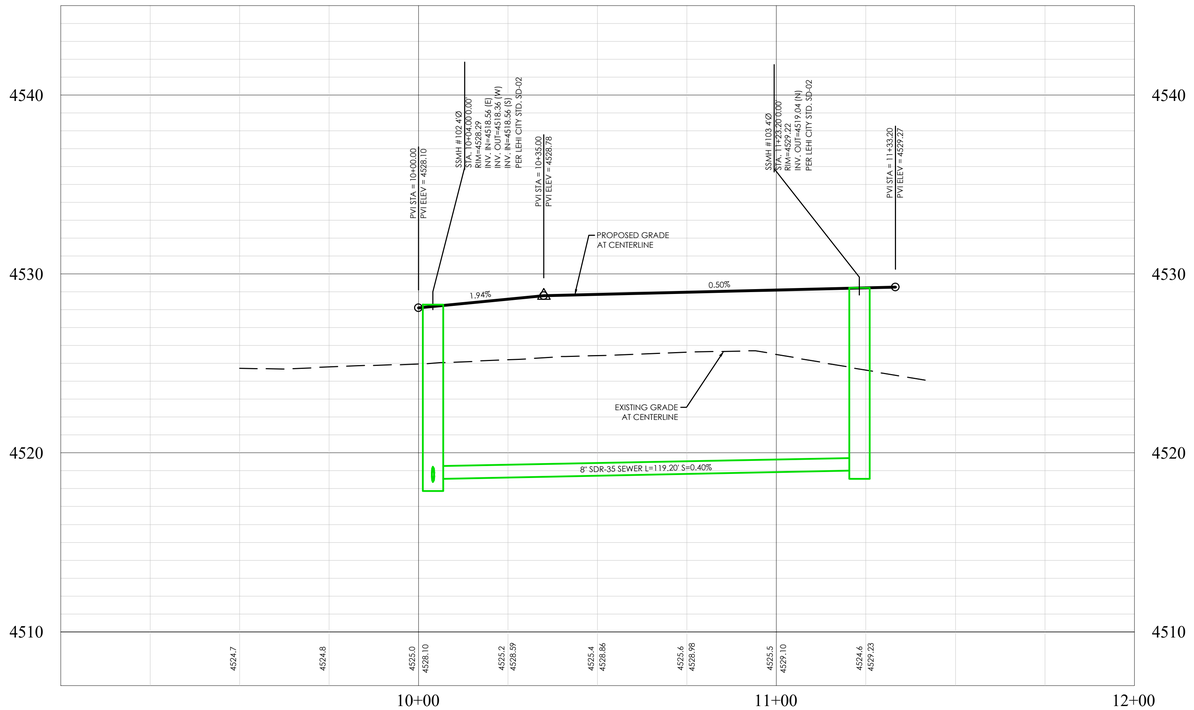


STREET A PLAN



20' SHARED DRIVEWAY

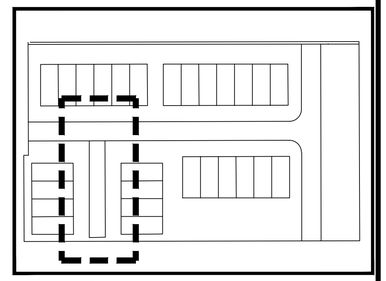
N.T.S SHARED DRIVEWAY A



SHARED DRIVEWAY A PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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- 8" SECONDARY WATER
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KEY MAP
N.T.S

BENCHMARK

SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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JORDAN WALK TOWNS PHASE 1

LEHI, UT

SHARED DRIVEWAY A

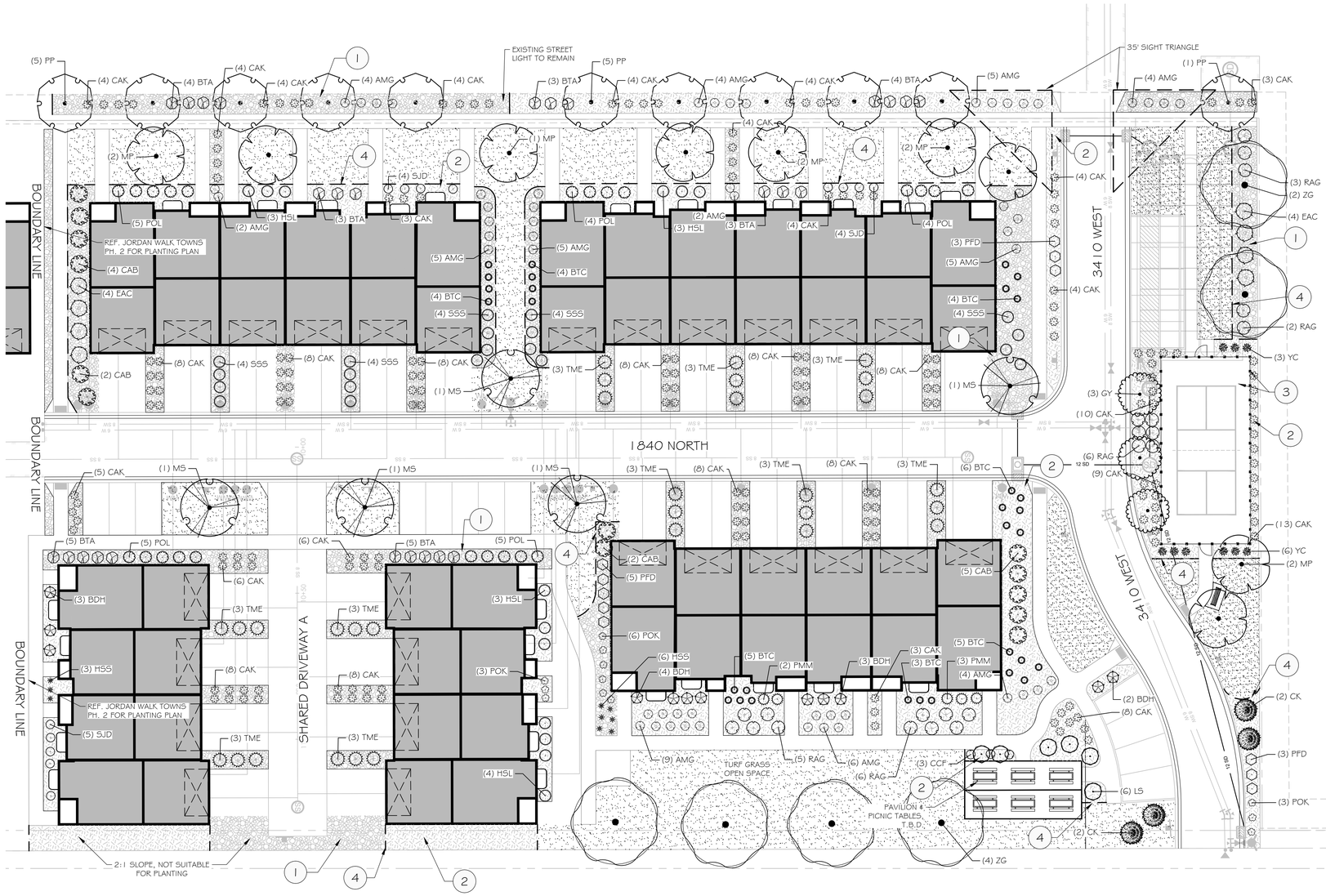
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SHARED DRIVEWAY A

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Date:	3/21/23	Job #:	22-0411
Sheet:	PP03		

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6` Ht.	4
GY	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo Tree	2" Cal.	3
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2" Cal.	6
MP	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	9
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	5
PP	Prunus x virginiana	Canada Red Chokecherry	2" Cal.	11
ZG	Zelkova serrata ' Schmidtlow' Wireless	Wireless Zelkova	2" Cal.	6

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa `UCONNAM012` TM	Ground Hug Black Chokeberry	5 gal.	55
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	31
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	27
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	12
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	3
CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	13
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	8
HSL	Hibiscus synacus `SHIMRV24` TM	Lil` Kim Violet Rose of Sharon	5 gal.	13
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	23
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	5
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	11
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	22
SSS	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	20
SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	13
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	30
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	9

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	186
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	9
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	12

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PP2	Poa pratensis	Kentucky Bluegrass	sod	16,156 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 1"-3", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	9,964 sf	
2	CRUSHED ROCK, TALON`S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	9,536 sf	
3	PICKLEBALL COURT WITH FENCING, TBD.		
4	STEEL EDGING		

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF ROCK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. SEE REFERENCE NOTES FOR ROCK TYPE.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

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JORDAN WALK TOWNS PHASE 1

LEHI, UTAH

LANDSCAPE PLAN

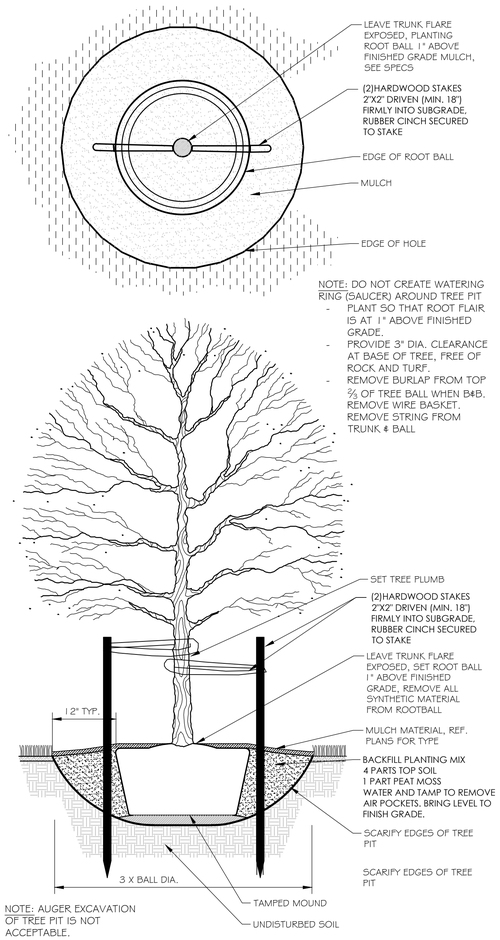
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LANDSCAPE PLAN

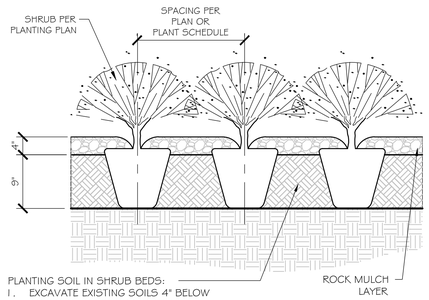
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1 CANOPY TREE W/ STAKES

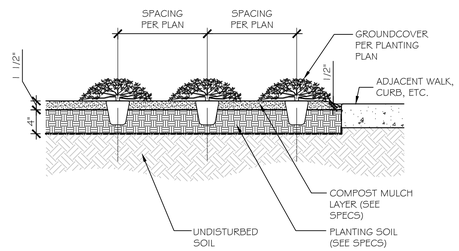
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 4" ROCK MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING W/ROCK MULCH

1" = 1'-0"



3 GROUNDCOVER

1" = 1'-0"

P-MU-AND-02

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JORDAN WALK TOWNS PHASE 1

LEHI, UTAH

LANDSCAPE DETAILS

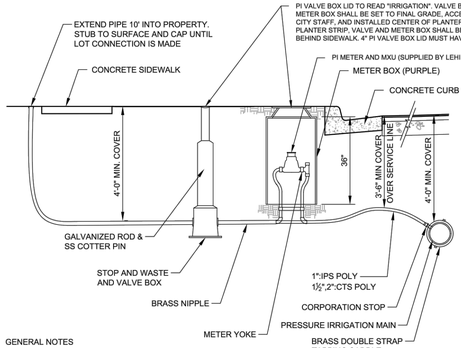
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6	----	----

LANDSCAPE DETAILS

Scale: | Drawn: MI
Date: 03/21/2023 | Job #: 22-0411
Sheet: L1.1

Z:_2022\22-0411 Jordan Walks Towns Phase 1\design 22-0411\Dwg\sheets\L1.0 LANDSCAPE PLAN.dwg



GENERAL NOTES

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

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15NW-11-44	FORD VB876-15-11-66	FORD VB877-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW 1	FORD B11-6665W-NL 1 1/2	Ford B11-777SW-NL2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336 3D CI MTR ADPT RING	
LID	DFW12AUT-SMW+T-RRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	9SD CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

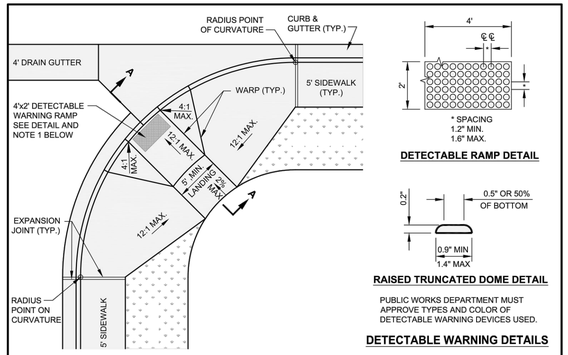
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

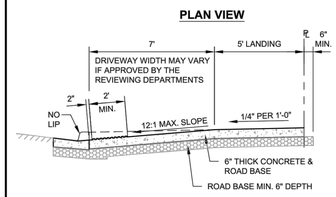
LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



PLAN VIEW



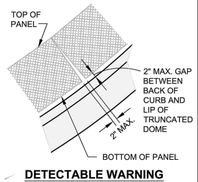
SECTION A-A

DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

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

DETECTABLE WARNING DETAILS



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

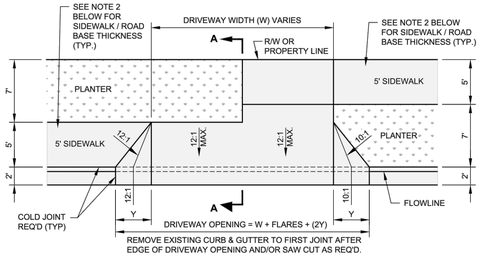
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL

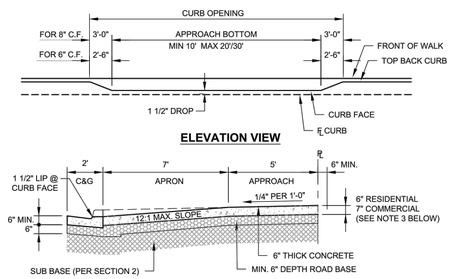
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 DATE: *JANUARY 2022*



REMOVE EXISTING CURB & GUTTER TO FIRST JOINT AFTER EDGE OF DRIVEWAY OPENING AND/OR SAW CUT AS REQ'D.

PLAN VIEW



ELEVATION VIEW

SECTION A-A

GENERAL NOTES:

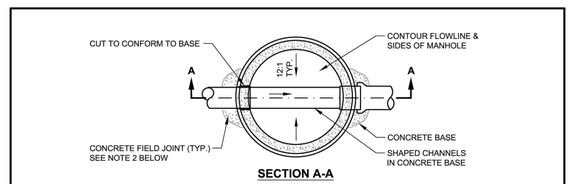
1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
3. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS
4. MAX. DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE

LEHI CITY

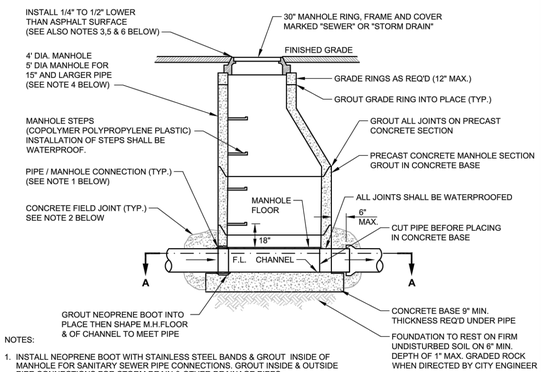
LEHI CITY STANDARD DETAIL

FLARED DRIVE APPROACH

RD-11 DATE: *JANUARY 2022*



SECTION A-A



NOTES:

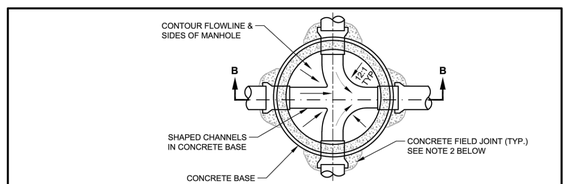
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12' WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

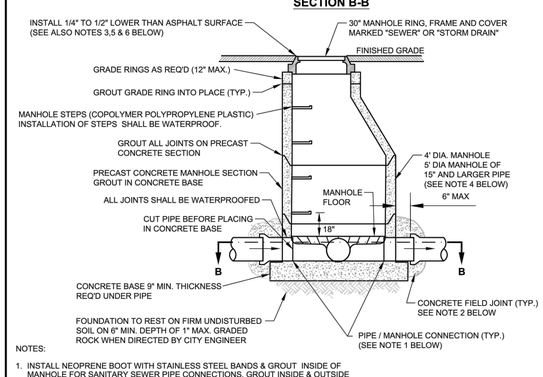
LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: *JANUARY 2022*



SECTION B-B



NOTES:

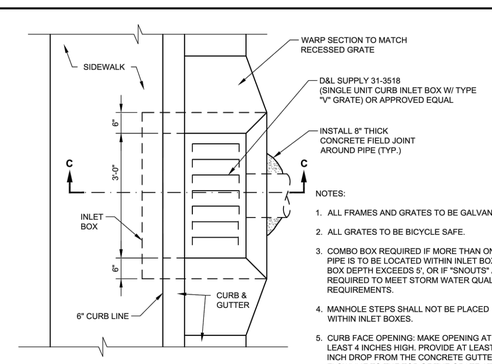
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12' WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

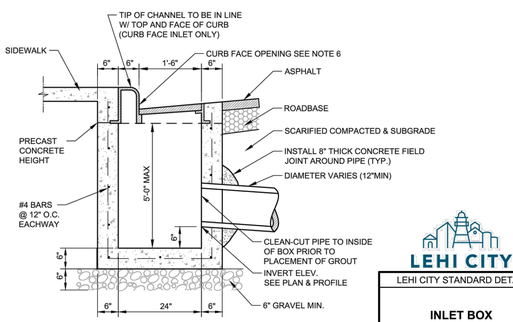
SD-02 DATE: *JANUARY 2022*



PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.



SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: *JANUARY 2022*

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

NOTE: QR CODE LINKS TO LEHI CITIES MOST UP TO DATE STANDARD DRAWINGS. SOME DETAILS MAY NOT BE APPLICABLE IF DIFFERENTIATED BY THE HOLBROOK FARMS MASTER PLAN.

FOR REVIEW ONLY

JORDAN WALK TOWNS PHASE 1

LEHI, UT

DETAILS

REVISION BLOCK

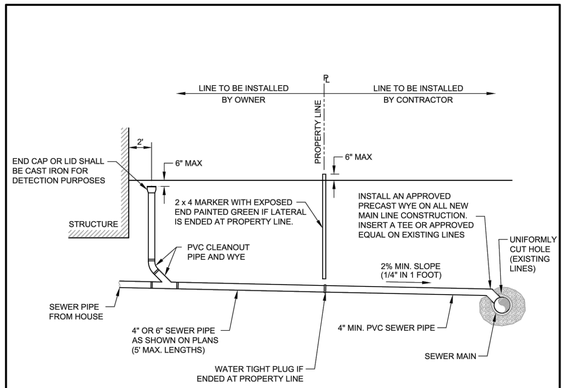
#	DATE	DESCRIPTION
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DETAILS

Scale: N/A | Drawn: MH
Date: 3/21/23 | Job #: 22-0411
Sheet: D1

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

Z:_2022\22-0411 | jordan walks towns phase 1\design 22-0411\dwg\sheets\D1 - DETAILS.dwg



NOTES:

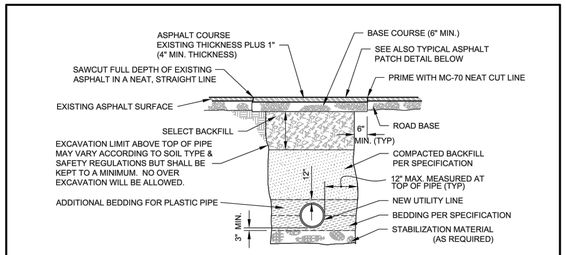
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

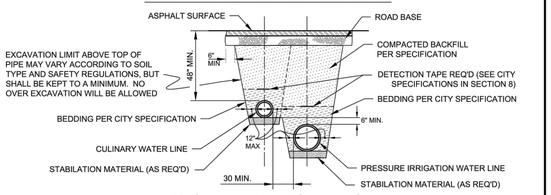
LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 DATE: JANUARY 2022

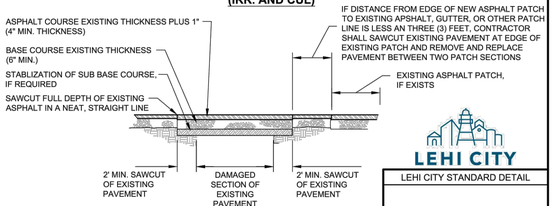


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



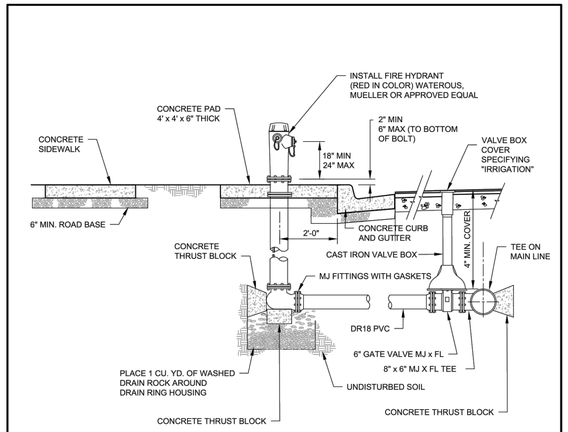
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: JANUARY 2022



FIRE HYDRANT WITH VALVE

NOTES:

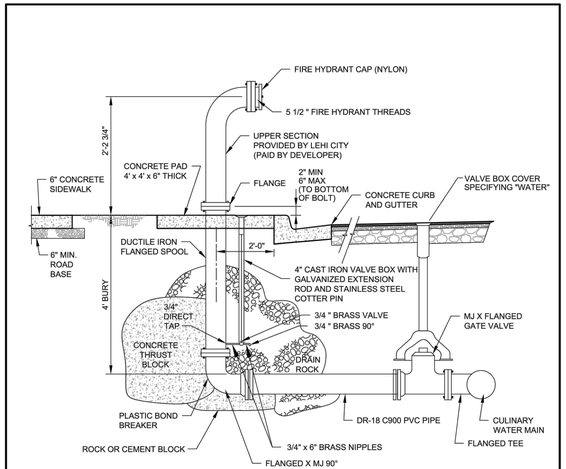
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: JANUARY 2022



NOTE:

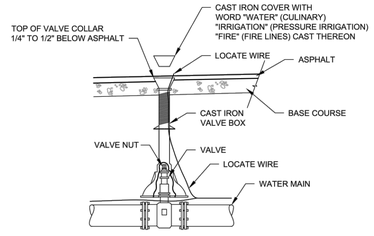
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: JANUARY 2022



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

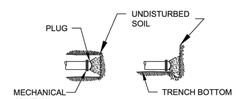
LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: JANUARY 2022



THRUST BLOCK TYPICAL



PLAN **ELEVATION**

PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
3	1.0	0.8	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

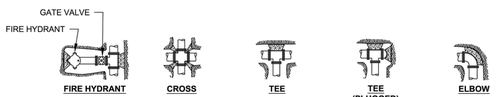
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

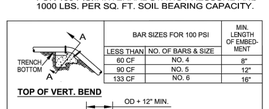
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

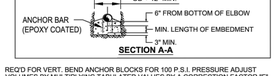


FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



TOP OF VERT. BEND

BAR SIZES FOR 100 PSI LESS THAN	NO. OF BARS & SIZE	MIN. LENGTH OF EMBED-MENT
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"



SECTION A-A

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE / 100

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: JANUARY 2022

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

NOTE: QR CODE LINKS TO LEHI CITIES MOST UP TO DATE STANDARD DRAWINGS. SOME DETAILS MAY NOT BE APPLICABLE IF DIFFERENTIATED BY THE HOLBROOK FARMS MASTER PLAN.

FOR REVIEW ONLY

JORDAN WALK TOWNS PHASE 1

LEHI, UT

DETAILS

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

DETAILS

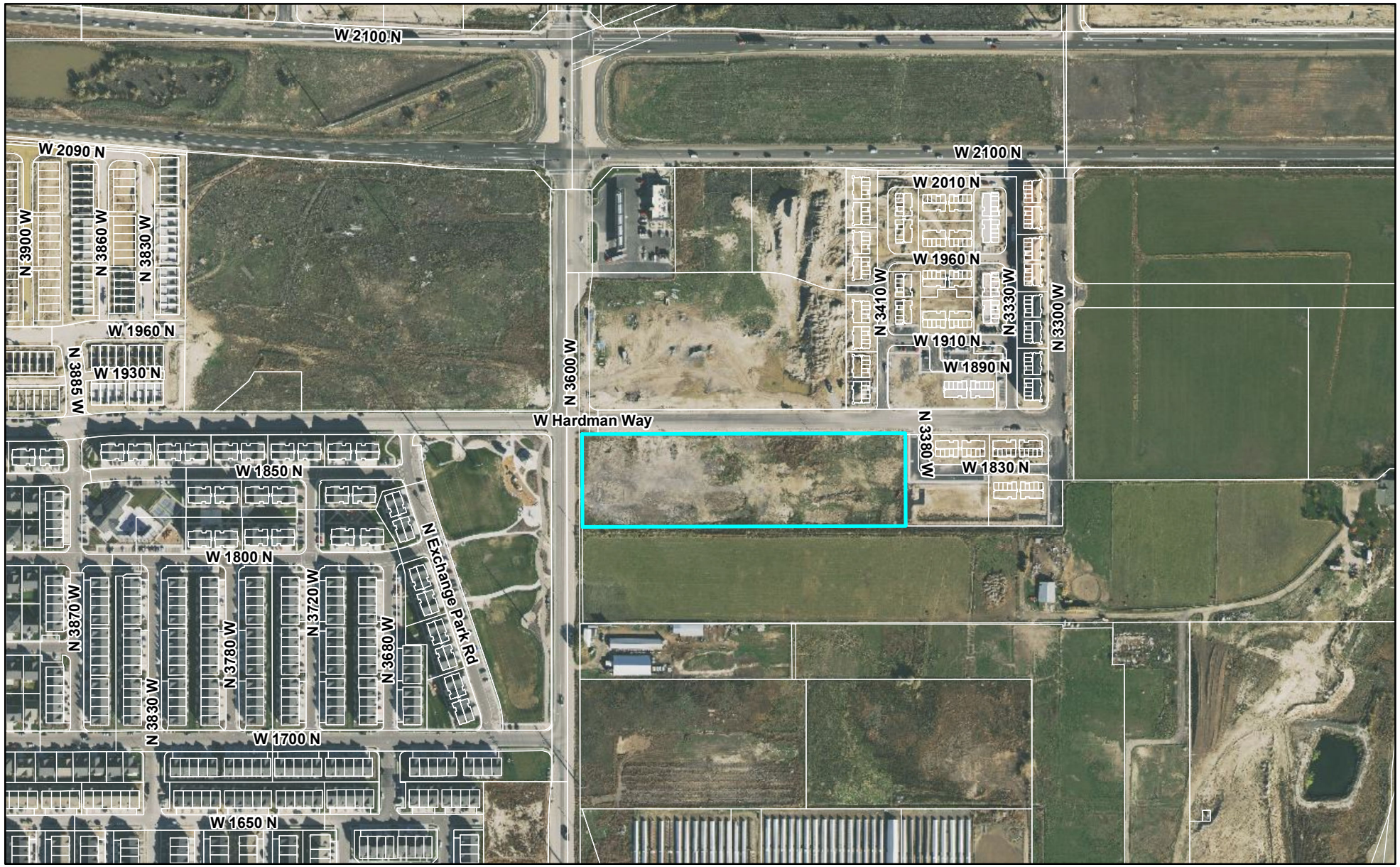
Scale: N/A | Drawn: MH
Date: 3/21/23 | Job #: 22-0411
Sheet: D2

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

Z:_2022\22-0411 | jordan walks towns phase 1\design 22-0411\Civw\sheets\D2 - DETAILS.dwg

Jordan Walk Towns Final Subdivision

Aerial Map



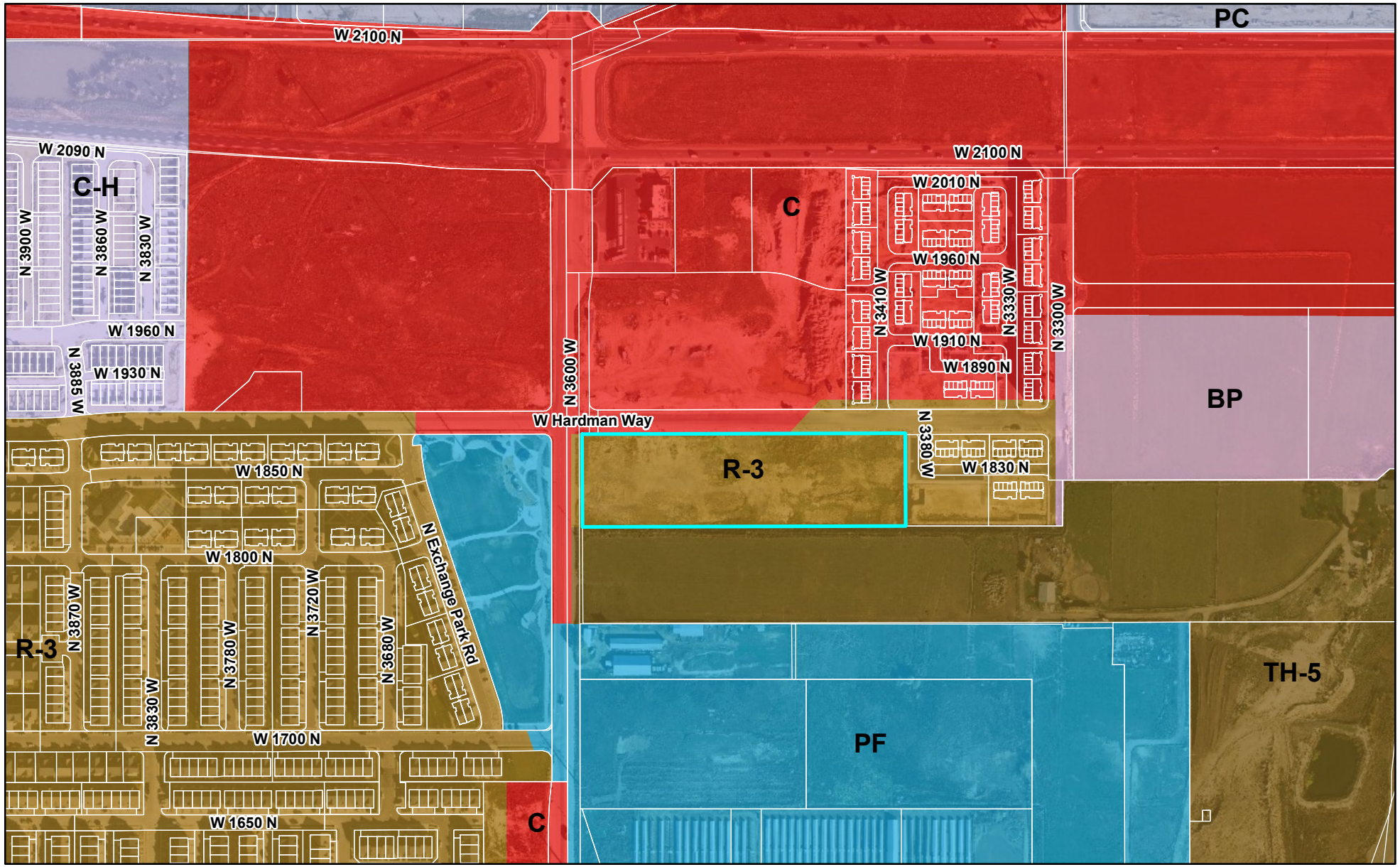
Feet

0 440 880

LEHI CITY

Jordan Walk Towns Final Subdivision

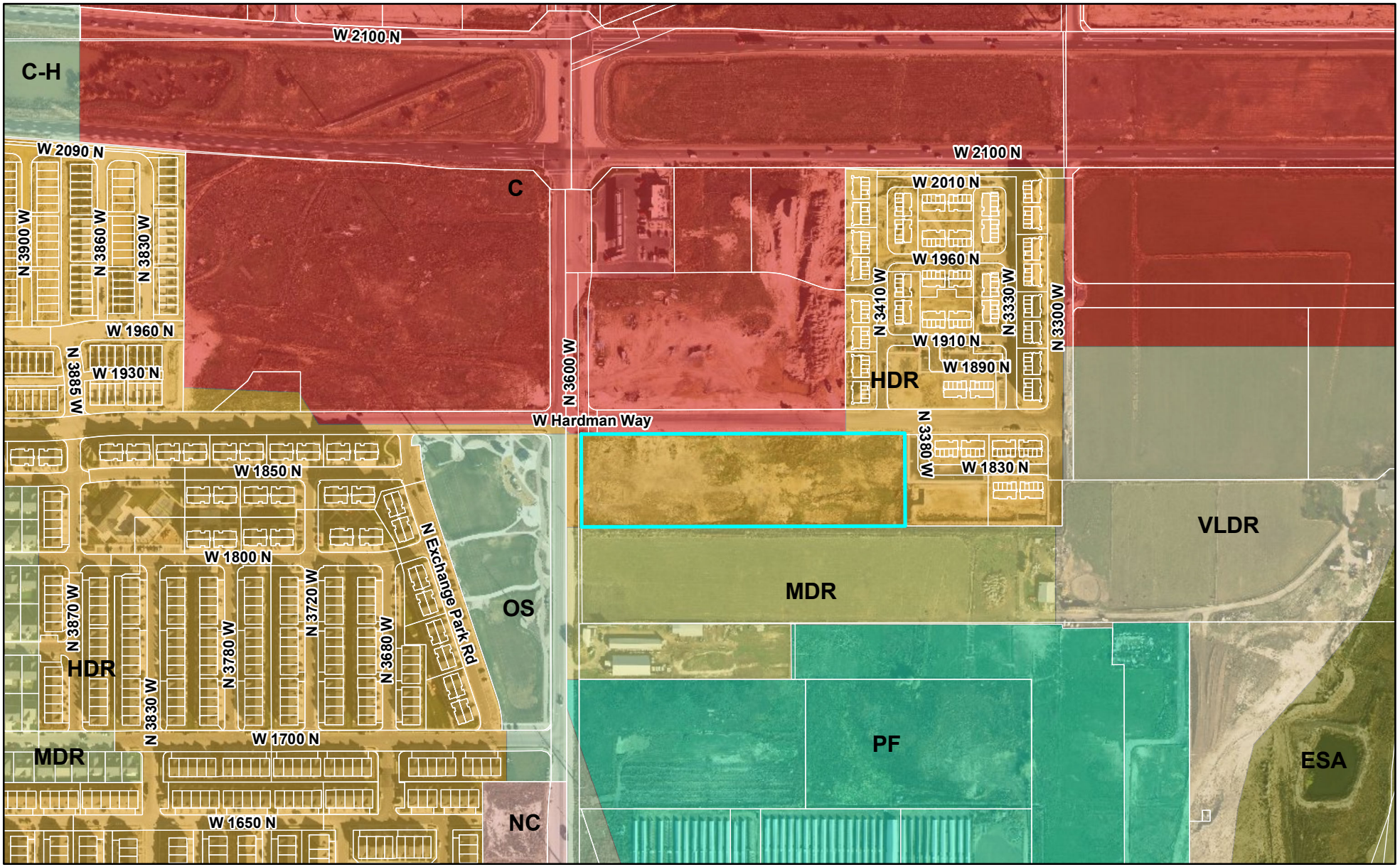
Zoning Map



LEHI CITY

Jordan Walk Towns Final Subdivision

Zoning Map



LEHI CITY

Agenda Item No: 21

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval of Vistas at the Point Backbone Phases 1, 2, 3, and 4 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

Suggested Action:

Attachments:

CC_Staff_Report__Vistas_at_the_Point_Phase_1_Final_Subdivision_04.11.23 (1).docx

Vistas_at_the_Point_Backbone_Phase_1_DRC_03.22.23.docx

Vistas_at_the_Point-Phase_1_Final_Plan_Set_3-14-23.pdf

230201_Vistas_PH1_landscape_irrigation_plans.pdf

Aerial_Map Phase 1.pdf

General_Plan_Map phase 1.pdf

Zoning_Map phase 1.pdf

CC_Staff_Report__Vistas_at_the_Point_Phase_2_Final_Subdivision_04.11.23.docx

Vistas_at_the_Point_Backbone_Phase_2_DRC_03.22.23.docx

Vistas_at_the_Point-Phase_2_Final_Plans_3-14-23.pdf

230303_Vistas_PH2_landscape_irrigation_plans.pdf

Aerial_Map Phase 2.pdf

General_Plan_Map phase 2.pdf

Zoning_Map Phase 2.pdf

CC_Staff_Report__Vistas_at_the_Point_Phase_3_Final_Subdivision_04.11.23 (1).docx

Vistas_at_the_Point_Backbone_Phase_3_DRC_03.29.23.docx

Vistas_at_the_Point_Phase_3_Final_Plans_3-21-23.pdf

230303_Vistas_PH3_landscape_irrigation_plans.pdf

Aerial_Map Phase 3.pdf

General_Plan_Map Phase 3.pdf

Zoning_Map Phase 3.pdf

CC_Staff_Report__Vistas_at_the_Point_Phase_4_Final_Subdivision_04.11.23.docx

Vistas_at_the_Point_Backbone_Phase_4_DRC_03.29.23.docx

Vistas_at_the_Point_Phase_4_Final_Plans_3-21-23.pdf

230303_Vistas_PH4_landscape_irrigation_plans.pdf

Aerial_Map Phase 4.pdf

General_Plan_Map Phase 4.pdf

Zoning_Map Phase 4.pdf

VISTAS AT THE POINT BACKBONE PHASE 1 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	GWC Capital		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3000 West Traverse Mountain Boulevard		
Existing Land Use	Undeveloped		
Existing Zoning	Transit Oriented Development (TOD)		
General Plan Land Use Designation	TOD		
Number of Lots/Units	0 Lots, roadway		
Adjacent Zoning and Land Use	*North*	TOD	Undeveloped
	South	PC (MDR/OS)	Shadow Ridge and Jordan River Trail
	East	PC (HDR)	Winter Haven Subdivision
	West	TOD	Undeveloped
Date of DRC Review	March 22, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

December 12, 2017	City Council approved a general plan amendment to add a TOD land use designation
April 23, 2019	City Council approved the Vistas at the Point Concept Plan
August 31, 2020	Property came into Lehi as part of the Goulding Annexation
September 7, 2021	City Council approved the Vistas at the Point Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vistas at the Point Backbone Phase 1 located at approximately 3000 West Traverse Mountain Boulevard. This proposed backbone plat does not include any lots but includes a public street and three private streets.

The applicant has an approved preliminary subdivision that includes lots. However, they are still working to find a

source and provide storage for water before any lots can be developed. The applicant worked with City Staff to develop an agreement allowing the approval of backbone plats before the required water infrastructure is in place. The agreement specifies that no lots can be approved until the water improvements are in place.

This proposed backbone plat includes Mountain Point Boulevard, and a portion of Windscape Drive, both public streets. It also has portions of 3000 West, Canopy and Vario private streets.

The plans also include parking stalls, landscape plans, separate bike lanes, sidewalk, and pedestrian crossings. All in conformance with the approved preliminary subdivision.

With the installation of the roadways, they will also install the pipes for future water and sewer. Putting in the backbone will help them get to building faster when the needed infrastructure is in place.

The DRC reviewed the proposed backbone subdivision and provided ten redline comments including:

1. Extend PUE along Mountain Point Blvd to Flight Park Rd. as part of this plat.
2. PUE along Flight Park RD is required at Phase 1. (25')
3. Off-site easement (recorded) is required prior to phase 1 approval.
4. Please provide a separate sheet clearly showing your off-site parking plan and all streets (28' or less) where parking will be restricted. Provide with all phases.
5. Relocate pedestrian crossing on Mountain Point Boulevard as shown on plans.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed backbone plat. Any motion should include findings. Possible findings include:

1. The proposed backbone plat will provide public and private roadways in preparation for the future residential subdivision plat.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Vistas at the Point Backbone Phase 1
DRC Redline Comments

Geneva- requests final subdivision review of Vistas at the Point Backbone Phase 1 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Jared Morgan and AJ
Date of Plans Reviewed: 3/14/23
Time Start: 2:19pm
Time End: 2:29pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Extend PUE along Mountain Point Blvd to Flight Park Rd. as part of this plat.
2. PUE along Flight Park RD is required at Phase 1. (25')
3. Off-site easement (recorded) is required prior to phase 1 approval.
4. Is there a design for Flight Park Rd.? How do I set get-away cabinet elevations?
5. Relocate temp blow-offs and valves outside of PUE.
6. Power Plan does not show the features as displayed in the legend. Update the background- (Provide for Active Power)

Garion – Fire:

7. Please provide a separate sheet clearly showing your off-site parking plan and all streets (28' or less) where parking will be restricted. Provide with all phases.

Ryan – Water/Sewer:

8. Move 6" sewer lateral 5' to north or south of Manhole. Laterals are not Allowed in Manholes. Per Lehi city standards.

James – Parks: No comments

Gary – Building/Inspections:

PI Connection and Impact Fees will need to be paid before connecting to the PI system.

Jacob – Public Works: No comments

Ross – Engineering: No comments

Luke- Traffic:

9. Provide fire truck auto-turn for left turn from Traverse Mountain Boulevard to Mountain Point Boulevard

Kim – Planning:

10. Relocate pedestrian crossing on Mountain Point Boulevard as shown on plans.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for road widening on Mountain Point Boulevard and culinary and pressure irrigation lines in Mountain Point Boulevard is needed.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.

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

8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

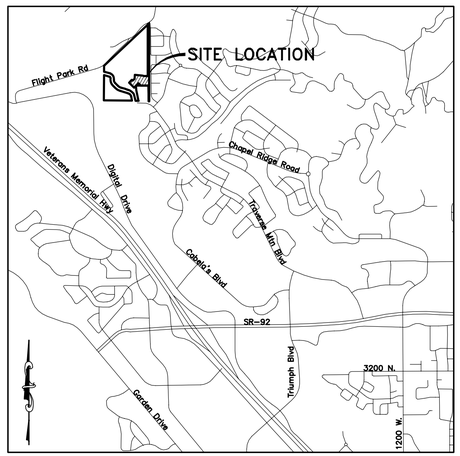
1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 11, 2023

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.

VISTAS AT THE POINT PHASE 1

"BACKBONE" PLANS
LEHI, UTAH
FINAL PLAN SET



VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL PROPOSED CULINARY WATERLINE
- 8"PI PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. ALL WELLS ON THIS PROPERTY MUST BE ELIMINATED BY A PROFESSIONAL WELL DRILLER WITH CERTIFICATION PROVIDED TO LEHI CITY.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3A,3B,3C,3D	UTILITY AND INDEX
4A,4B	GRADING PLAN
5A,5B	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELEVATION PLAN
8	FIRE ACCESS
9A,9B	POWER INFRASTRUCTURE
PP-01	PLAN & PROFILE - WINDSCAPE DRIVE - STA. 10+00 TO STA. 15+00
PP-02	PLAN & PROFILE - CANOPY/VARIO ALLEY - STA. 10+00 TO STA. 12+82.45
PP-03	PLAN & PROFILE - MOUNTAIN POINT BLVD - STA. 10+00 TO STA. 13+00
PP-04	PLAN & PROFILE - MOUNTAIN POINT BLVD - STA. 13+00 TO STA. 17+00
PP-05	PLAN & PROFILE - MOUNTAIN POINT BLVD - STA. 17+00 TO STA. 20+50
PP-06	PLAN & PROFILE - MOUNTAIN POINT BLVD - STA. 20+50 TO STA. 24+99.28
PP-07	PLAN & PROFILE - TRAIL - STA. 10+00 TO STA. 15+00
PP-08	PLAN & PROFILE - TRAIL - STA. 15+00 TO STA. 20+00
PP-09	PLAN & PROFILE - TRAIL - STA. 20+00 TO STA. 25+00
PP-10	PLAN & PROFILE - TRAIL - STA. 25+00 TO STA. 30+00
PP-11	PLAN & PROFILE - TRAIL - STA. 30+00 TO STA. 32+75.35
PP-12	PLAN & PROFILE - 3000 WEST - STA. 10+00 TO STA. 12+00
PP-13	PLAN & PROFILE - TRAIL CONNECTION - STA. 10+00 TO STA. 13+01.01
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
CS-01	CONSTRUCTION STANDARDS
CS-02	CONSTRUCTION STANDARDS
CS-03	CONSTRUCTION STANDARDS
CS-04	CONSTRUCTION STANDARDS

DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

DATA TABLE:
TOTAL ACRES: 12.25
TOTAL ACREAGE IN ROW: 4.34

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
3/14/23
STATE OF UTAH

VISTAS AT THE POINT PHASE 1

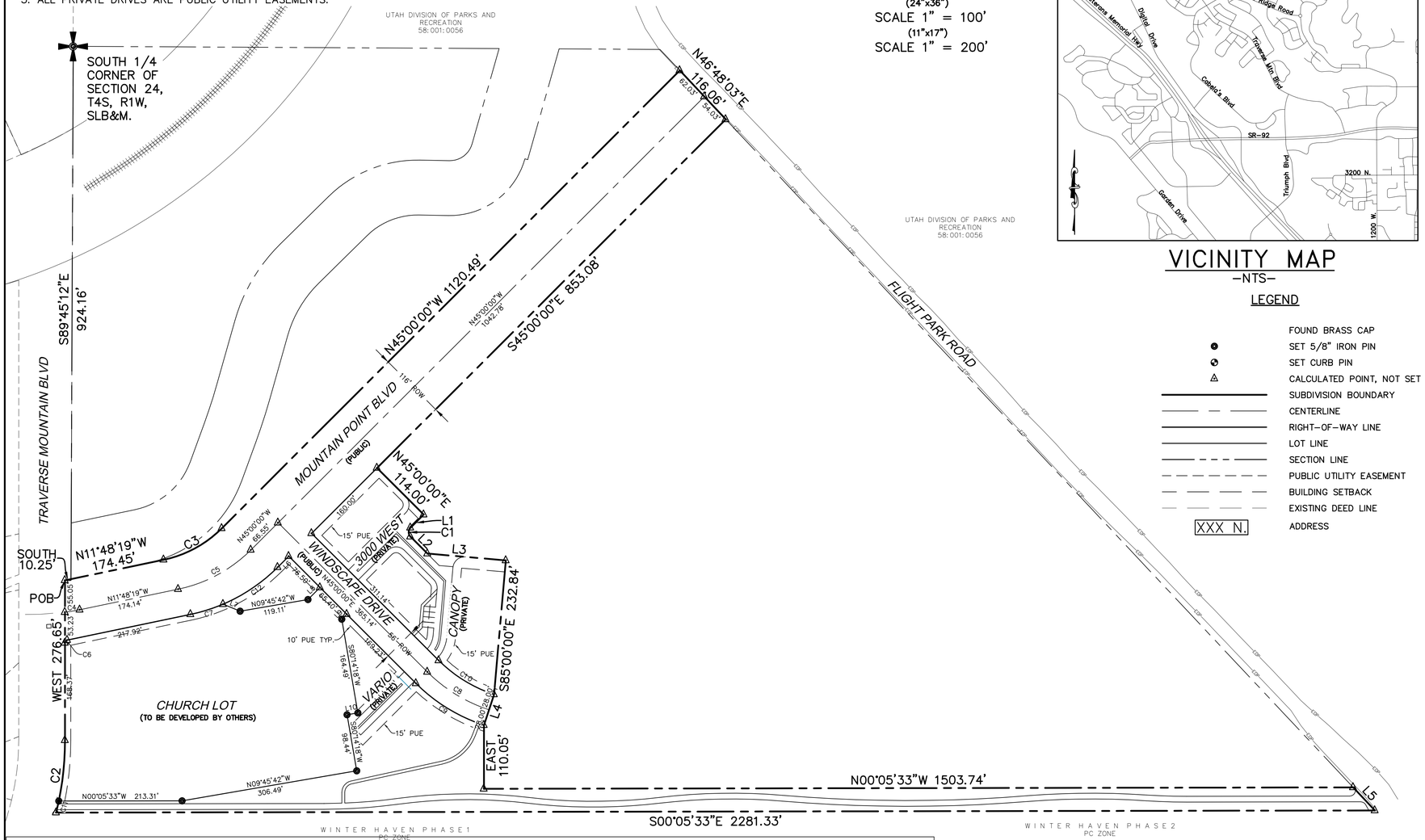
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GENERAL NOTES:
1. THE TRAIL LOCATION MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISIONS PRIOR TO INSTALLATION.
2. ALL DETENTION IS TO BE HANDLED OFF-SITE, STORM DRAIN SYSTEM WILL BE TIED INTO THE EXISTING STORM DRAIN LINE ON TRAVERSE MOUNTAIN BLVD. PAYMENT WILL BE MADE IN LIEU OF DETENTION.
3. COMMON AREAS AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOA. PARK STRIPS AND MOUNTAIN POINT BLVD LANDSCAPING TO BE LANDSCAPED AND MAINTAINED BY THE HOA.
4. ALL STORM DRAIN OUTSIDE OF THE CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.
5. ALL PRIVATE DRIVES ARE PUBLIC UTILITY EASEMENTS.

DATA TABLE:
TOTAL ACRES: 12.32
TOTAL ACREAGE IN ROW: 4.34
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING DEED LINE
- XXX N. ADDRESS

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	11.00	17.28	15.56	EAST	90°00'00"
C2	520.00	126.45	126.14	N 83°02'00" W	13°56'00"
C3	200.00	115.87	114.26	N 28°24'10" W	33°11'41"
C4	300.00	25.88	25.87	N 09°20'01" W	4°56'35"
C5	250.00	144.84	142.82	N 28°24'10" W	33°11'41"
C6	5.00	6.82	6.31	S 50°54'09" E	78°11'41"
C7	300.00	58.93	58.84	N 17°25'58" W	11°15'17"
C8	270.00	126.37	125.22	N 31°35'32" E	26°48'56"
C9	298.00	139.47	138.20	N 31°35'32" E	26°48'56"
C10	242.00	113.26	112.23	N 31°35'32" E	26°48'56"
C11	520.00	20.52	20.52	N 77°11'50" W	2°15'39"
C12	300.00	114.88	114.17	N 34°01'49" W	21°56'22"

LINE TABLE		
	LENGTH	BEARING
L1	32.13	S 45°00'00" E
L2	41.34	N 45°00'00" E
L3	136.15	N 05°00'00" E
L4	56.00	S 71°48'56" E
L5	54.79	N 46°48'03" E
L6	26.96	N 45°00'00" W
L7	31.96	N 22°22'20" E
L8	29.46	N 45°00'00" W
L9	12.23	N 45°00'00" W
L10	19.00	N 09°45'42" W

PI AREAS		
LOCATION	PI SIZE	AREA
N OF WINDSCAPE	1.5"	0.47 ACRES
S OF WINDSCAPE	1.5"	0.95 ACRES
MTN PT BLVD (NW)	1.5"	0.59 ACRES
MTN PT BLVD (SE)	1.5"	0.94 ACRES
TOTAL	(4) 1.5"	2.95 ACRES

SURVEYORS CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____
DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°45'12" WEST 924.16 FEET AND SOUTH 10.25 FEET FROM THE SOUTH ¼ CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SLB&M. AND RUNNING THENCE NORTH 11°48'19" WEST 174.45 FEET; THENCE NORTHWESTERLY 115.87 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 33°11'41" THE CHORD BEARS NORTH 28°24'10" WEST 114.26 FEET; THENCE NORTH 45°00'00" WEST 1120.49 FEET; THENCE NORTH 46°48'03" EAST 116.06 FEET; THENCE SOUTH 45°00'00" EAST 853.08 FEET; THENCE NORTH 45°00'00" EAST 114.00 FEET; THENCE SOUTH 45°00'00" EAST 32.13 FEET; THENCE EASTERLY 17.28 ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGHT THE CENTRAL ANGLE 90°00'00" THE CHORD BEARS EAST 15.56 FEET; THENCE NORTH 45°00'00" EAST 41.34 FEET; NORTH 05°00'00" EAST 136.15 FEET; THENCE SOUTH 85°00'00" EAST 232.84 FEET; THENCE SOUTH 71°48'56" EAST 56.00 FEET; THENCE EAST 110.05 FEET; THENCE NORTH 00°05'33" WEST 1503.74 FEET; THENCE NORTH 46°48'03" EAST 54.79 FEET; THENCE SOUTH 00°05'33" EAST 2281.33 FEET; THENCE NORTH 77°11'50" WEST 20.52 FEET; THENCE NORTHWESTERLY 105.94 FEET ALONG THE ARC OF A 520.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 11°40'21" THE CHORD BEARS NORTH 84°09'50" WEST 105.75 FEET; THENCE WEST 276.65 FEET TO THE POINT OF BEGINNING. CONTAINING 12.32 ACRES.

OWNER'S DEDICATION

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

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER(S) HEREBY CONVEY ALL COMMON AREAS SHOWN ON THIS PLAT AS INDICATED HEREON TO THE HOA.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____. A.D. 2023.

MANAGING MEMBER: _____

MEMBER: _____ MEMBER: _____

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. 2023
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES _____ NOTARY PUBLIC (SEAL) _____

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. 2023.

MAYOR _____ _____

APPROVED_____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS____DAY OF_____ A.D. 2023, BY THE _____ PLANNING COMMISSION.

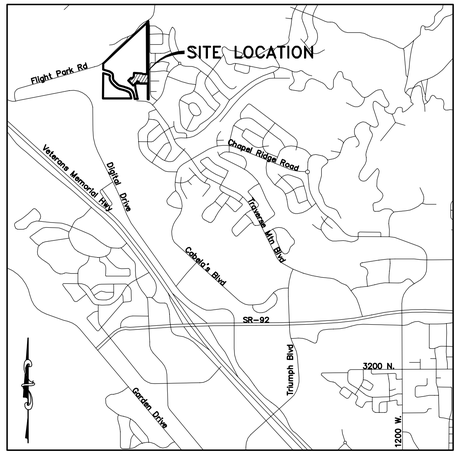
DIRECTOR-SECRETARY _____ CHAIR, PLANNING COMMISSION

VISTAS AT THE POINT PHASE 1

A "BACKBONE" PLAT
LEHI CITY, UTAH COUNTY, UTAH
CONTAINING 12.32 ACRES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

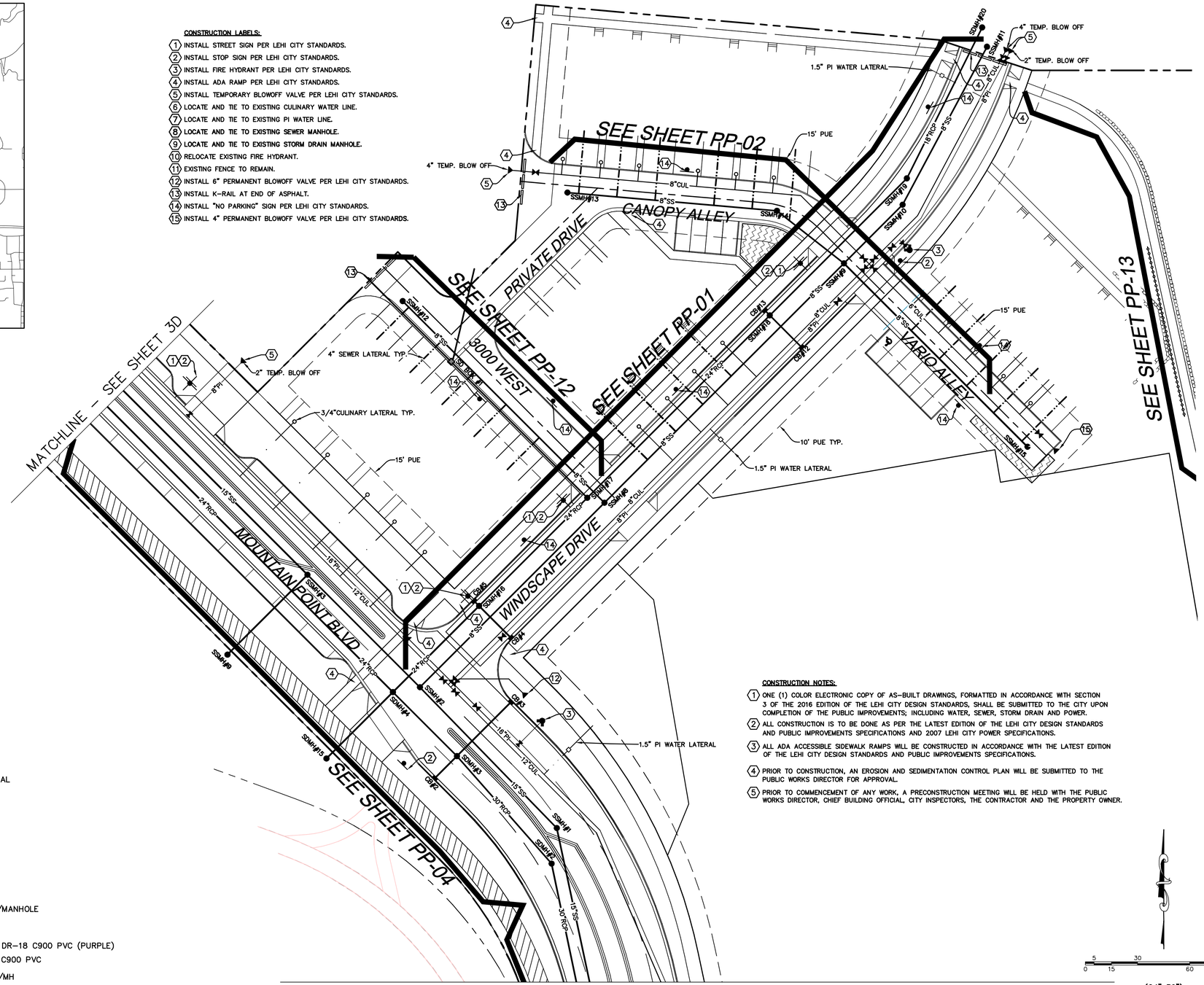
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VICINITY MAP
-NTS-

CONSTRUCTION LABELS:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
4. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
5. INSTALL TEMPORARY BLOWOFF VALVE PER LEHI CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
7. LOCATE AND TIE TO EXISTING PI WATER LINE.
8. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
9. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
10. RELOCATE EXISTING FIRE HYDRANT.
11. EXISTING FENCE TO REMAIN.
12. INSTALL 6" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
13. INSTALL K-RAIL AT END OF ASPHALT.
14. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
15. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.



CONSTRUCTION NOTES:

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

LEGEND
(LEGEND APPLIES TO ALL SHEETS)

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- PROPERTY BOUNDARY
- 3/4" CULINARY WATER LATERAL / 1" PRESSURIZED IRRIGATION LATERAL
- S — 4" SEWER LATERAL
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.SS — EXISTING RCP SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.PI — EXISTING PRESSURIZED IRRIGATION DR-18 C900 PVC (PURPLE)
- EX.CUL — EXISTING CULINARY WATER DR-18 C900 PVC
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- CUL — PROPOSED DR-18 C900 CULINARY WATERLINE
- PI — PROPOSED PRESSURIZED IRRIGATION DR-18 C900 PVC (PURPLE)
- SD — PROPOSED RCP STORM DRAIN
- LD — 3" SCHEDULE-40 PVC WHITE LAND DRAIN LATERAL

0 5 15 30 60 90

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

SHEET NO. 3A

UTILITY AND INDEX

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

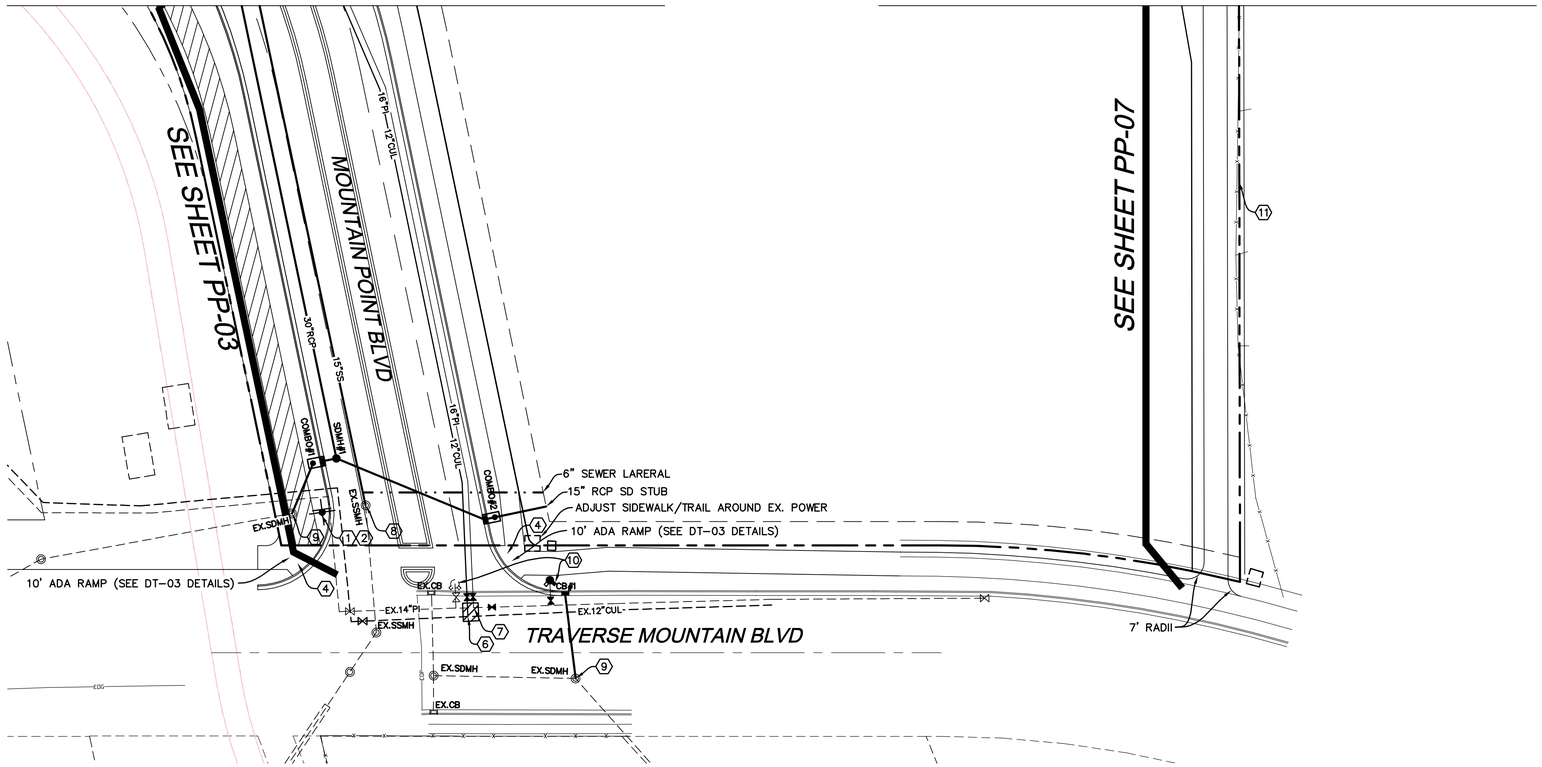
ATLAS ENGINEERING P.L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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MATCHLINE – SEE SHEET 3A

MATCHLINE – SEE SHEET 3C



LEGEND

(LEGEND APPLIES TO ALL SHEETS)

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- PROPERTY BOUNDARY
- 3/4" CULINARY WATER LATERAL
  1" PRESSURIZED IRRIGATION LATERAL
- 4" SEWER LATERAL
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.SS — EXISTING RCP SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.PI — EXISTING PRESSURIZED IRRIGATION DR-18 C900 PVC (PURPLE)
- EX.CUL — EXISTING CULINARY WATER DR-18 C900 PVC
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- CUL — PROPOSED DR-18 C900 CULINARY WATERLINE
- PI — PROPOSED PRESSURIZED IRRIGATION DR-18 C900 PVC (PURPLE)
- SD — PROPOSED RCP STORM DRAIN
- LD — 3" SCHEDULE-40 PVC WHITE LAND DRAIN LATERAL

CONSTRUCTION LABELS:

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11. EXISTING FENCE TO REMAIN.
12. INSTALL 6" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
13. INSTALL K-RAIL AT END OF ASPHALT.
14. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
15. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.

GENERAL NOTES:

1. A 2' T-PATCH IS REQUIRED ON ALL ROAD CUTS.

0 5 15 30 60 90

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

VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

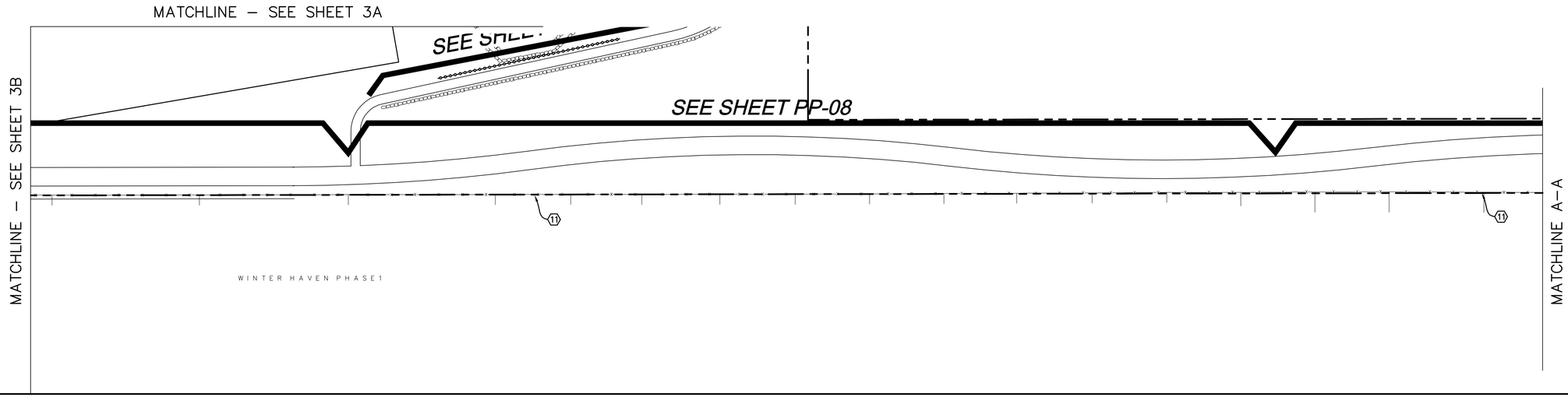
UTILITY AND INDEX

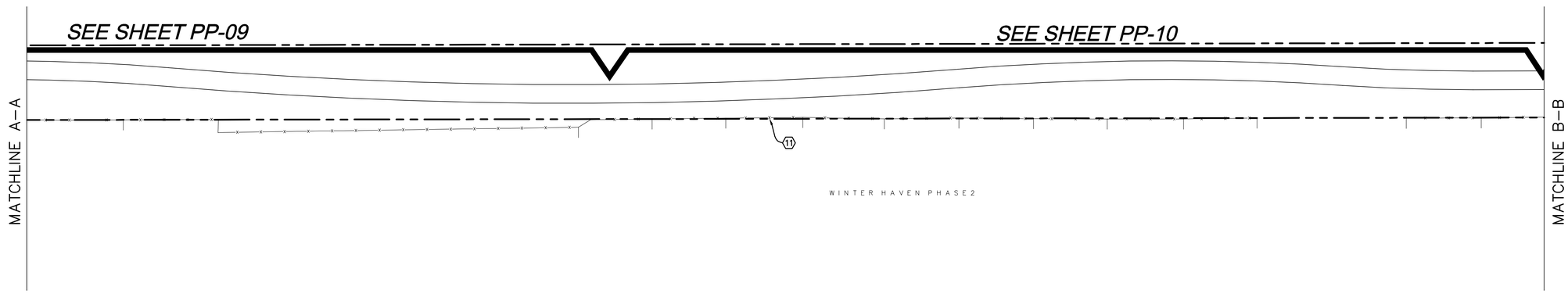
LEHI, UTAH

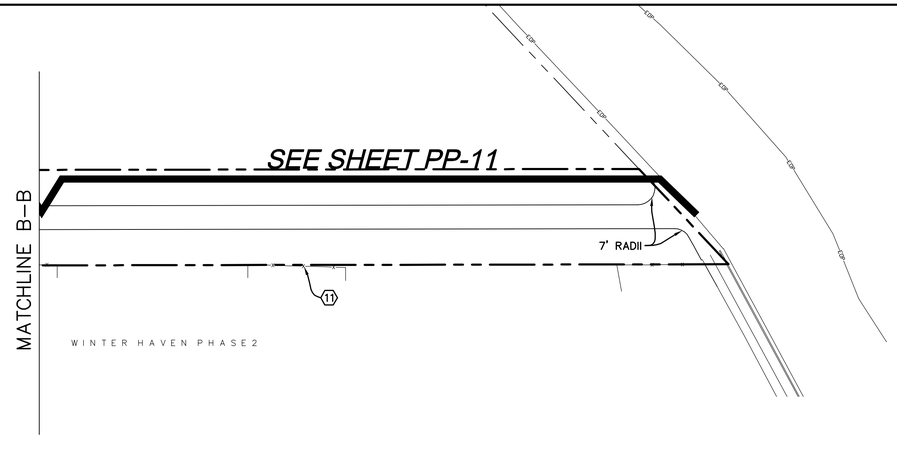
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CONSTRUCTION LABELS:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
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15. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.

0 5 15 30 60 90

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

SHEET NO. 3C

UTILITY AND INDEX

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

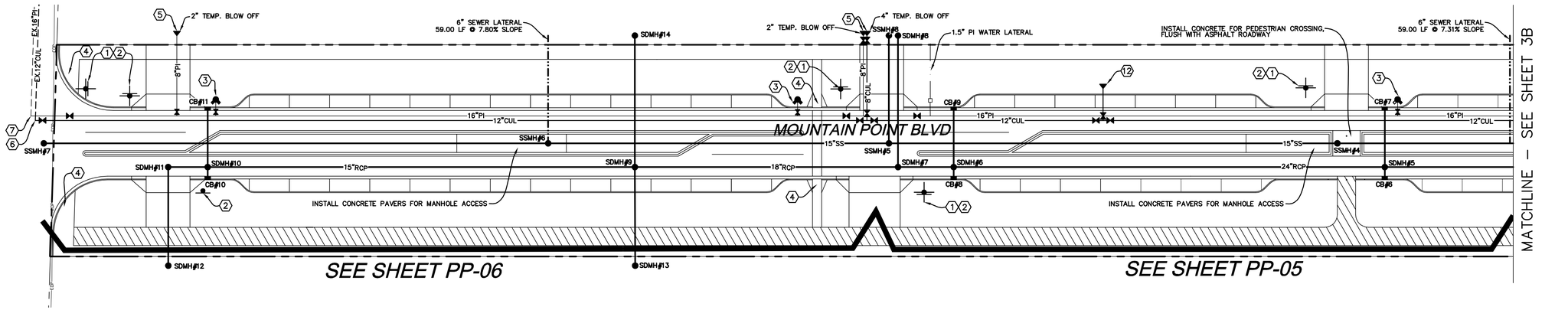
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

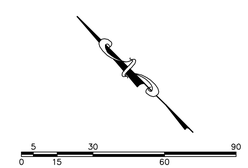
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CONSTRUCTION LABELS:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
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(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3D

UTILITY AND INDEX

LEHI, UTAH

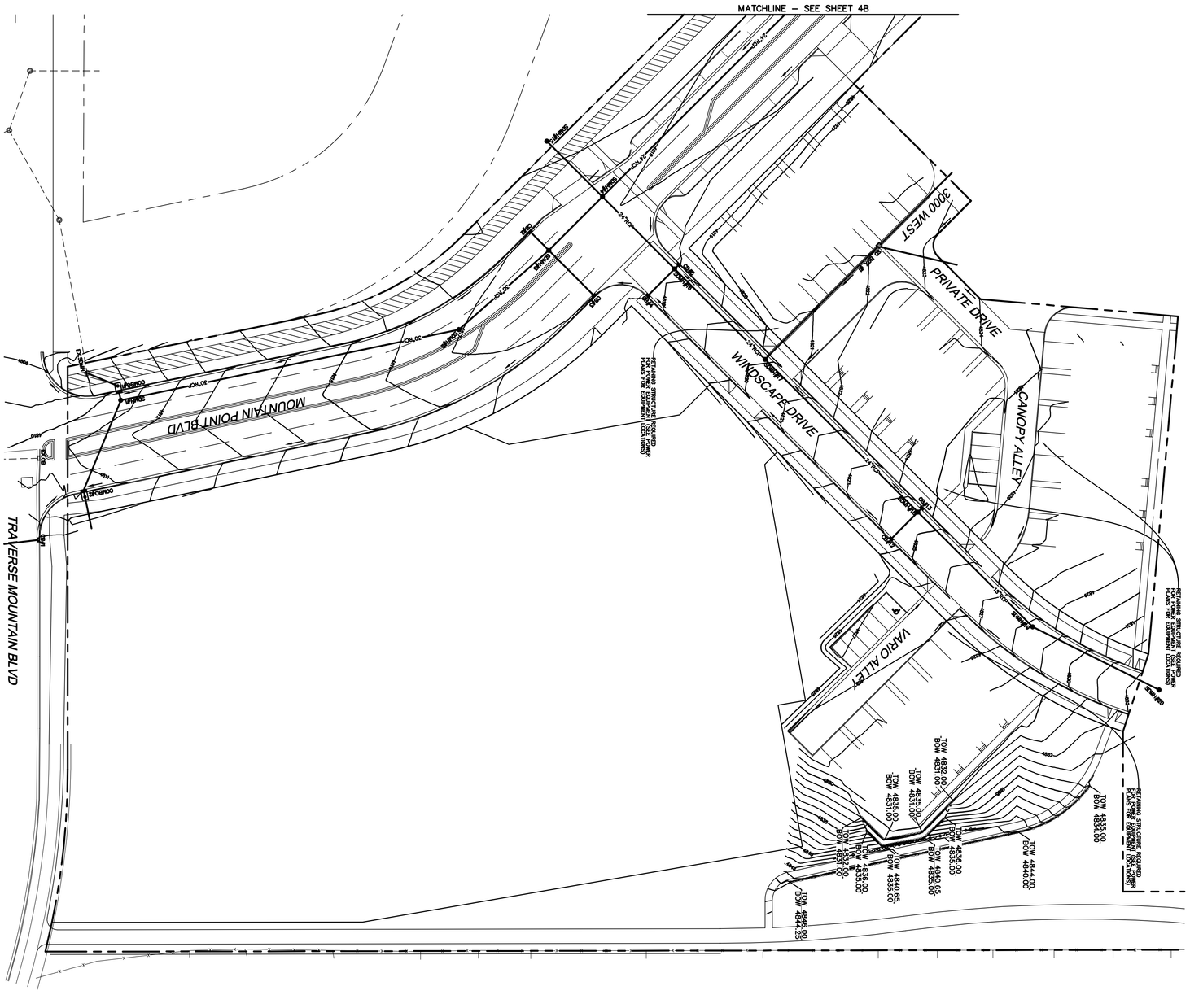
VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:
1. FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILDLAND URBAN INTERFACE.



SCALE 1" = 40'
(24"x36")
(11"x17")
SCALE 1" = 80'

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VISTAS AT THE POINT
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ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

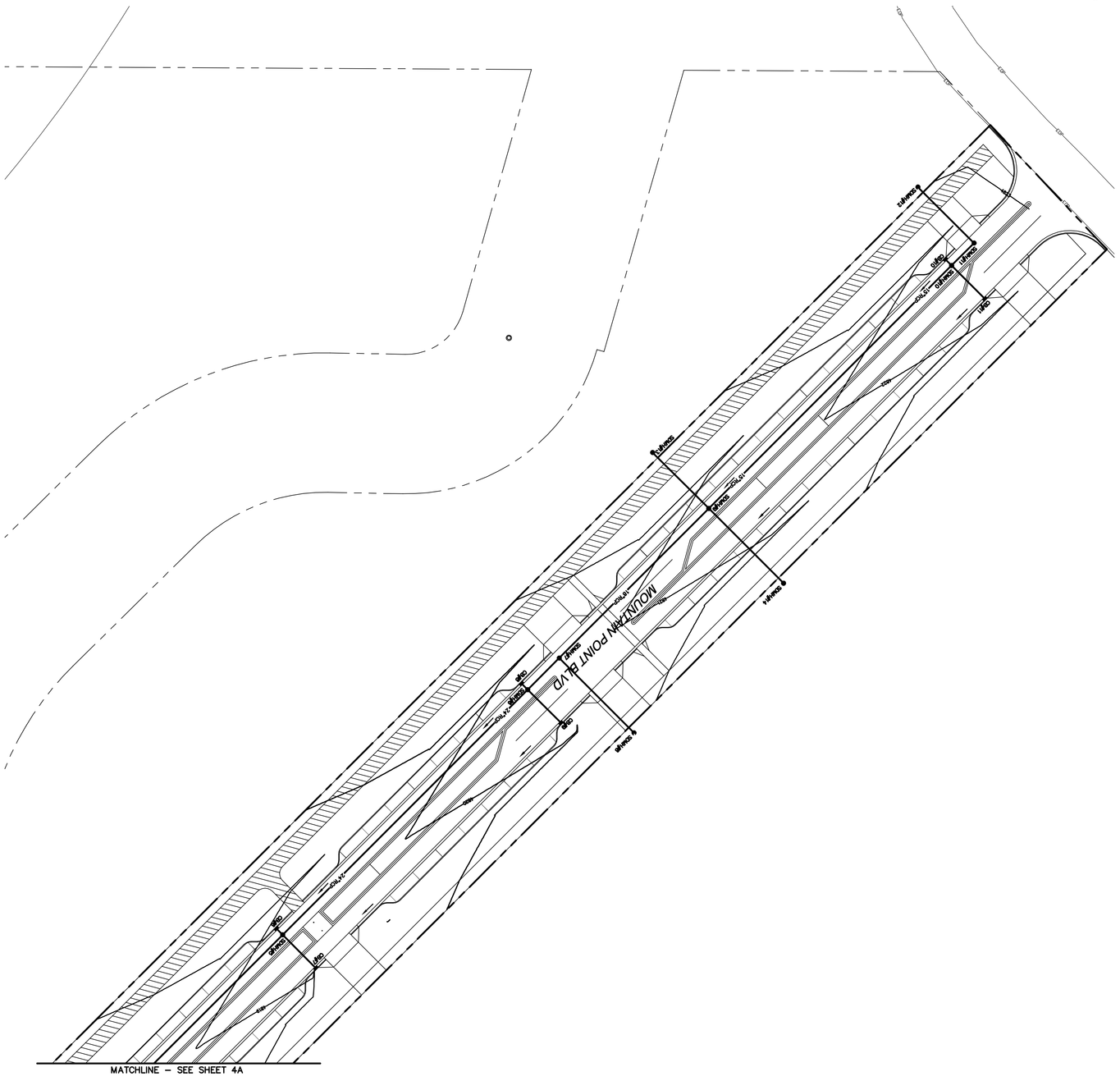
SITE GRADING PLAN

LEHI, UTAH

SHEET NO.
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NOTES:
1. FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILDLAND URBAN INTERFACE.



SCALE 1" = 40'
(24"x36")
(11"x17")
SCALE 1" = 80'

0 10 20 40 80 120

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VISTAS AT THE POINT
PHASE 1

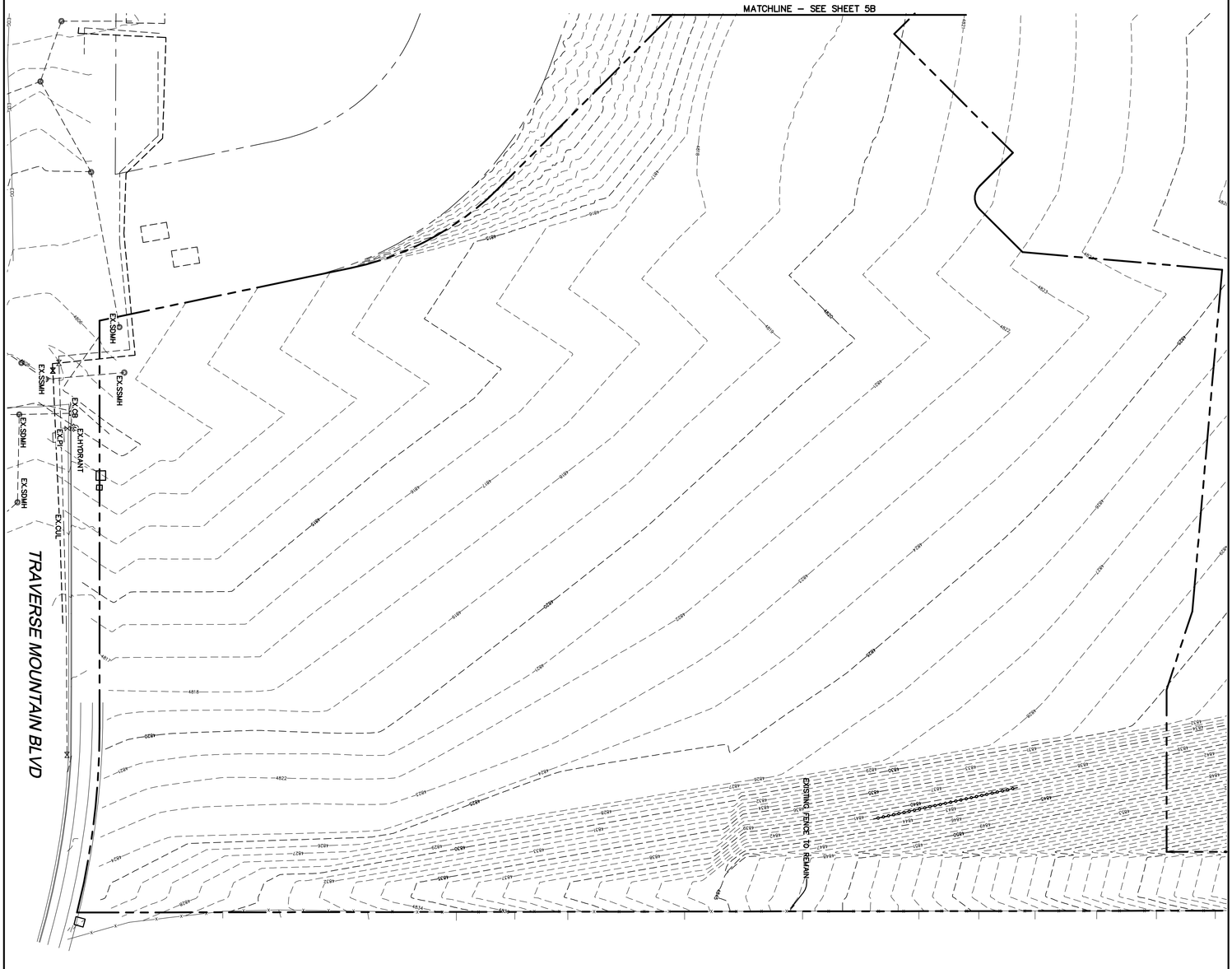
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SITE GRADING PLAN

LEHI, UTAH

SHEET NO.
4B

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WINTER HAVEN PH
A S E 1
PC ZONE

SCALE 1" = 40' (24"x36")
SCALE 1" = 80' (11"x17")

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VISTAS AT THE POINT
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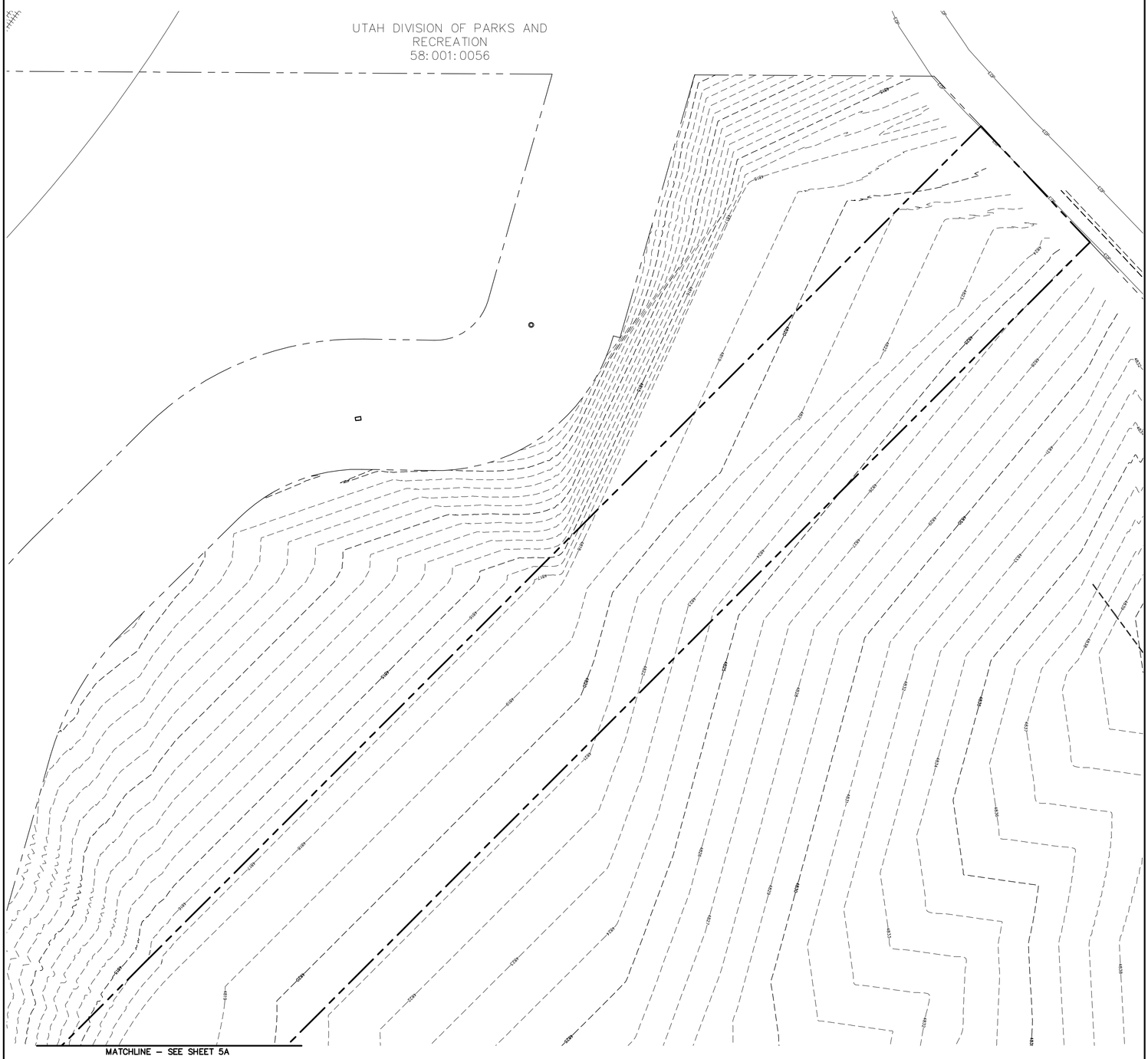
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.
5A

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SCALE 1" = 40' (24"x36")
SCALE 1" = 80' (11"x17")

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VISTAS AT THE POINT
PHASE 1

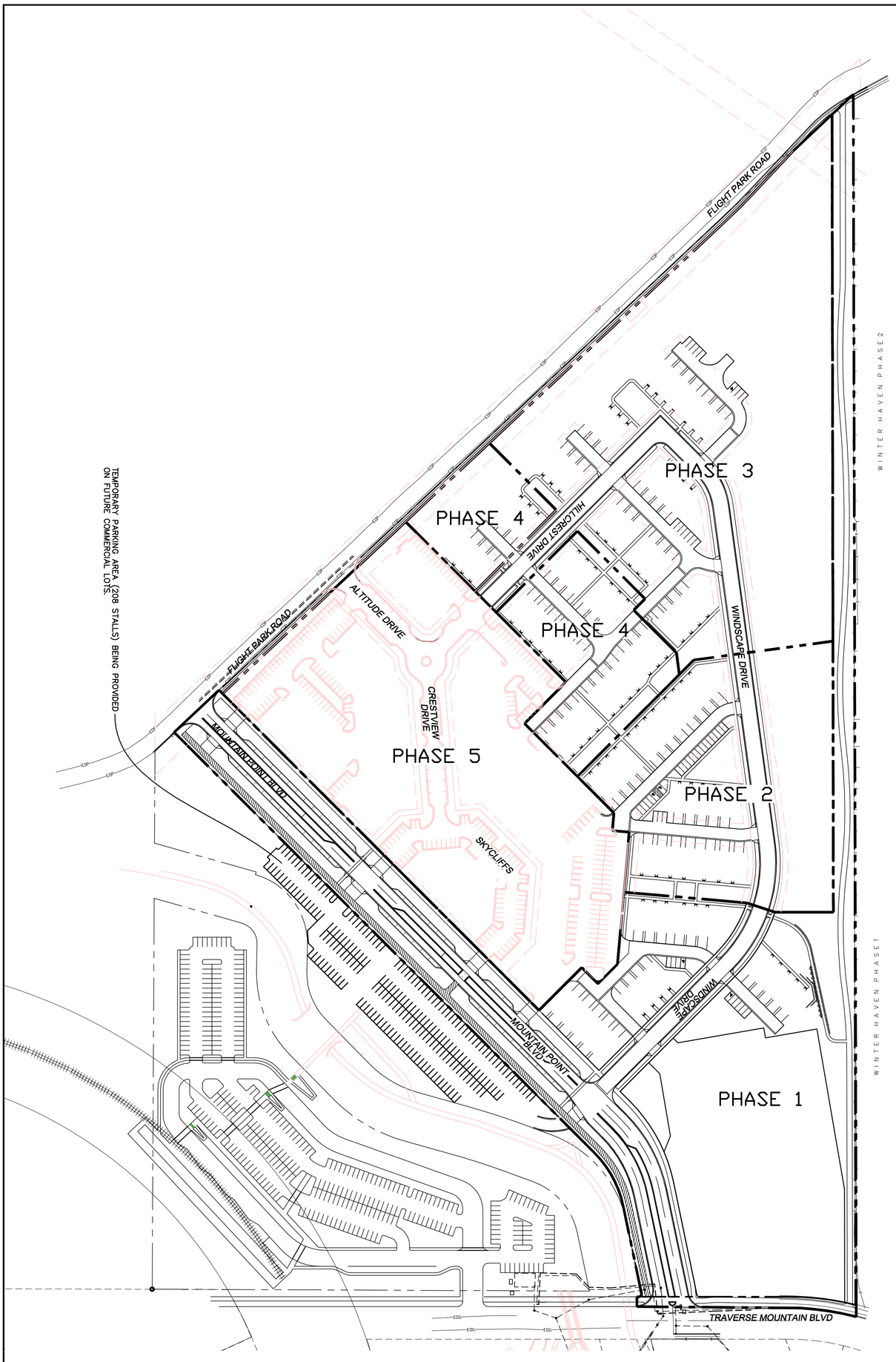
ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.
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SCALE 1" = 100' (24"x36")
SCALE 1" = 200' (11"x17")

0 25 50 100 200 300

VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.

A RESIDENTIAL SUBDIVISION

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

LEHI, UTAH

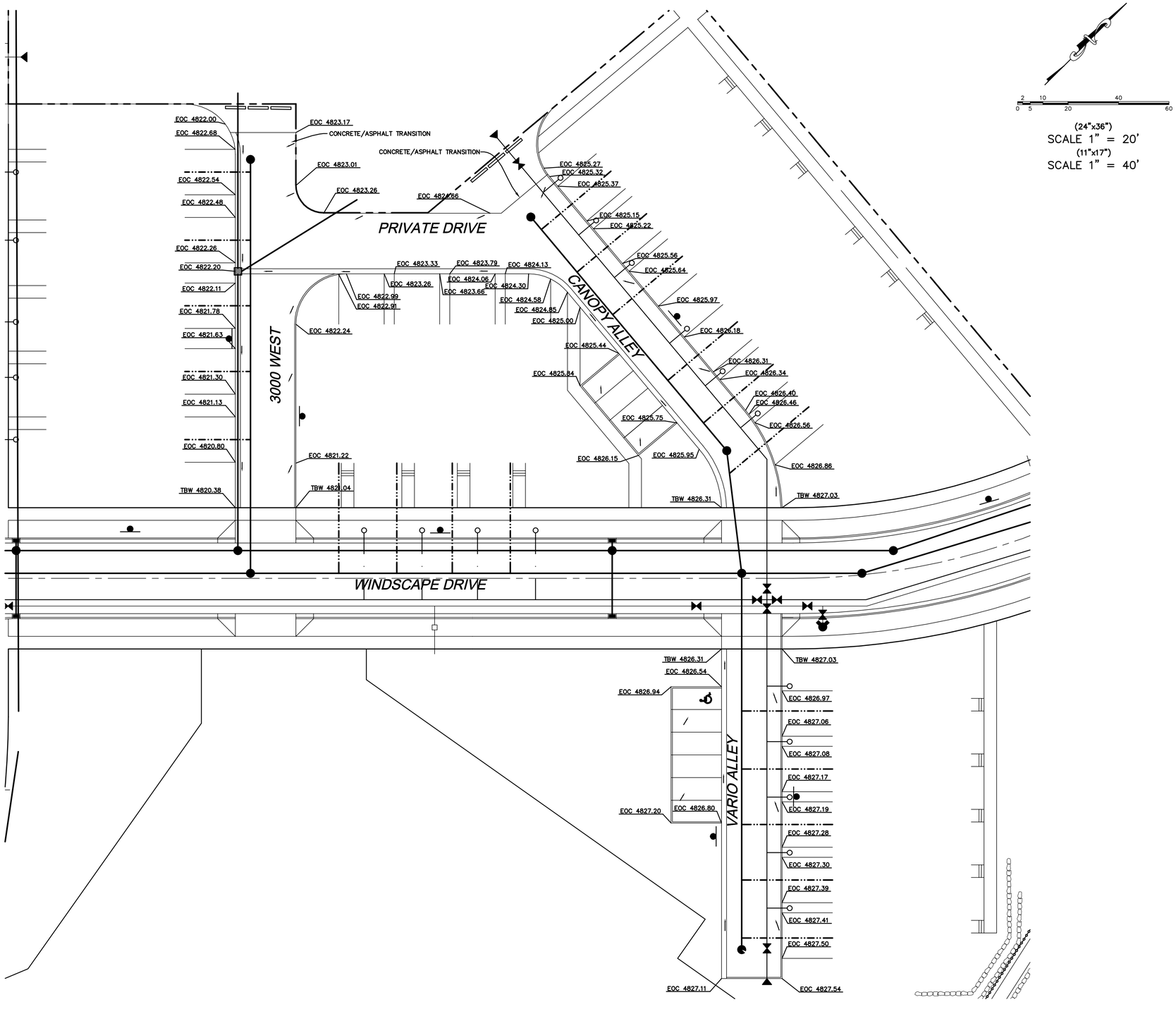
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LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 7

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ELEVATION PLAN

LEHI, UTAH

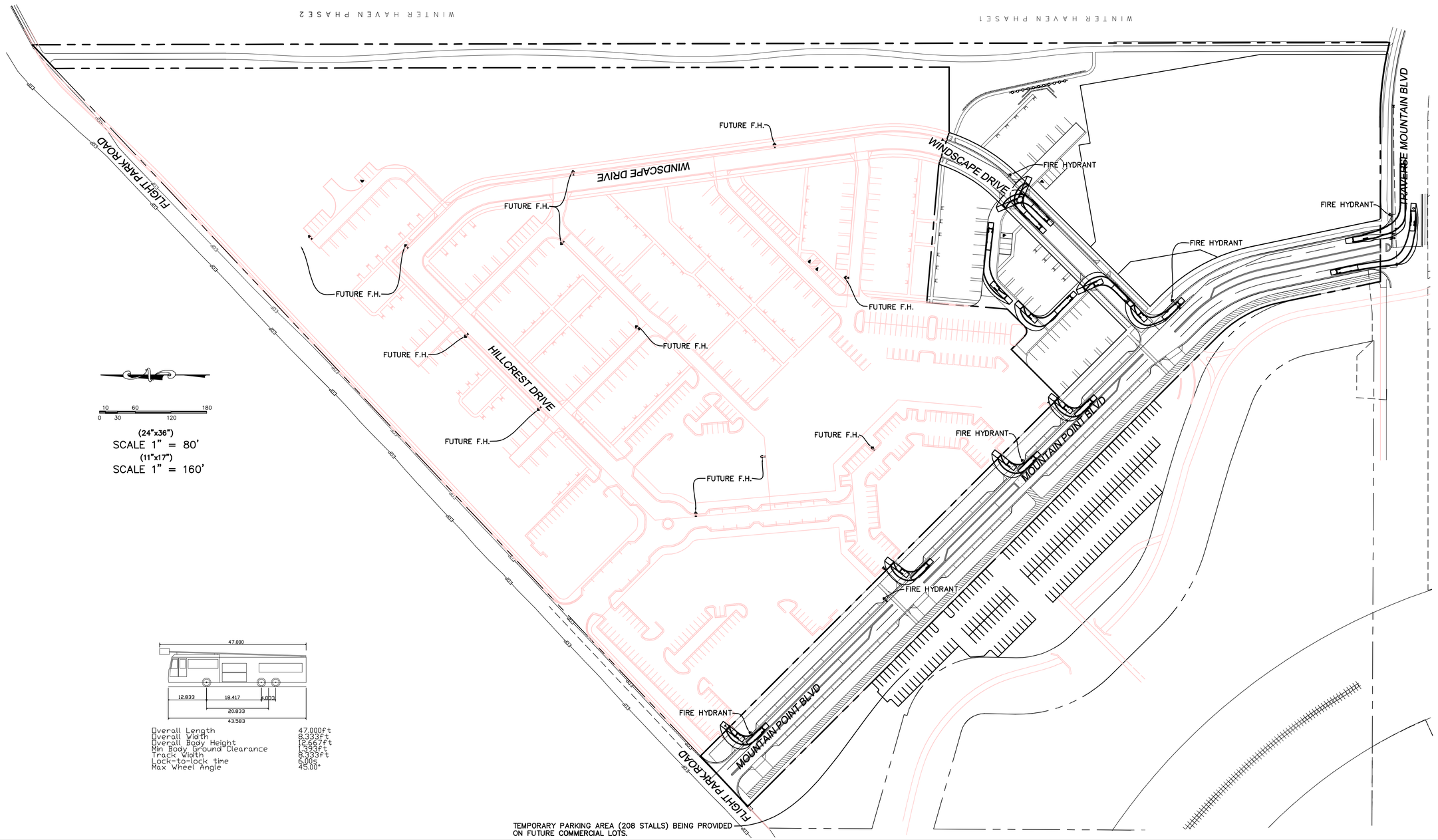
VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:

1. THE TEMPORARY PARKING AREA THAT IS BEING INSTALLED ON THE FUTURE COMMERCIAL LOTS WILL BE INSTALLED AT THE START OF CONSTRUCTION FOR PHASE 1 AND USED FOR CONSTRUCTION PARKING DURING ALL CONSTRUCTION PHASES.



10 0 30 60 120 180

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

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	12.667ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

TEMPORARY PARKING AREA (208 STALLS) BEING PROVIDED ON FUTURE COMMERCIAL LOTS.

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FIRE ACCESS

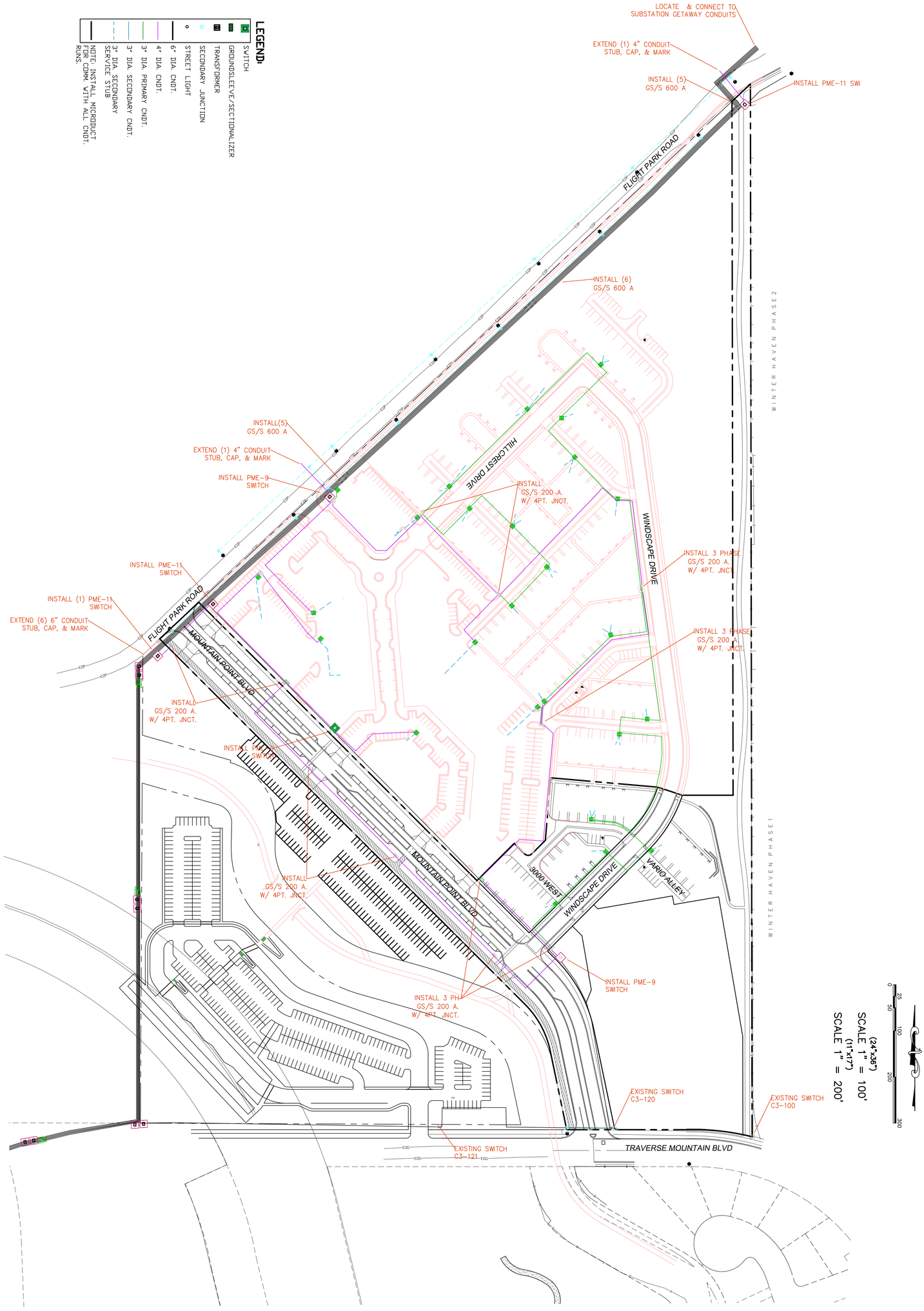
LEHI, UTAH

VISTAS AT THE POINT

ATLAS A RESIDENTIAL SUBDIVISION

ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VISTAS AT THE POINT

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OVERALL POWER INFRASTRUCTURE

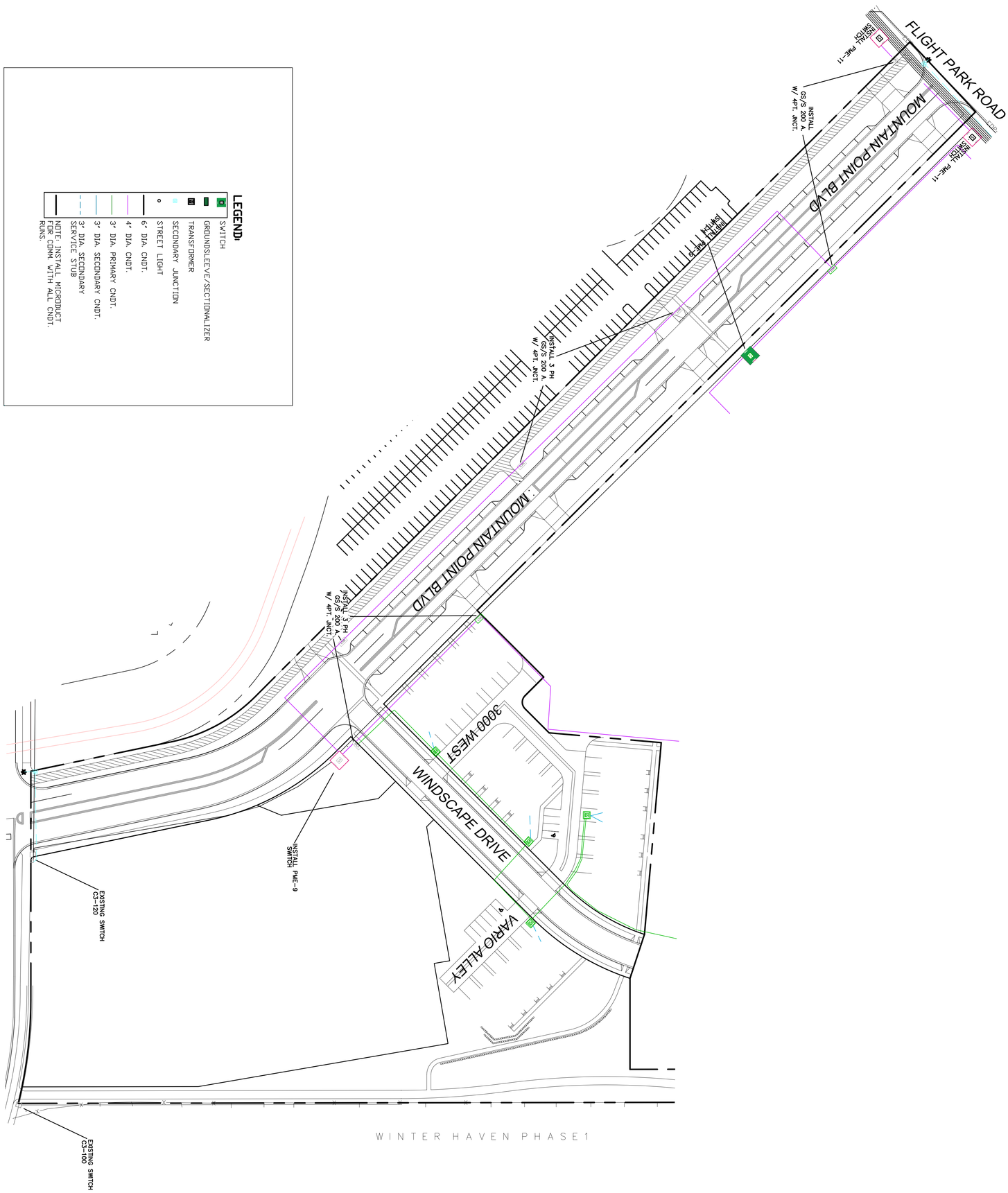
LEHI, UTAH

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9A

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

0 10 30 60 120 180

VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.

A RESIDENTIAL SUBDIVISION

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASE 1 POWER INFRASTRUCTURE

LEHI, UTAH

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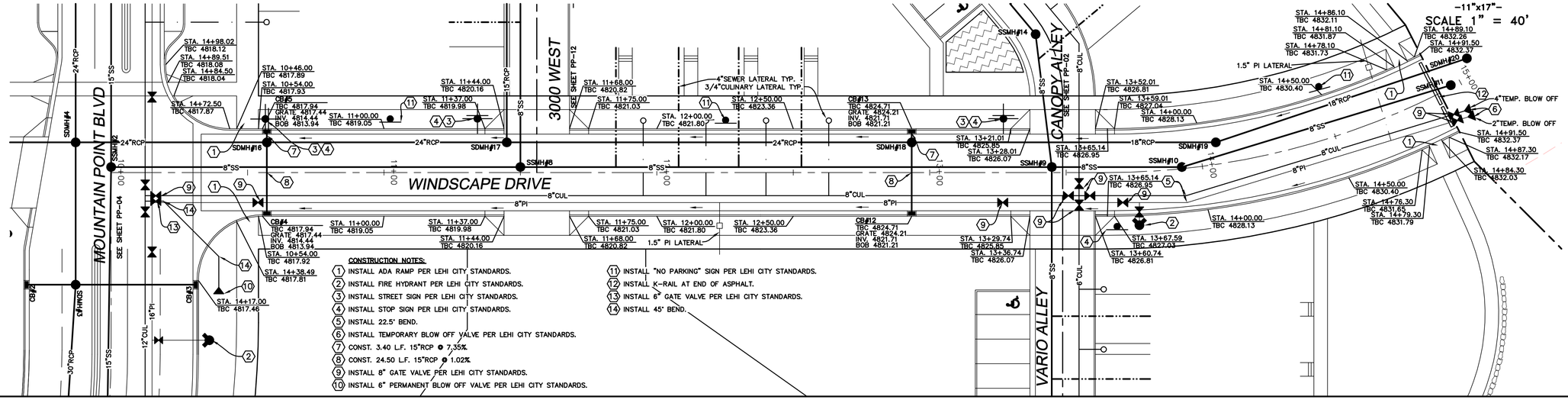
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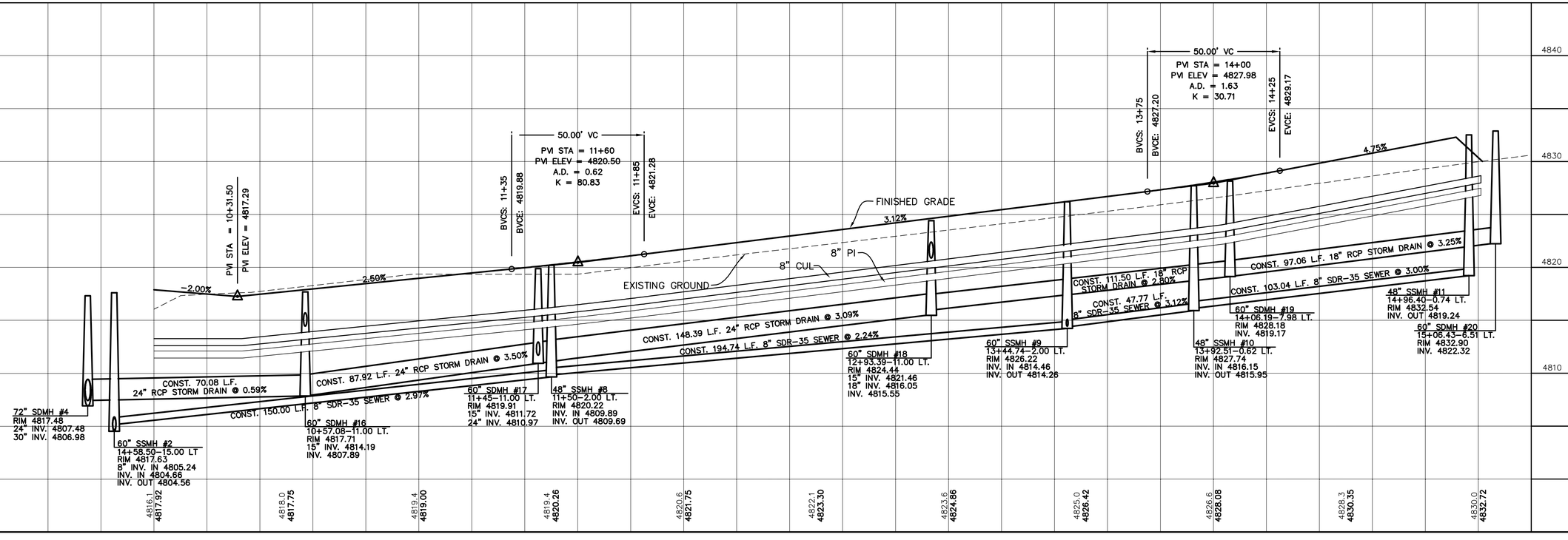
GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.



CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. INSTALL 22.5° BEND.
6. INSTALL TEMPORARY BLOW OFF VALVE PER LEHI CITY STANDARDS.
7. CONST. 3.40 L.F. 15"RCP @ 7.35%
8. CONST. 24.50 L.F. 15"RCP @ 1.02%
9. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS.
10. INSTALL 6" PERMANENT BLOW OFF VALVE PER LEHI CITY STANDARDS.
11. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
12. INSTALL K-RAIL AT END OF ASPHALT.
13. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS.
14. INSTALL 45° BEND.



SHEET NO. PP-01

WINDSCAPE DRIVE
STA.10+00 TO STA.15+00

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1
A RESIDENTIAL SUBDIVISION

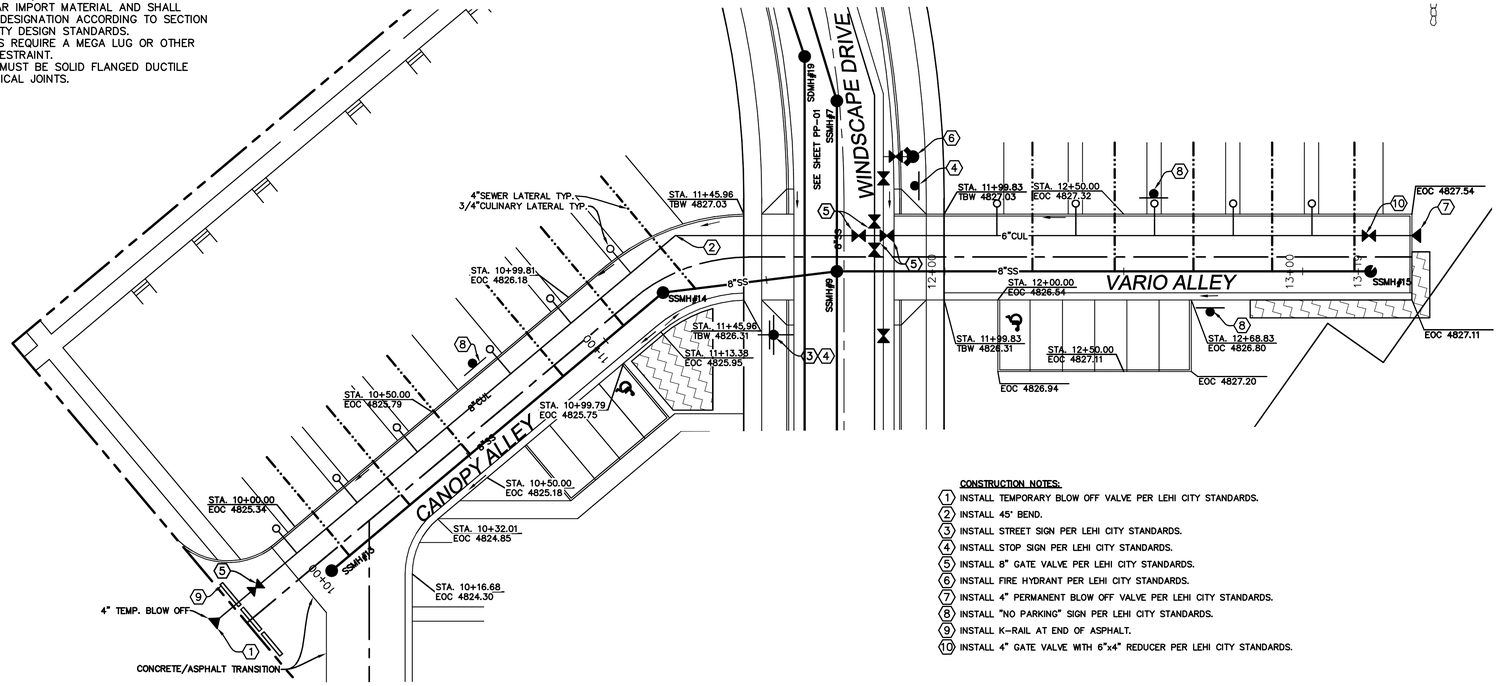
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.

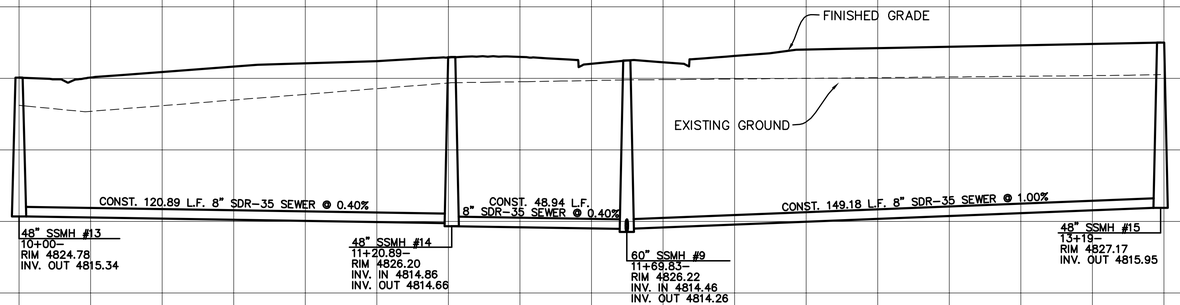


CONSTRUCTION NOTES:

1. INSTALL TEMPORARY BLOW OFF VALVE PER LEHI CITY STANDARDS.
2. INSTALL 45° BEND.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" PERMANENT BLOW OFF VALVE PER LEHI CITY STANDARDS.
8. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
9. INSTALL K-RAIL AT END OF ASPHALT.
10. INSTALL 4" GATE VALVE WITH 6"x4" REDUCER PER LEHI CITY STANDARDS.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-02

CANOPY / VARIO ALLEY
STA.10+00 TO STA.13+19

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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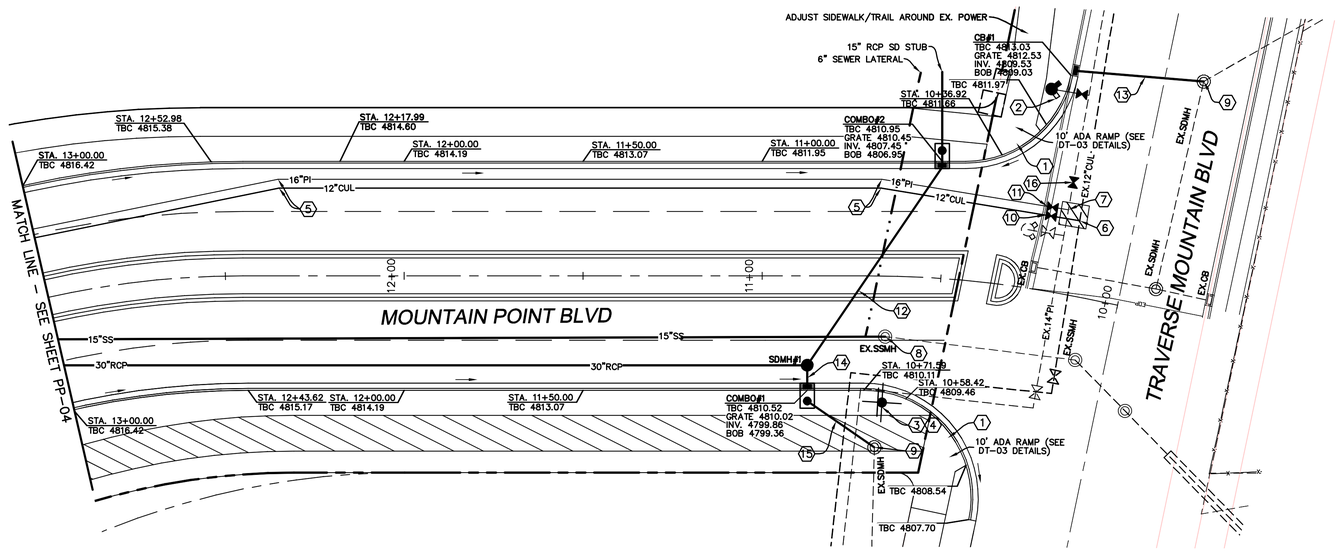
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GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.
4. A 2' T-PATCH IS REQUIRED ON ALL ROAD CUTS.

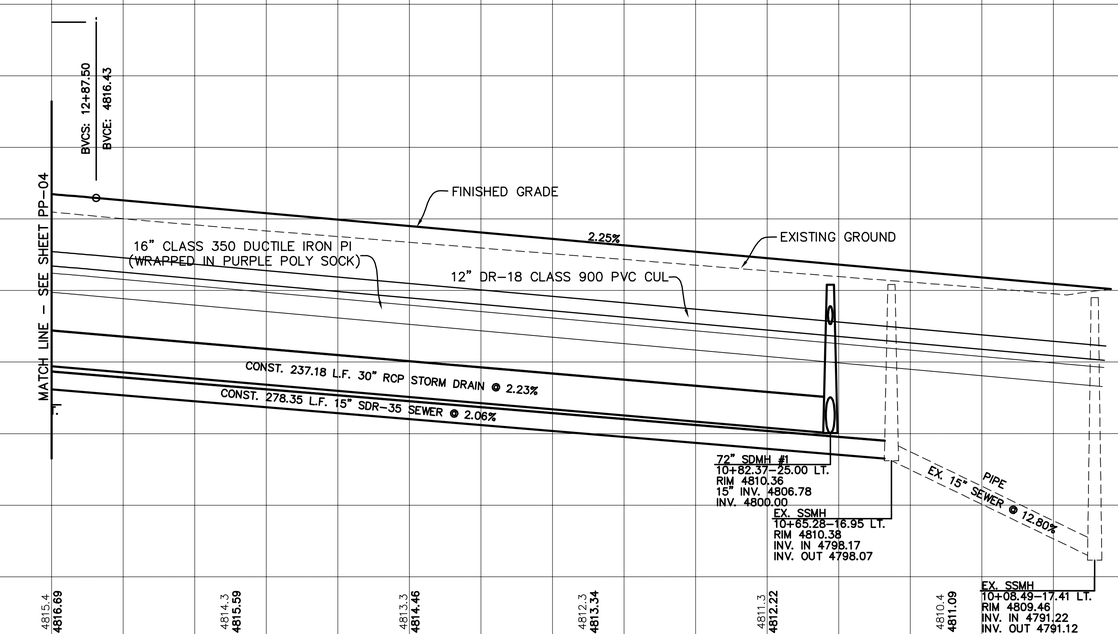
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
2. RELOCATE EXISTING FIRE HYDRANT.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
7. LOCATE AND TIE TO EXISTING PI WATER LINE.
8. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
9. LOCATE AND TIE TO EXISTING SD MANHOLE.
10. INSTALL 12" GATE VALVE PER LEHI CITY STANDARDS.
11. INSTALL 16" BUTTERFLY VALVE PER LEHI CITY STANDARDS.
12. CONST. 67.02 L.F. 15"RCP @ 1.00%
13. CONST. 35.36 L.F. 15"RCP @ 0.20%
14. CONST. 5.40 L.F. 30"RCP @ 2.59%
15. CONST. 22.79 L.F. 30"RCP @ 2.50%
16. INSTALL 14" BUTTERFLY VALVE PER LEHI CITY STANDARDS.



0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-03

MOUNTAIN POINT BLVD
STA.10+00 TO STA.13+00

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

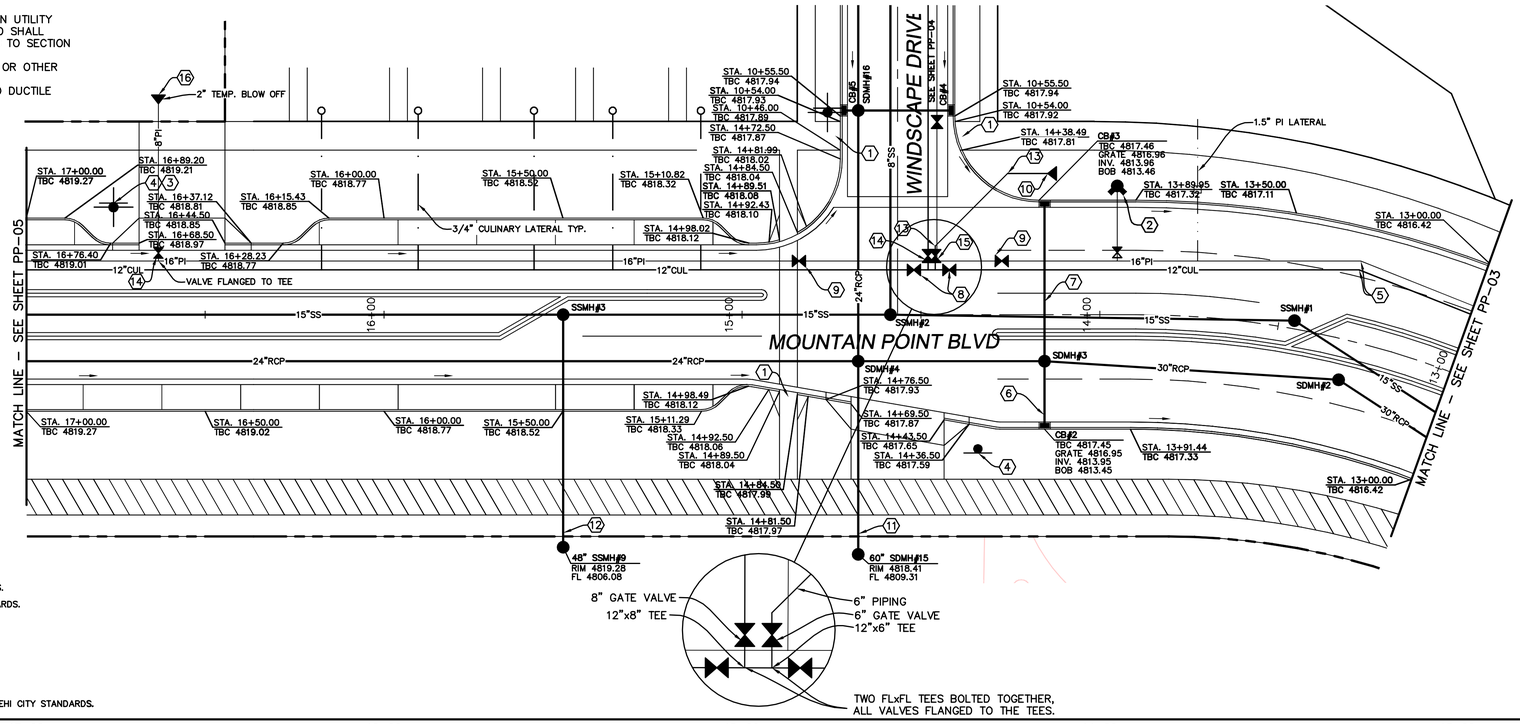
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.

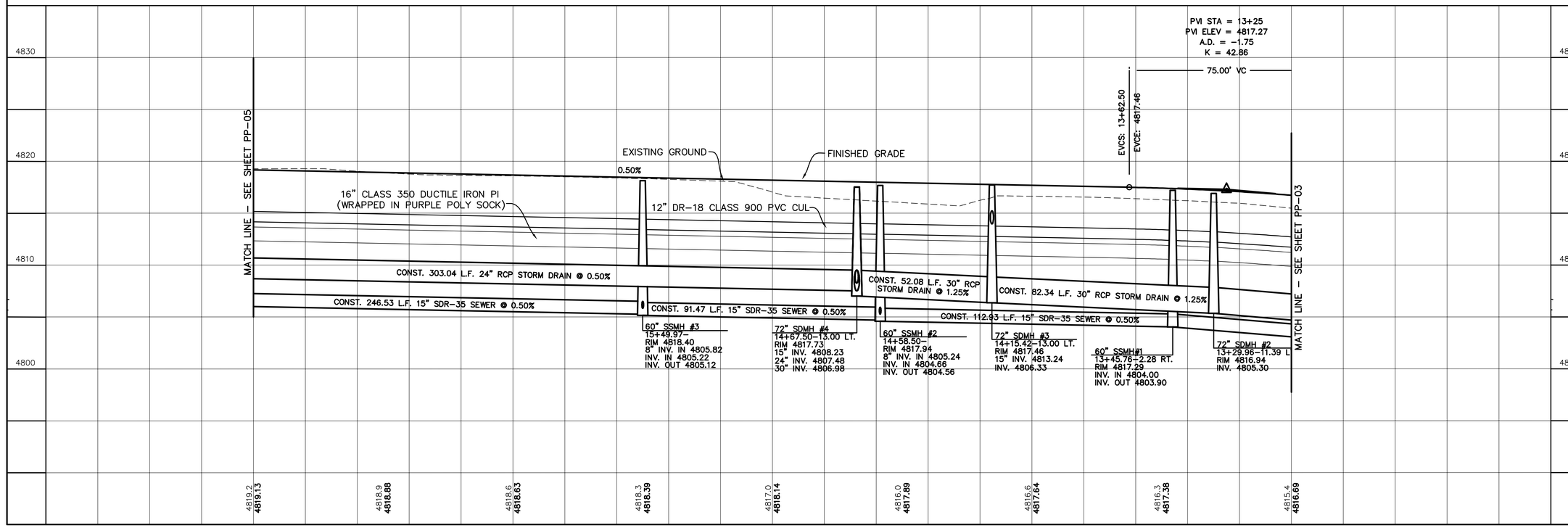


CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. CONST. 17.40 L.F. 15"RCP @ 1.21%
7. CONST. 43.40 L.F. 15"RCP @ 0.51%
8. INSTALL 12" GATE VALVE PER LEHI CITY STANDARDS.
9. INSTALL 16" BUTTERFLY VALVE PER LEHI CITY STANDARDS.
10. INSTALL 6" PERMANENT BLOW OFF PER LEHI CITY STANDARDS.
11. CONST. 54.00 L.F. 15"RCP @ 2.00%
12. CONST. 65.00 L.F. 8"SDR-35 SEWER @ 0.40%
13. INSTALL 45° BEND.
14. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS.
15. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS.
16. INSTALL TEMPORARY PERMANENT BLOW OFF VALVE PER LEHI CITY STANDARDS.

0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-04

MOUNTAIN POINT BLVD
STA.13+00 TO STA.17+00

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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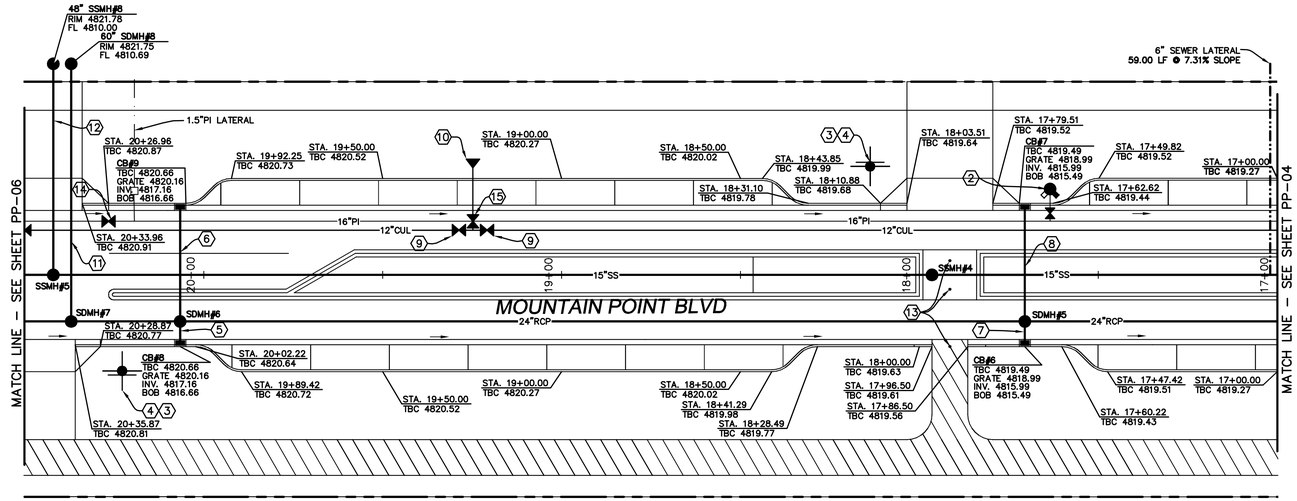
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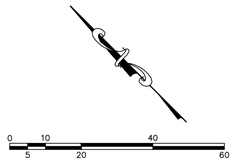
GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.

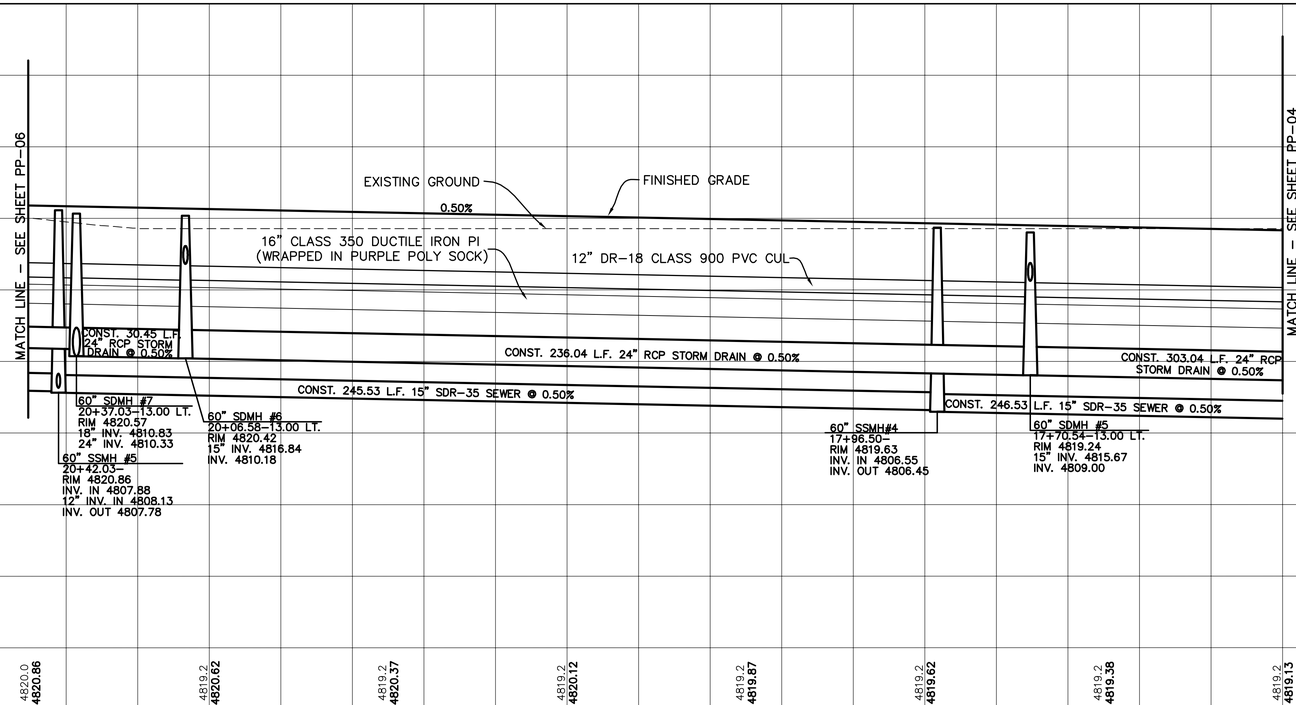
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. CONST. 5.40 L.F. 15"RCP @ 5.93%.
6. CONST. 31.40 L.F. 15"RCP @ 1.02%.
7. CONST. 5.40 L.F. 15"RCP @ 5.93%.
8. CONST. 31.40 L.F. 15"RCP @ 1.02%.
9. INSTALL 12" GATE VALVE PER LEHI CITY STANDARDS.
10. INSTALL 6" PERMANENT BLOW OFF PER LEHI CITY STANDARDS.
11. CONST. 72.00 L.F. 24" RCP @ 0.50%.
12. CONST. 59.00 L.F. 12" SDR-35 SEWER @ 3.17%.
13. INSTALL 6" BOLLARD, 3' TALL.
14. INSTALL 16" BUTTERFLY VALVE PER LEHI CITY STANDARDS.
15. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS.





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-05

MOUNTAIN POINT BLVD
STA.17+00 TO STA.20+50

LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

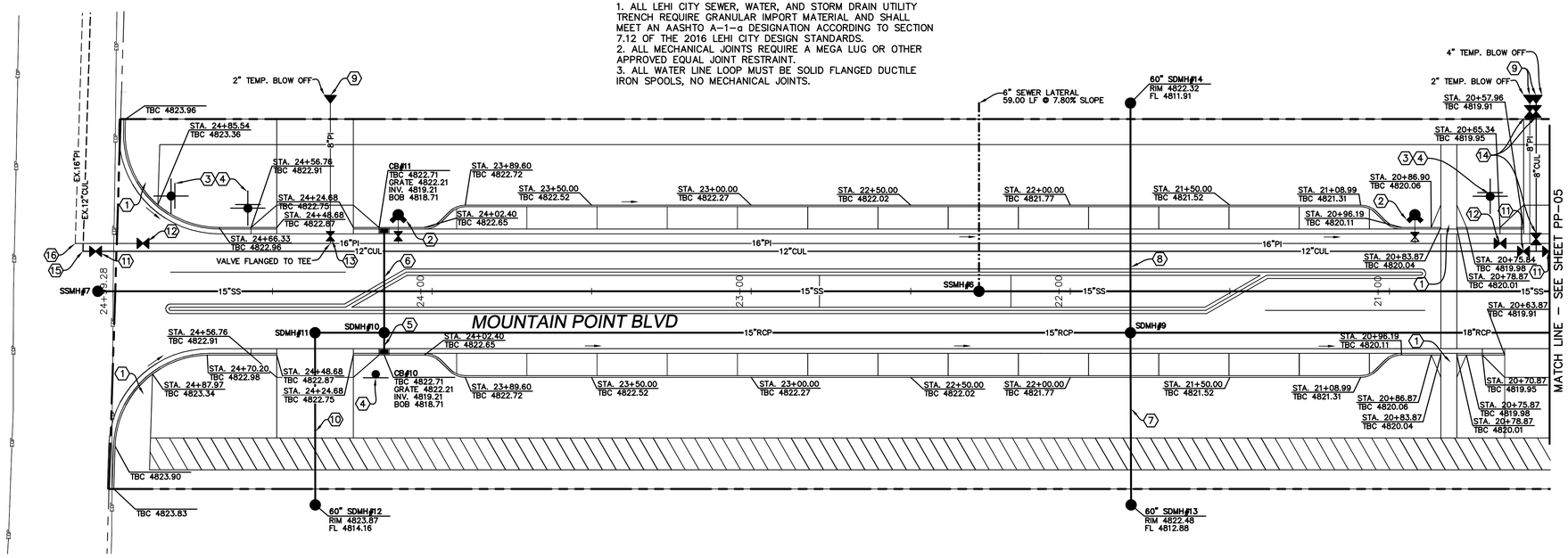
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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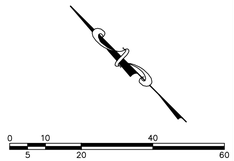
GENERAL NOTES

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL WATER LINE LOOP MUST BE SOLID FLANGED DUCTILE IRON SPOOLS, NO MECHANICAL JOINTS.

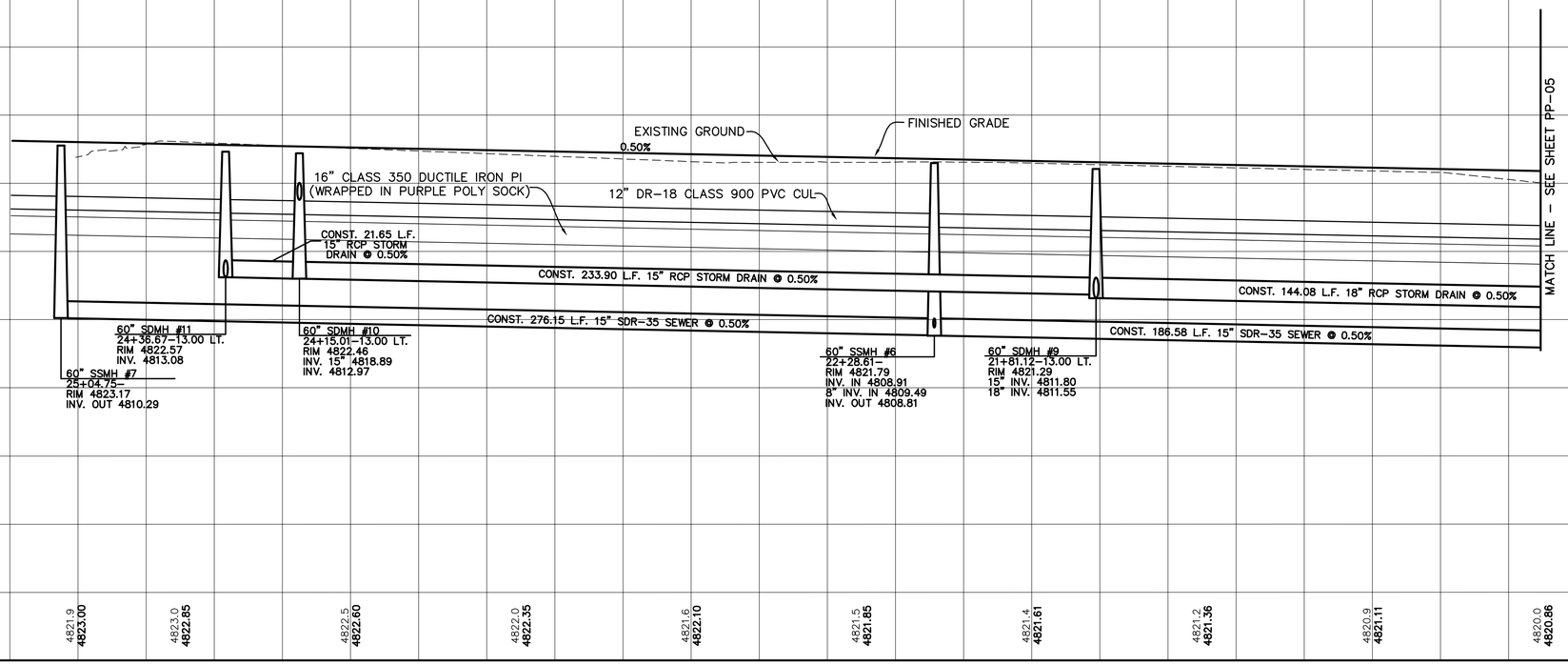


CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
4. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
5. CONST. 5.40 L.F. 15"RCP @ 5.93%
6. CONST. 31.40 L.F. 15"RCP @ 1.02%
7. CONST. 42.00 L.F. 15"RCP @ 2.00%
8. CONST. 72.00 L.F. 18"RCP @ 0.50%
9. INSTALL TEMPORARY BLOW OFF VALVE PER LEHI CITY STANDARDS.
10. CONST. 54.00 L.F. 15"RCP @ 2.00%
11. INSTALL 12" GATE VALVE PER LEHI CITY STANDARDS.
12. INSTALL 16" BUTTERFLY VALVE PER LEHI CITY STANDARDS.
13. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS.
14. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS.
15. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
16. LOCATE AND TIE TO EXISTING PI WATER LINE.



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-06

MOUNTAIN POINT BLVD
STA.20+50 TO STA.24+99.28

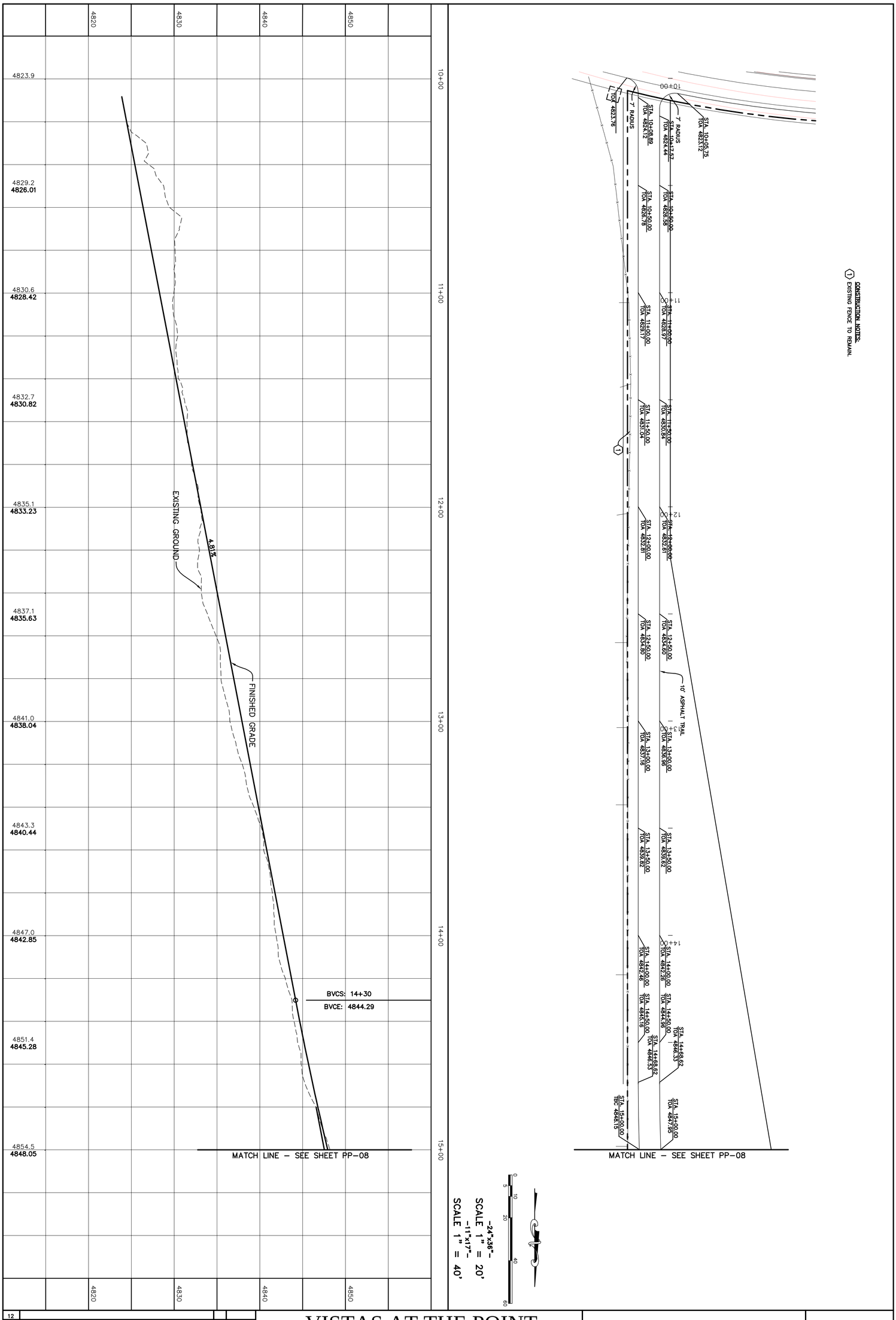
LEHI, UTAH

VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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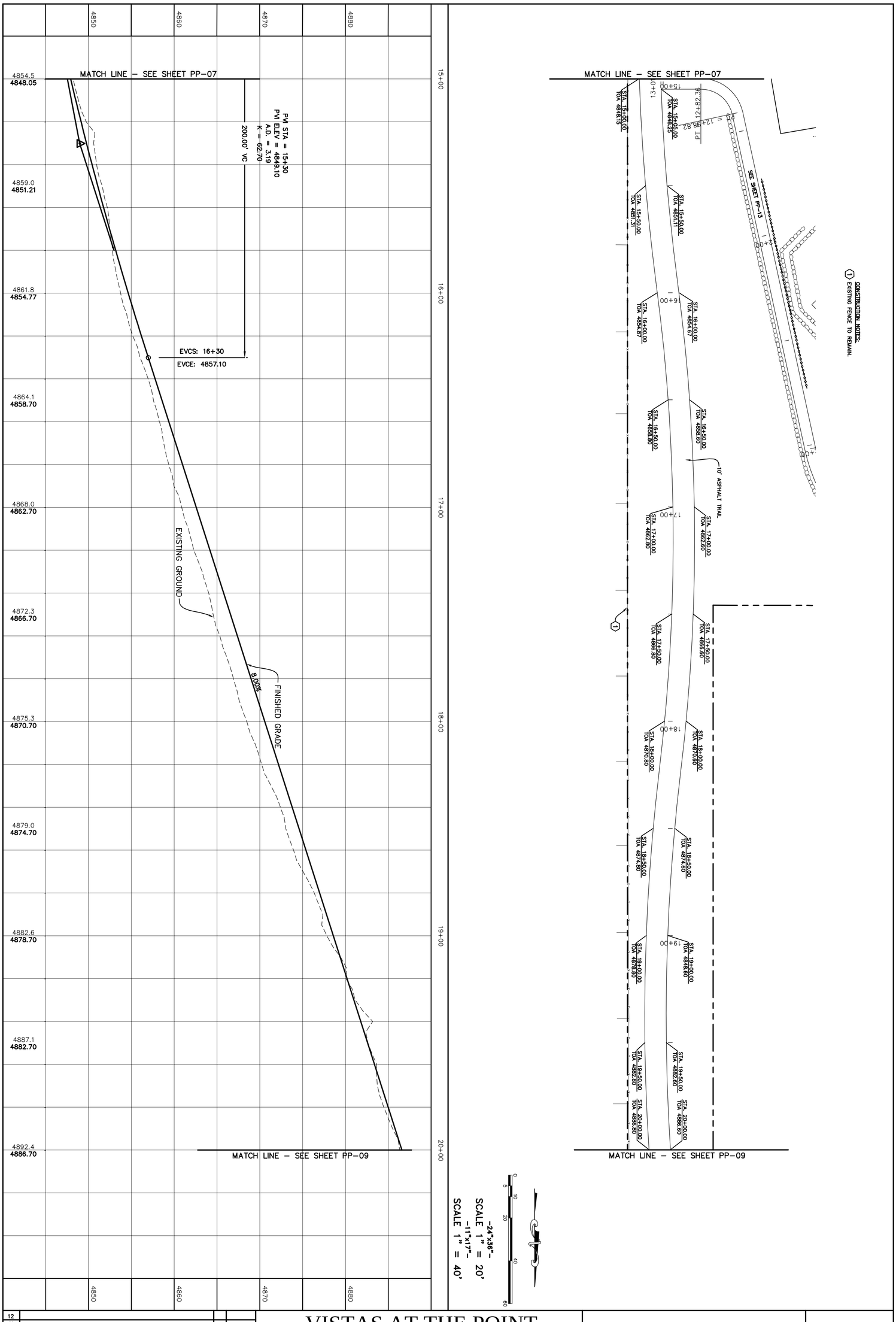
VISTAS AT THE POINT
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

TRAIL
STA.10+00 TO STA.15+00

LEHI, UTAH

SHEET NO.
PP-07



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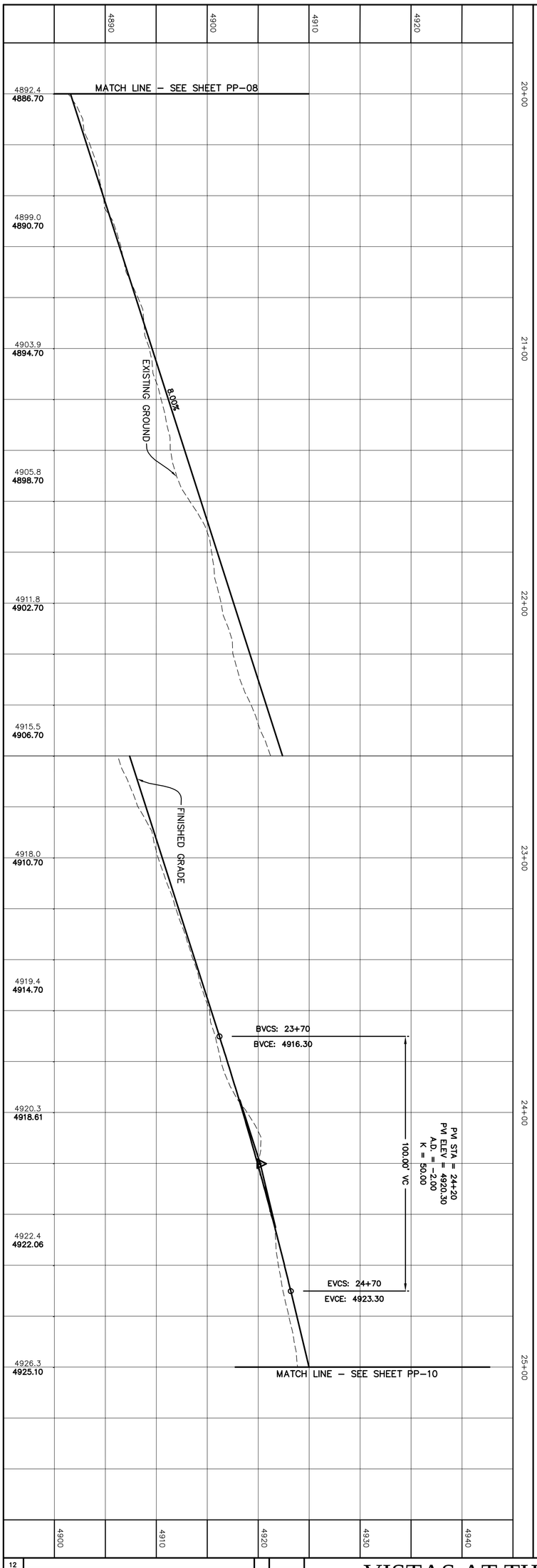
VISTAS AT THE POINT
PHASE 1

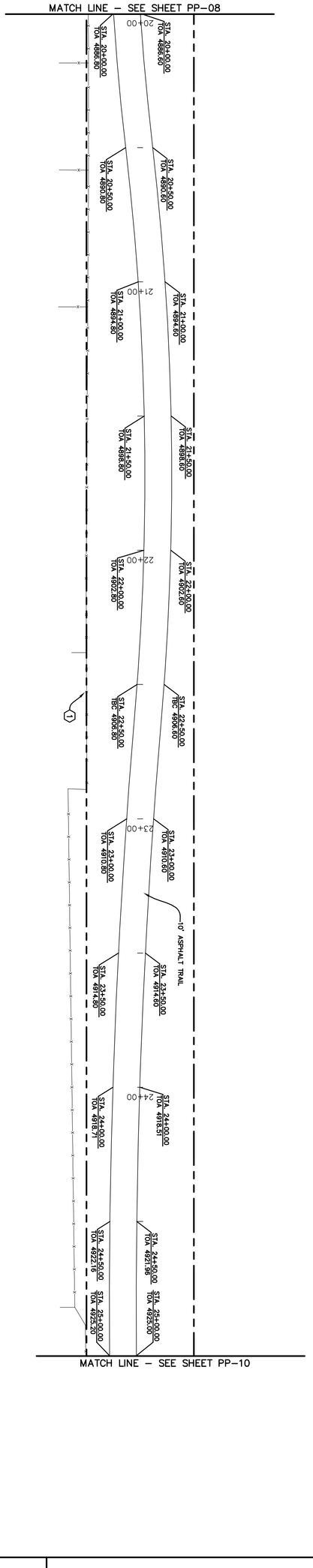
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TRAIL
STA.15+00 TO STA.20+00

LEHI, UTAH

SHEET NO.
PP-08





1 CONSTRUCTION NOTES:
EXISTING FENCE TO REMAIN.

SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'
-24"x36"-
0 5 10 20 40 60

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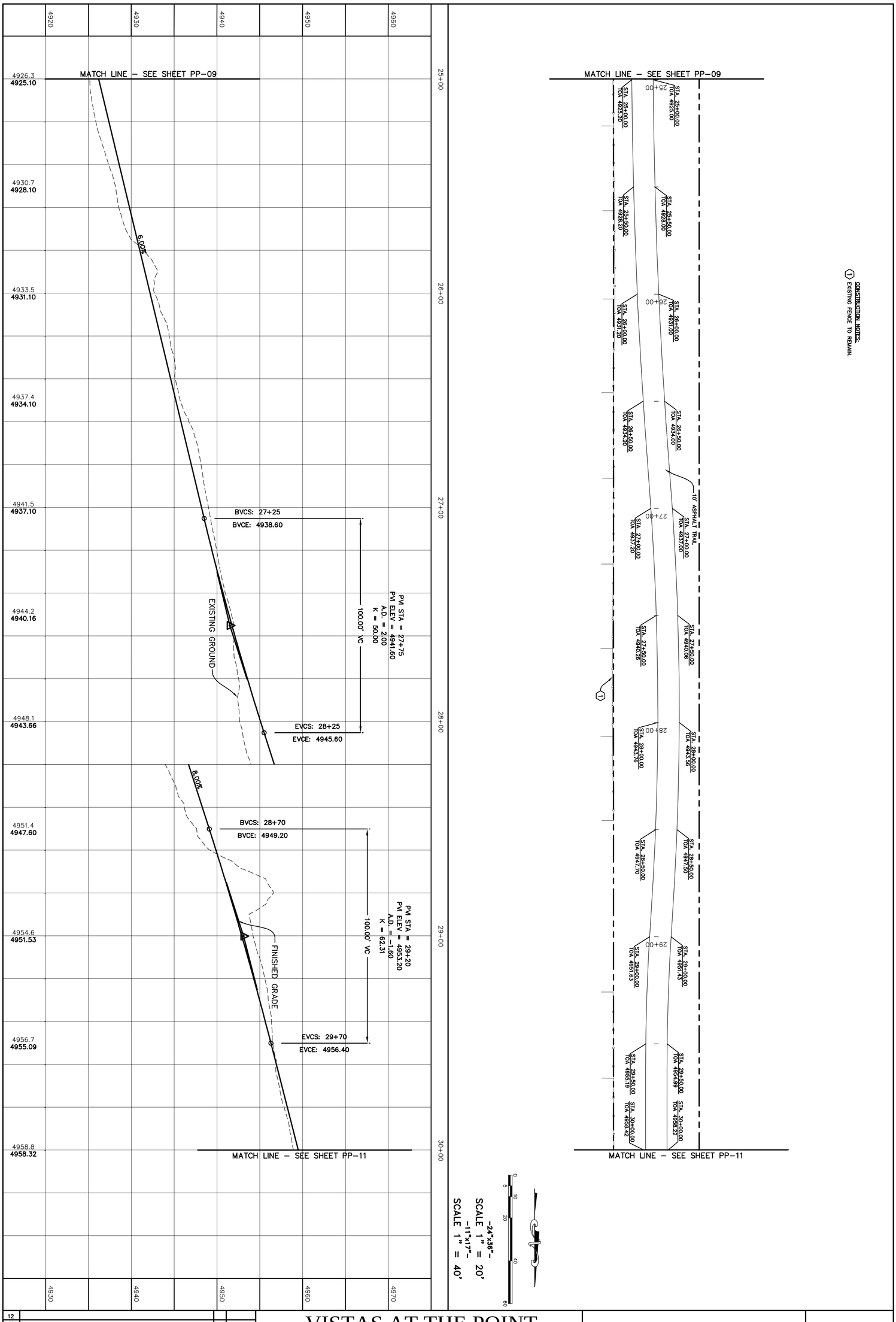
VISTAS AT THE POINT
PHASE 1

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TRAIL
STA.20+00 TO STA.25+00

LEHI, UTAH

SHEET NO.
PP-09



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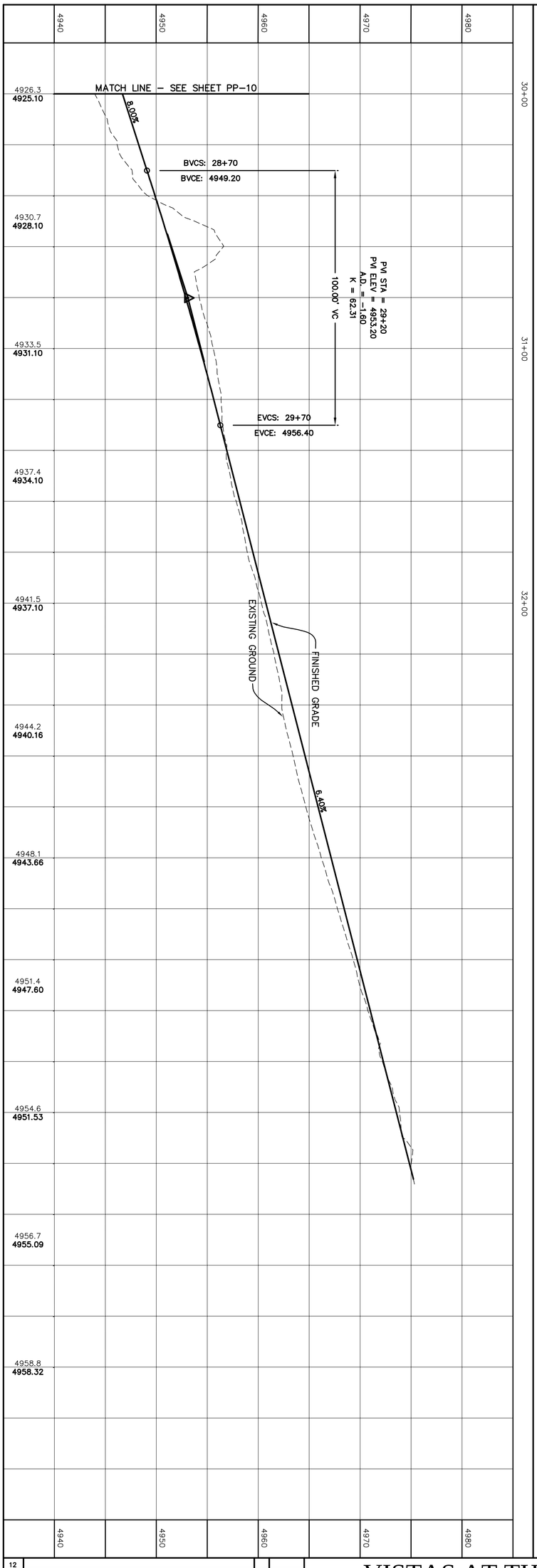
VISTAS AT THE POINT
PHASE 1

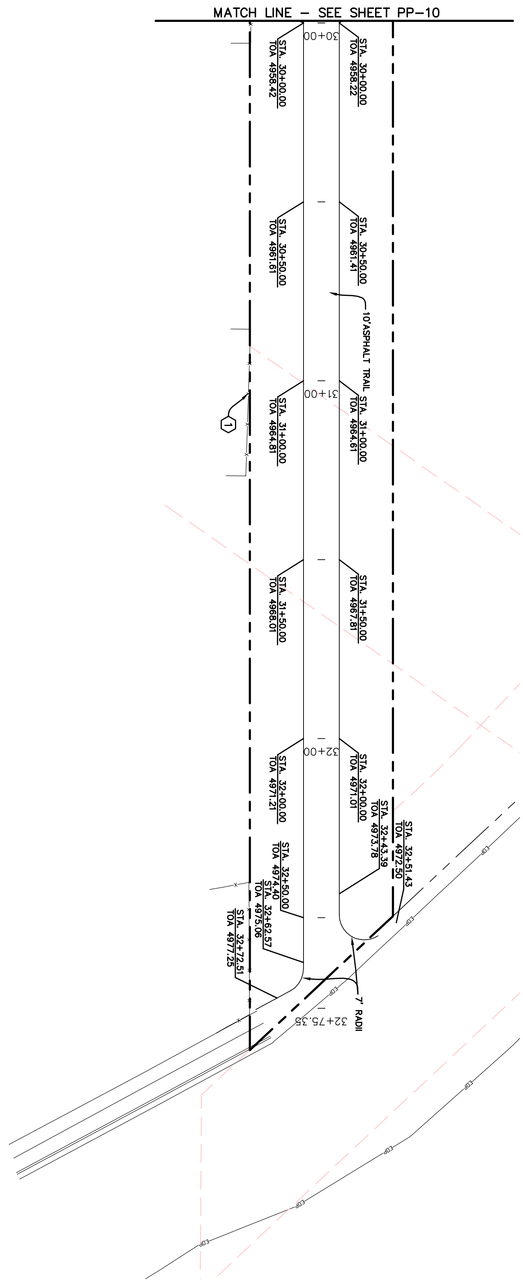
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TRAIL
STA.25+00 TO STA.30+00

LEHI, UTAH

SHEET NO.
PP-10





SCALE 1" = 20'
-24"x36"-
SCALE 1" = 40'
-11"x17"-

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VISTAS AT THE POINT
PHASE 1

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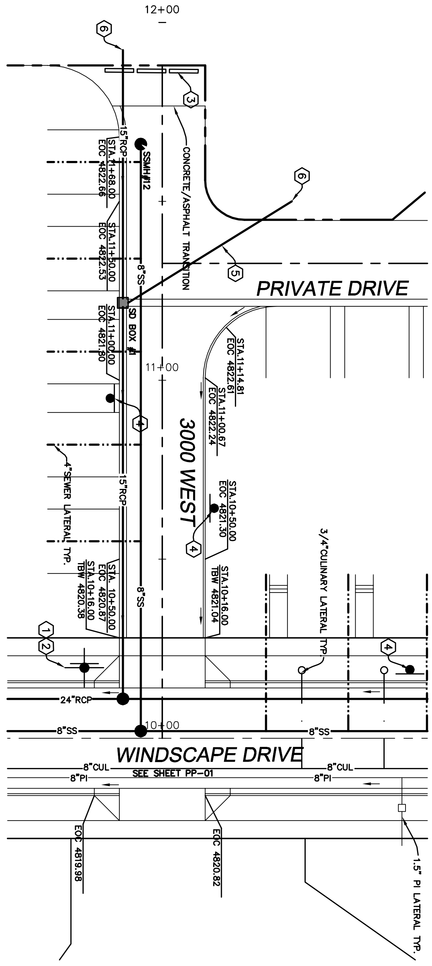
TRAIL
STA.30+00 TO STA.32+75.35

LEHI, UTAH

SHEET NO.
PP-11

GENERAL NOTES

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



CONSTRUCTION NOTES:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
3. INSTALL K-RAIL AT END OF ASPHALT.
4. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
5. CONST. 53.78 L.F. 15" RCP @ 0.20%
6. STUB STORM DRAIN TO APARTMENT PROPERTY.



SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

0 5 10 20 40 60

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VISTAS AT THE POINT
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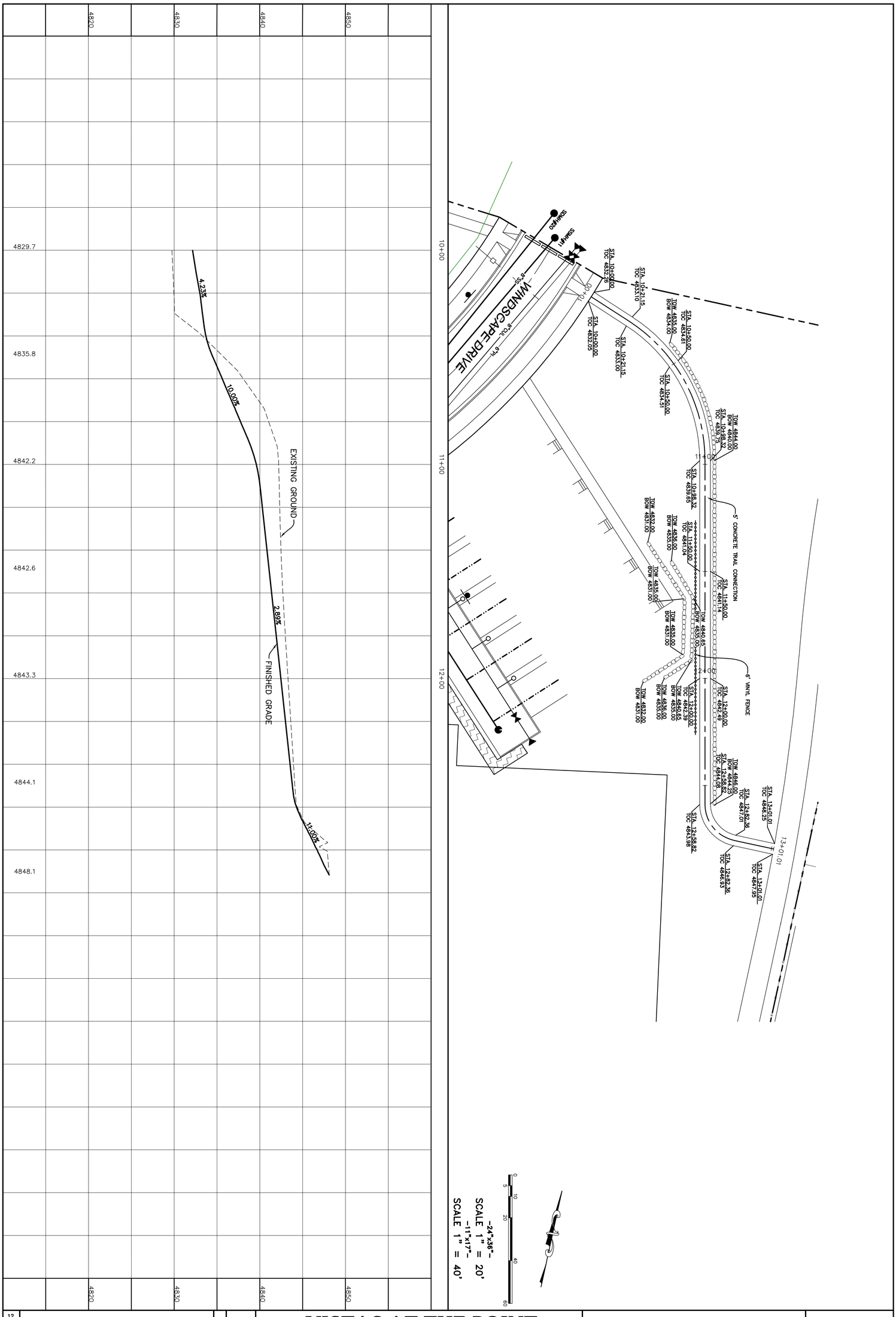
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3000 WEST
STA.10+00 TO STA.12+00

LEHI, UTAH

SHEET NO.
PP-12

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VISTAS AT THE POINT PHASE 1

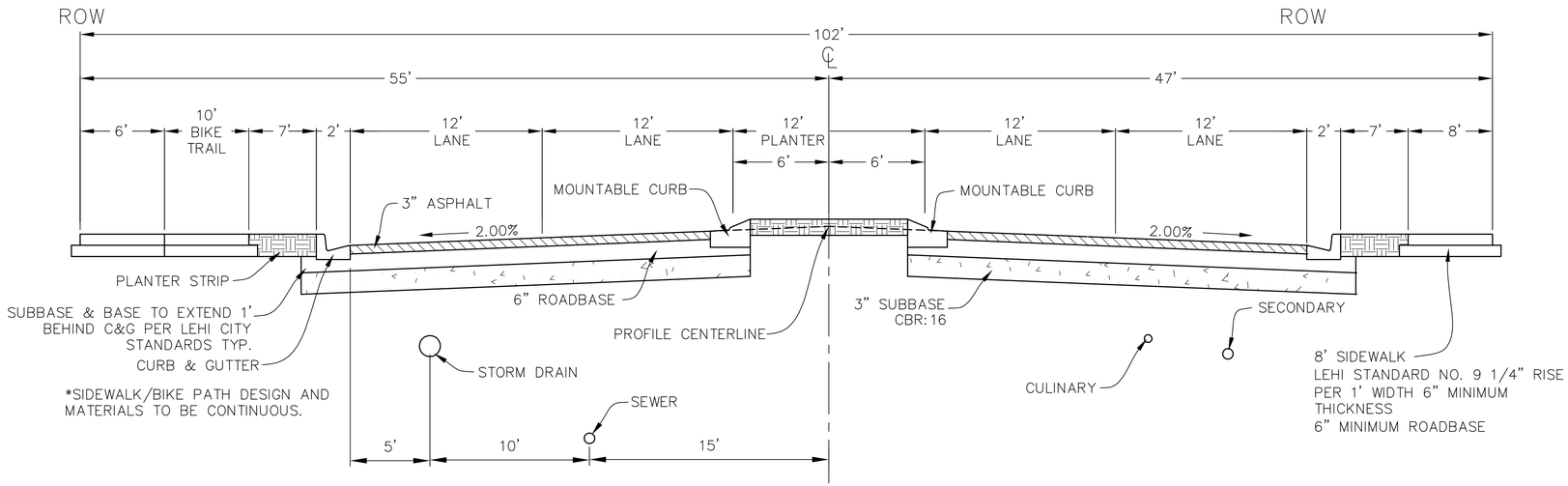
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TRAIL CONNECTION
STA.10+00 TO STA.12+91.63

LEHI, UTAH

SHEET NO.
PP-13

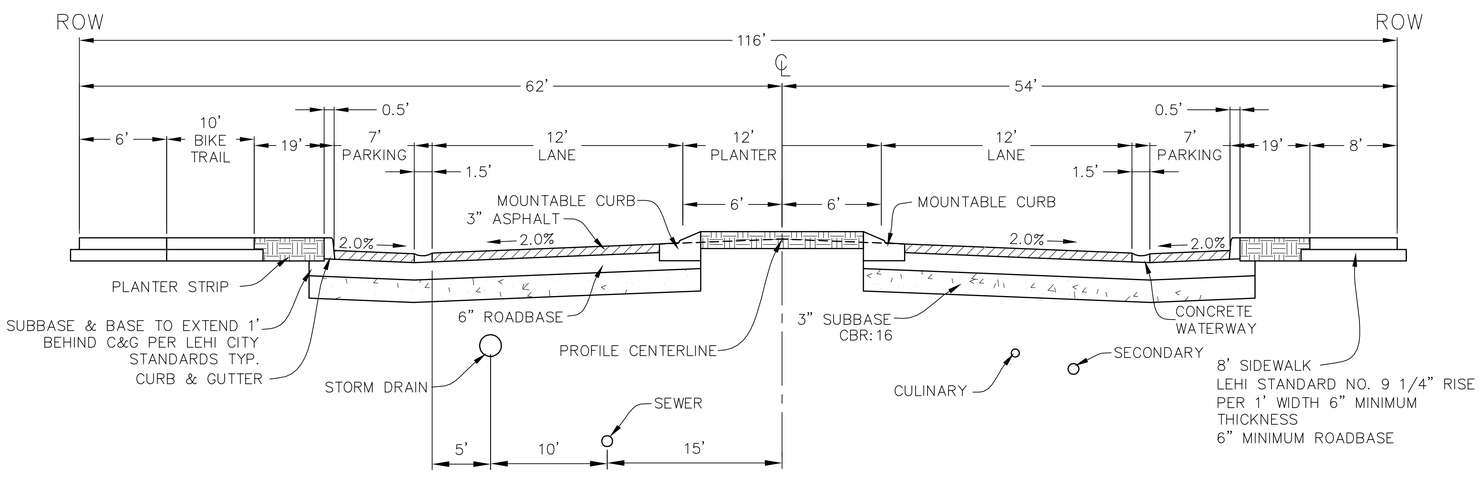
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DETAIL - TYPICAL 102' RIGHT-OF-WAY STREET SECTION

MOUNTAIN POINT BLVD.

–NTS–



DETAIL - TYPICAL 116' RIGHT-OF-WAY STREET SECTION

MOUNTAIN POINT BLVD. SECTION E–E

–NTS–

SHEET NO. DT-01

DETAILS

LEHI, UTAH

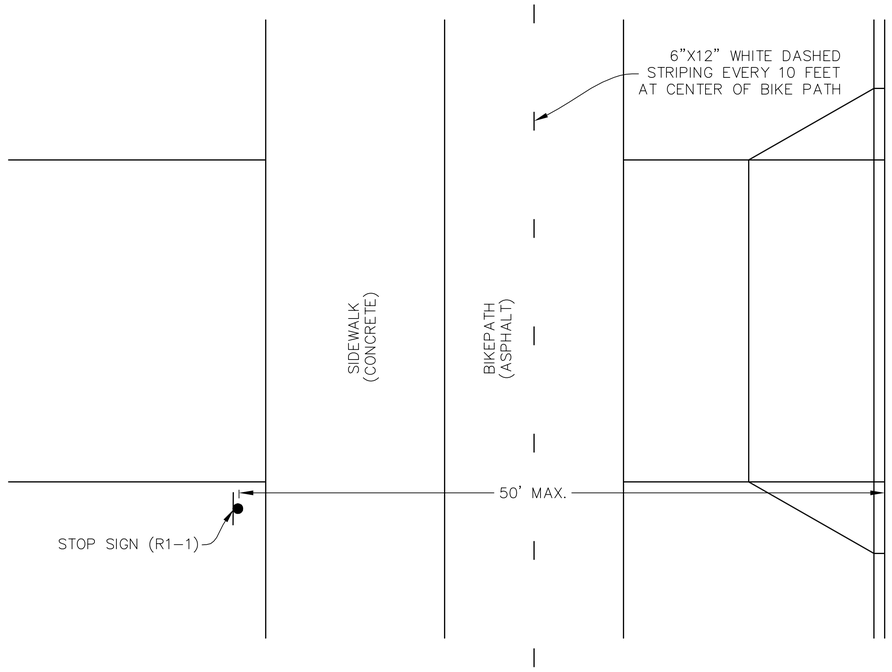
VISTAS AT THE POINT PHASE 1

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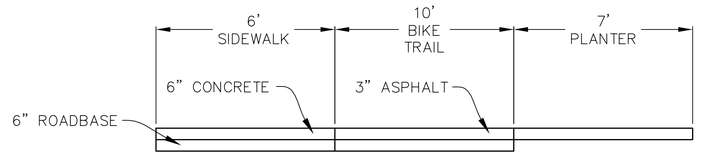
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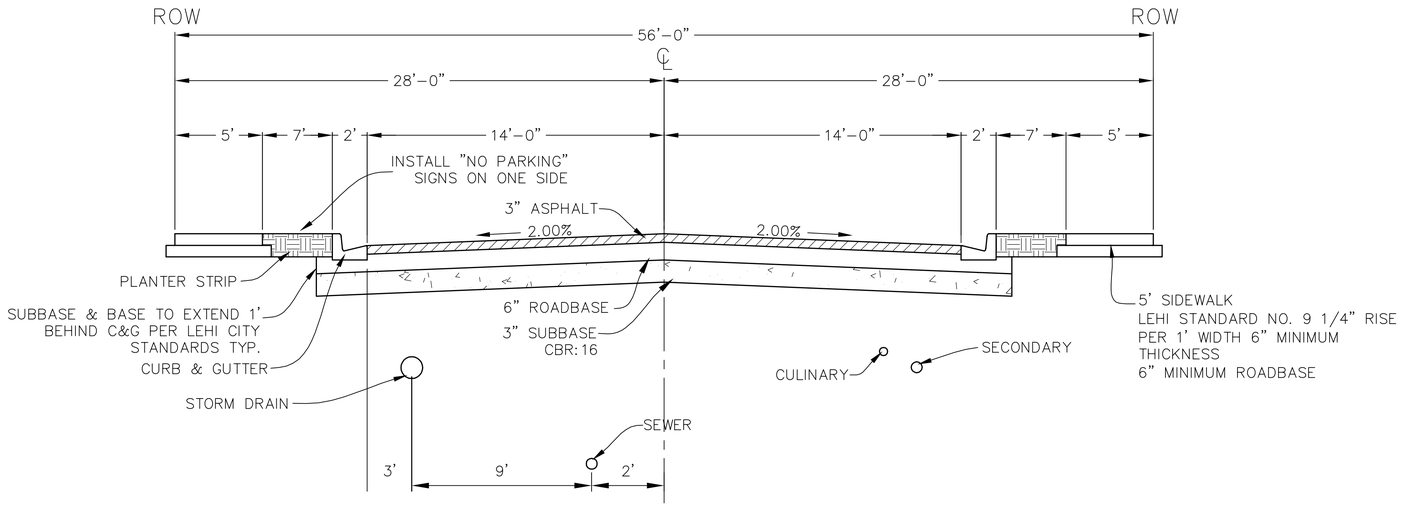
SIDEWALK/BIKE PATH CROSSING & STRIPING

-NTS-



CONTINUOUS SIDEWALK/BIKE PATH CROSS-SECTION

-NTS-



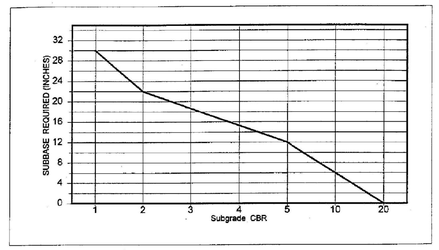
DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

WINDSCAPE DRIVE

-NTS-

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

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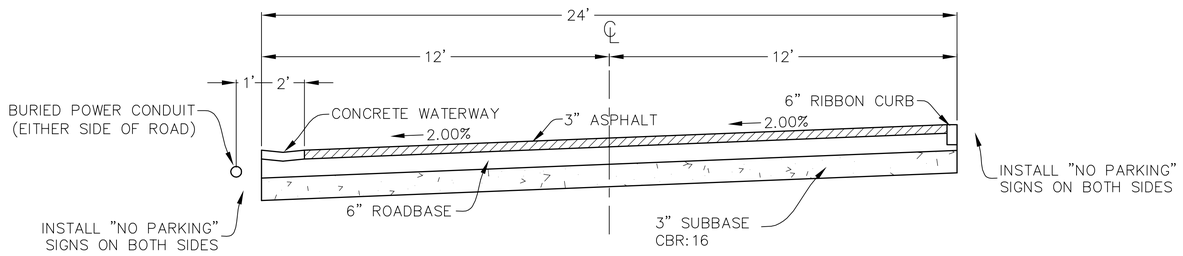
DETAILS

LEHI, UTAH

SHEET NO. DT-02

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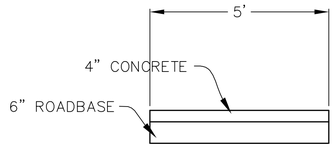
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DETAIL - TYPICAL 24' PRIVATE DRIVE STREET SECTION

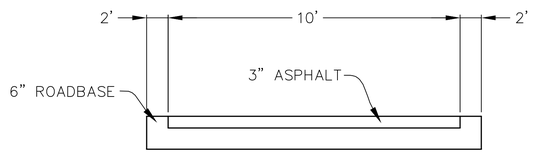
PRIVATE DRIVE

–NTS–



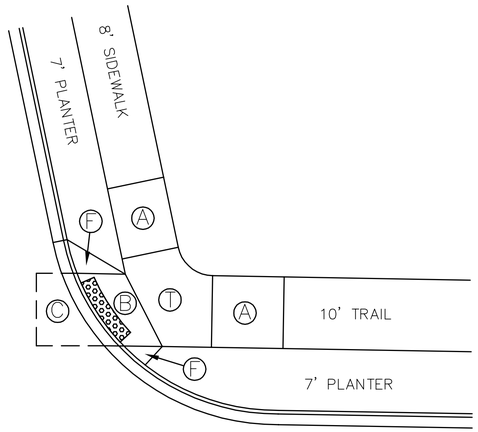
TRAIL CONNECTION

–NTS–



TYPICAL TRAIL SECTION

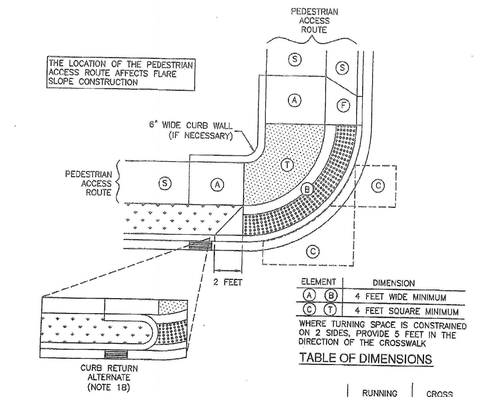
–NTS–



*SEE DETAIL BELOW FOR SLOPE TABLE

TRAIL PED RAMP

–NTS–

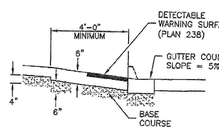


EXAMPLE C

ELEMENT	DIMENSION
A B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--
APPROACH	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter

Corner curb cut assembly

Plan
235.2
September 2011

SHEET NO. DT-03

DETAILS

LEHI, UTAH

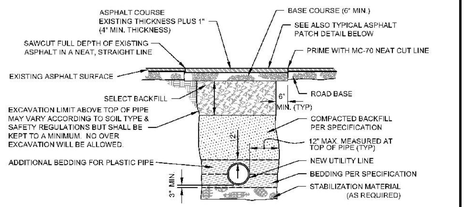
VISTAS AT THE POINT
PHASE 1
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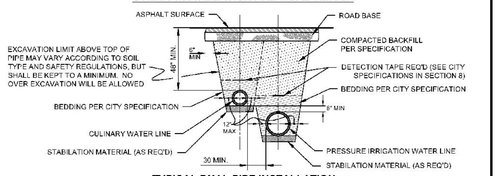
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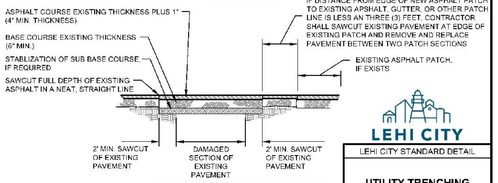
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UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)



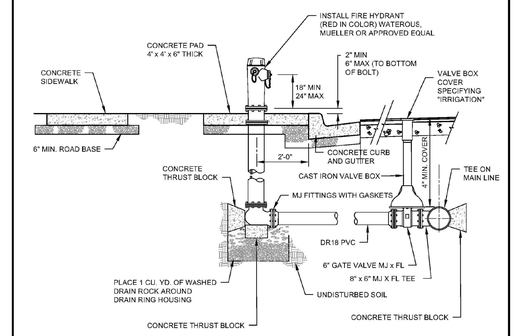
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: JANUARY 2022



FIRE HYDRANT WITH VALVE

NOTES:

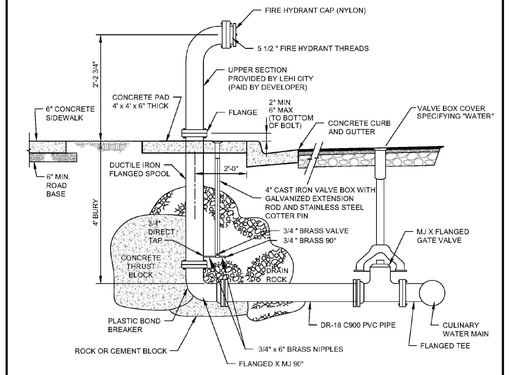
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: JANUARY 2022



NOTE:

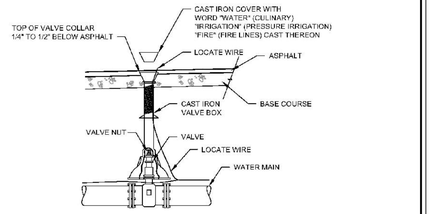
1. 4" SIZE FOR 6" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: JANUARY 2022



NOTES:

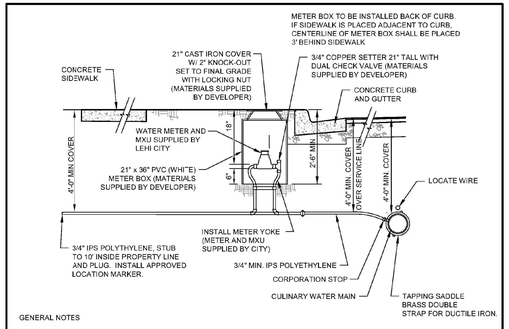
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: JANUARY 2022



GENERAL NOTES

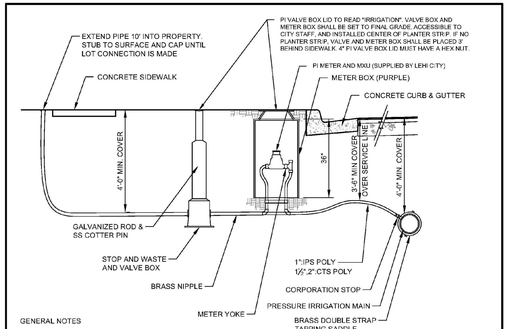
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: JANUARY 2022



GENERAL NOTES

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

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1-1/2" METER	2" METER
SETTER	FORD VB-76-15W-11-44	FORD VB870-15-11-66	FORD VB872-35-12-77
NIPPLE	DI32 BRASS	1-1/2"X12 BRASS	DI32 BRASS
STOP AND WASTE	FORD BC-33-44-5-W-1	FORD B11-666Q-W-NL-1 1/2	Ford B11-777Q-W-NL-2
RING	DALL-2240	DALL-2242	
RING ADAPTER	NA	L-3336 3Q-O MTR ADPT RING	
LID	EFW12AUT-5VWY-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	910 CAST IRON W/HEX NUT		
BASE	NA		M-9094-00
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-252106-PTR	SIGMA RMP-200306-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

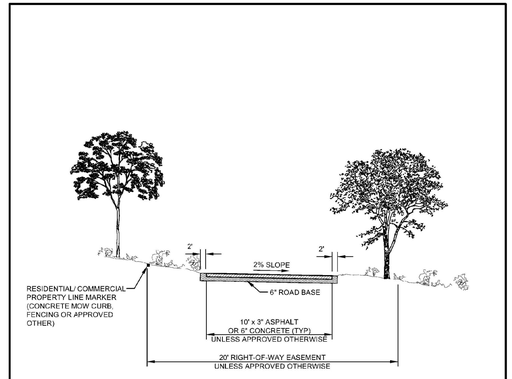
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: JANUARY 2022



PROVIDE A TRAIL RAMP DETAIL? RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

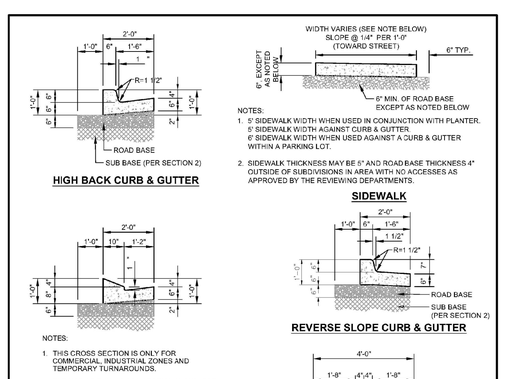
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 DATE: JANUARY 2022



HIGH BACK CURB & GUTTER

SIDEWALK

REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER
(MOUNTABLE TYPE)

GENERAL NOTES:

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

4' DRAIN GUTTER

LEHI CITY

LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: JANUARY 2022

VISTAS AT THE POINT PHASE 1

A RESIDENTIAL SUBDIVISION

LEHI, UTAH

SHEET NO. **CS-01**

CONSTRUCTION STANDARDS

ATLAS ENGINEERING L.L.C.
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEHI CITY

LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 DATE: JANUARY 2022

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: JANUARY 2022

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: JANUARY 2022

NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 DATE: JANUARY 2022

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX. BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: JANUARY 2022

NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS. CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

COMBO BOX

SD-08 DATE: JANUARY 2022

SHEET NO. **CS-02**

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 1

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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TEMPORARY CONSTRUCTION POWER:

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

TEMPORARY POWER WILL BE CONSIDERED UPON REQUEST FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER/BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.2.1) 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 560 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 560 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.

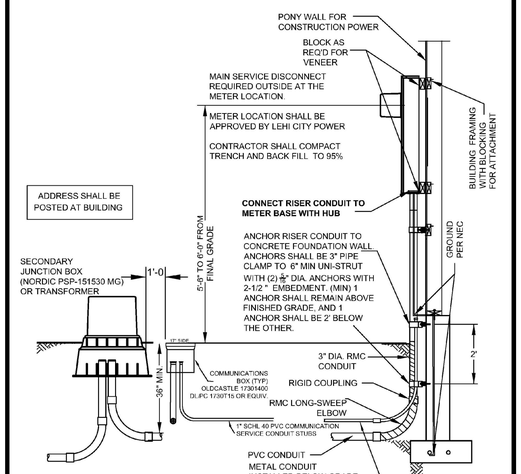
ALL UNDERGROUND AND OVERHEAD ELECTRICAL SERVICES SHALL BE INSPECTED BY LEHI CITY BUILDING INSPECTION PRIOR TO CONNECTION BY LEHI CITY POWER. CALL TO SCHEDULE PERMANENT POWER INSPECTION.

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

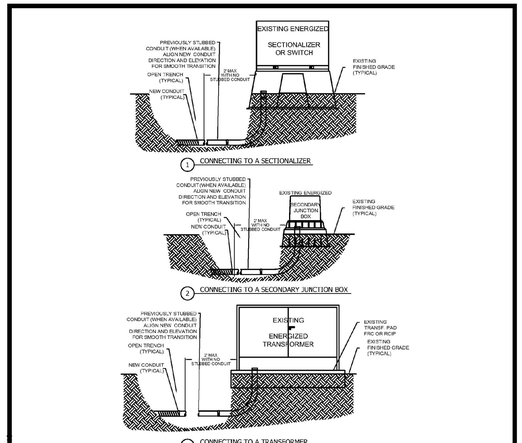
ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RMC LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR SHALL BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION PEDESTAL TO THE ABOVE GROUND UNISTRUT AT THE BUILDING AND CAPPED.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **ELECTRICAL SERVICE INFORMATION** **MULTI-FAMILY & COMMERCIAL POWER SERVICE**	DWG: **2.3** REV. 1.00 BY: GWK/BT DATE: 6/23/20

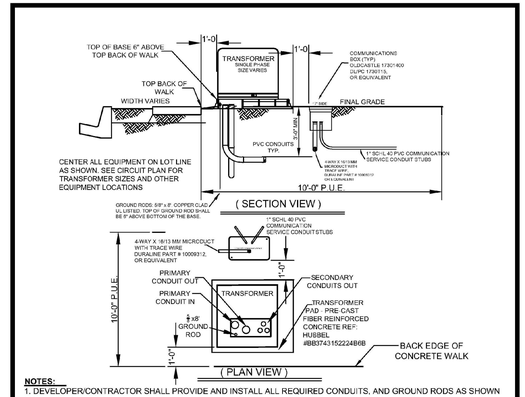


LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **UNDERGROUND SERVICE 100-400 AMP (1 PHASE)** **CONSTRUCTION POWER SERVICE**	DWG: **3.2.1** REV. 1.00 BY: GWK/BT DATE: 6/23/20



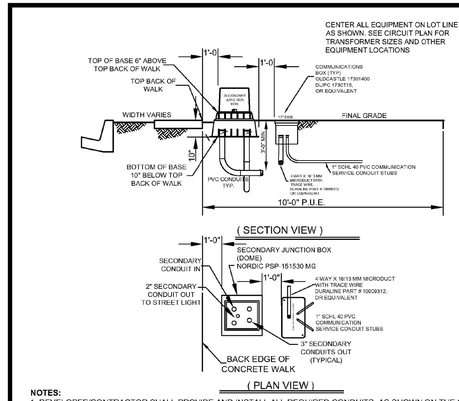
NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT** **RESIDENTIAL & COMMERCIAL POWER SERVICE**	DWG: **4.1.0** REV. 0.00 BY: GWK/BT DATE:12/10/17



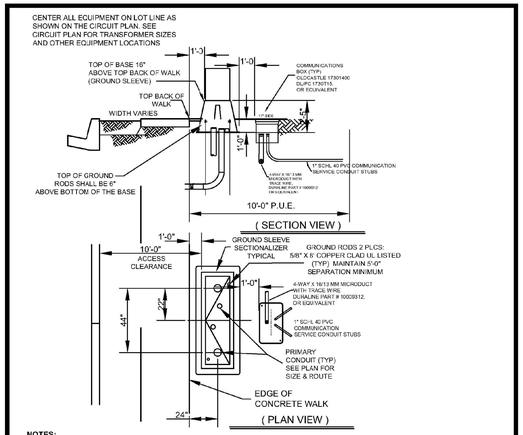
NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE, HUBBEL #BB374315222480B
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 CIRCU T ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PU,L & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES AND BOXES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENS!TY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **TRANSFORMER SINGLE PHASE** **(LOCATIONS IN THE P.U.E.)**	DWG: **4.1.1** REV. 1.00 BY: GWK/BT DATE: 6/23/20



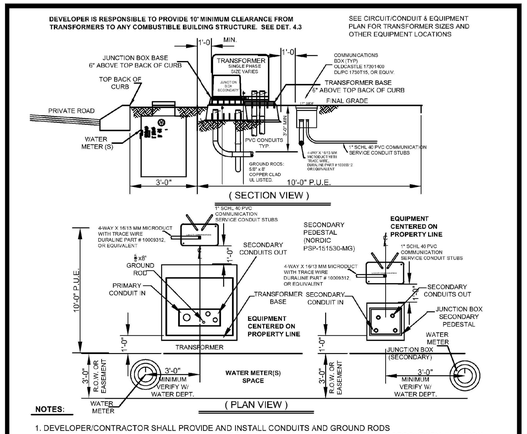
NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED 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 AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)** **(LOCATIONS IN THE P.U.E.)**	DWG: **4.1.2** REV. 1.00 BY: GWK/BT DATE: 6/23/20



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH- THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **GROUND SLEEVE/ SECTIONALIZER** **(TYPICAL LOCATION IN THE P.U.E.)**	DWG: **4.1.3** REV. 1.00 BY: GWK/BT DATE: 6/23/20



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. LEHI CITY POWER SHALL PROVIDE TRANSFORMER BASES, COMMUNICATION BOXES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION** **(DEVELOPMENT WITHOUT WALK)**	DWG: **4.1.7** REV. 1.00 BY: GWK/BT DATE: 6/23/20

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" MINIMUM 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 THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS 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 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

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 IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 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 (3" MIN.), SEWER (1" MIN.), AND WATER (1" MIN.).

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT.
IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE
LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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 RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE ¼ YARD FLOWABLE FILL THRUST BLOCK 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", 2", AND 1" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP--WITH MINIMUM RADIUS OF 36 INCHES FOR 3", AND WITH MINIMUM RADIUS OF 24 INCHES FOR 2" AND 1". ALL RMC 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.

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.

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

LEHI CITY POWER DEPARTMENT	**REQUIREMENTS & STANDARDS** **ELECTRICAL TRENCH & CONDUIT NOTES** **RESIDENTIAL & COMMERCIAL POWER SERVICE**	DWG: **4.2.1** REV. 1.00 BY: GWK/BT DATE: 6/23/20

SHEET NO. **CS-03**

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 1

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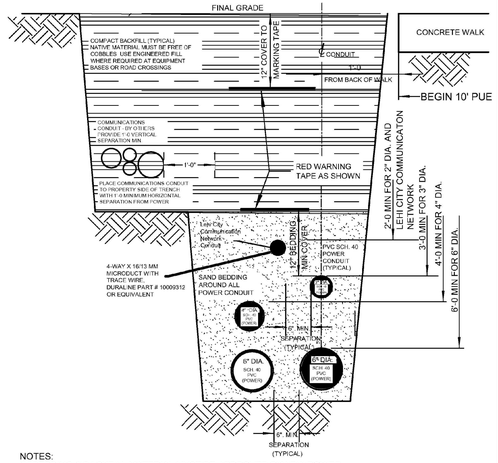
ATLAS ENGINEERING L.L.C.

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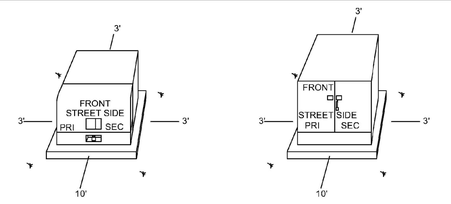


NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER
6. LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

LEHI CITY POWER DEPARTMENT

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

DWG: 4.2.2
REV: 1.00
BY: GWK/BT
DATE: 6/23/20



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

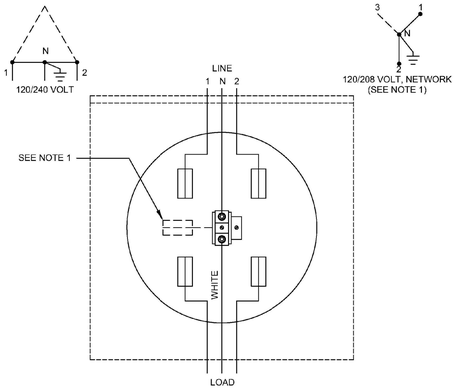
NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.
EXCEPTION: LEHI CITY OWNED COMMUNICATION BOXES MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT (NON-ACCESS SIDE, AWAY FROM STREET) OF PADMOUNTED EQUIPMENT.
PLACEMENT SHALL BE AS INDICATED ON CONDUIT SYSTEM DESIGN DRAWINGS.

NOTE FOR NEW SERVICES
1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

LEHI CITY POWER DEPARTMENT

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

DWG: 5.1
REV: 1.00
BY: GWK/BT
DATE: 6/23/20

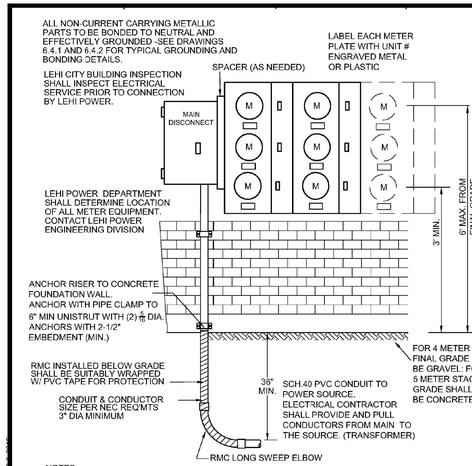


NOTES:
1. A FIFTH TERMINAL (STINGER) IS REQUIRED FOR A 120/208V SERVICE.
2. WIRE SIZE RANGE:
   2.1 - 100 AMP SOCKET: LUGS SUITABLE FOR #8 - #2/0 STRANDED CU/AL CONDUCTORS.
   2.2 - 200 AMP SOCKET: LUGS SUITABLE FOR #2 - 350 KCMIL CU/AL CONDUCTORS.
3. APPROXIMATE DIMENSIONS:
   3.1 - 100 AMP SOCKET: 3-5/16"(D) X 8"(W) X 11-1/2"(H).
   3.2 - 200 AMP SOCKET: 4-3/8"(D) X 11"(W) X 15-1/2"(H).
4. CONTACT LEHI CITY POWER FOR AVAILABLE SERVICE VOLTAGES.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
METER SOCKET SINGLE PHASE WIRING DIAGRAM 120/240 VOLT OR 120/208 VOLT
100 - 200 AMP RESIDENTIAL OR COMMERCIAL

DWG: 6.1.1
REV: 0.00
BY: GWK/BT
DATE: 4/21/17



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. REFER TO 4.2.1
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

LEHI CITY POWER DEPARTMENT

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

DWG: 6.1.4
REV: 0.00
BY: GWK/BT
DATE: 3/28/16

SHEET NO. CS-04

CONSTRUCTION STANDARDS

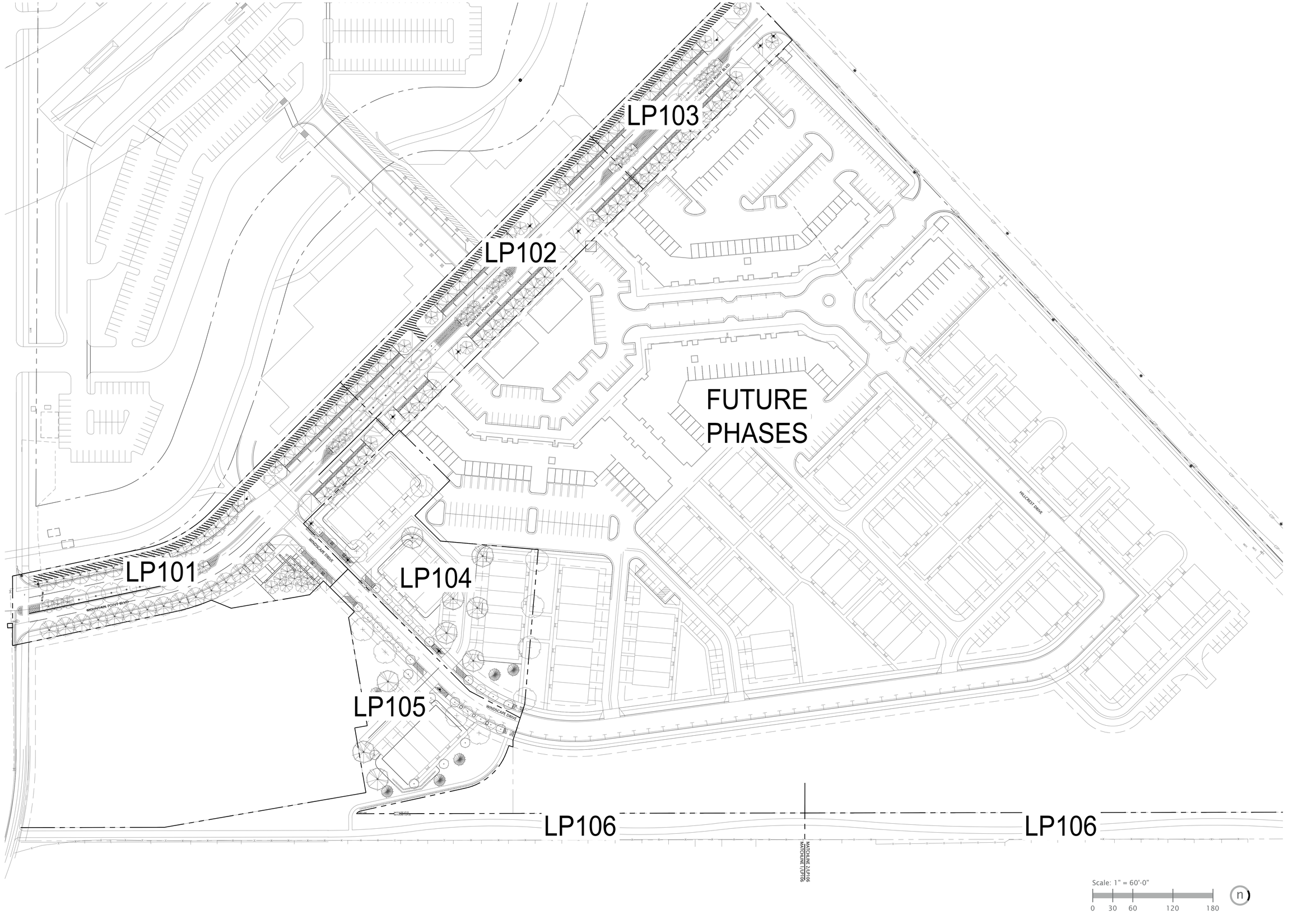
LEHI, UTAH

VISTAS AT THE POINT PHASE 1
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
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PHONE:801-655-0566
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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	yy/mm/dd	DESCRIPTION
1	22.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A. SMITH
License No. 10044-5301
Licensed Landscape Architect

01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100

PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ULMUS X `FRONTIER` / AMERICAN ELM
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

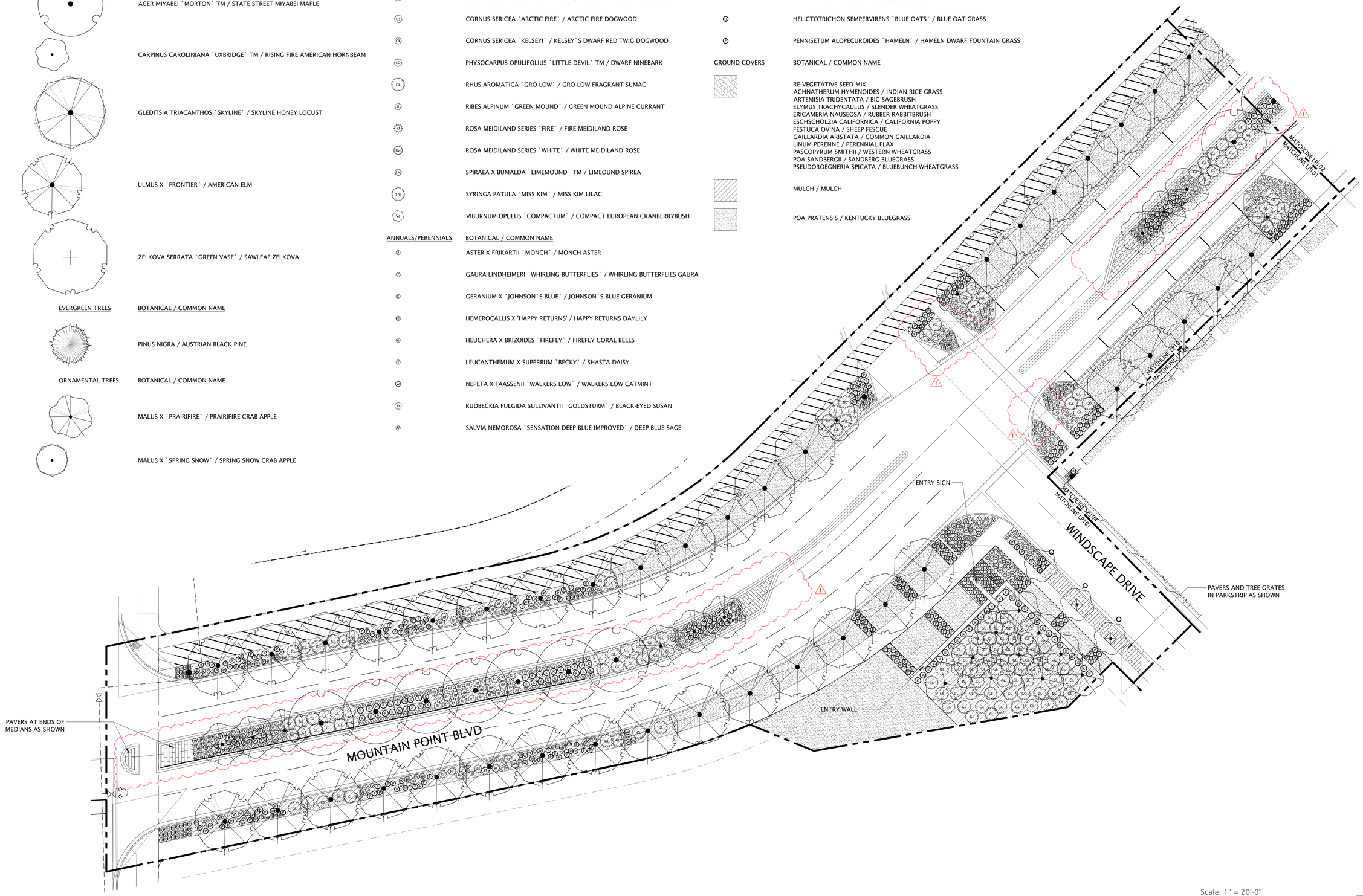
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
MF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
Ge	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
Hm	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	RE-VEGETATIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

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VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS		
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1	22.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A. SMITH
LICENSED
7004-5301
Licensed Landscape Architect

01/30/2023

Designed By:	RBD
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Date:	04.22.2
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Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101

PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME
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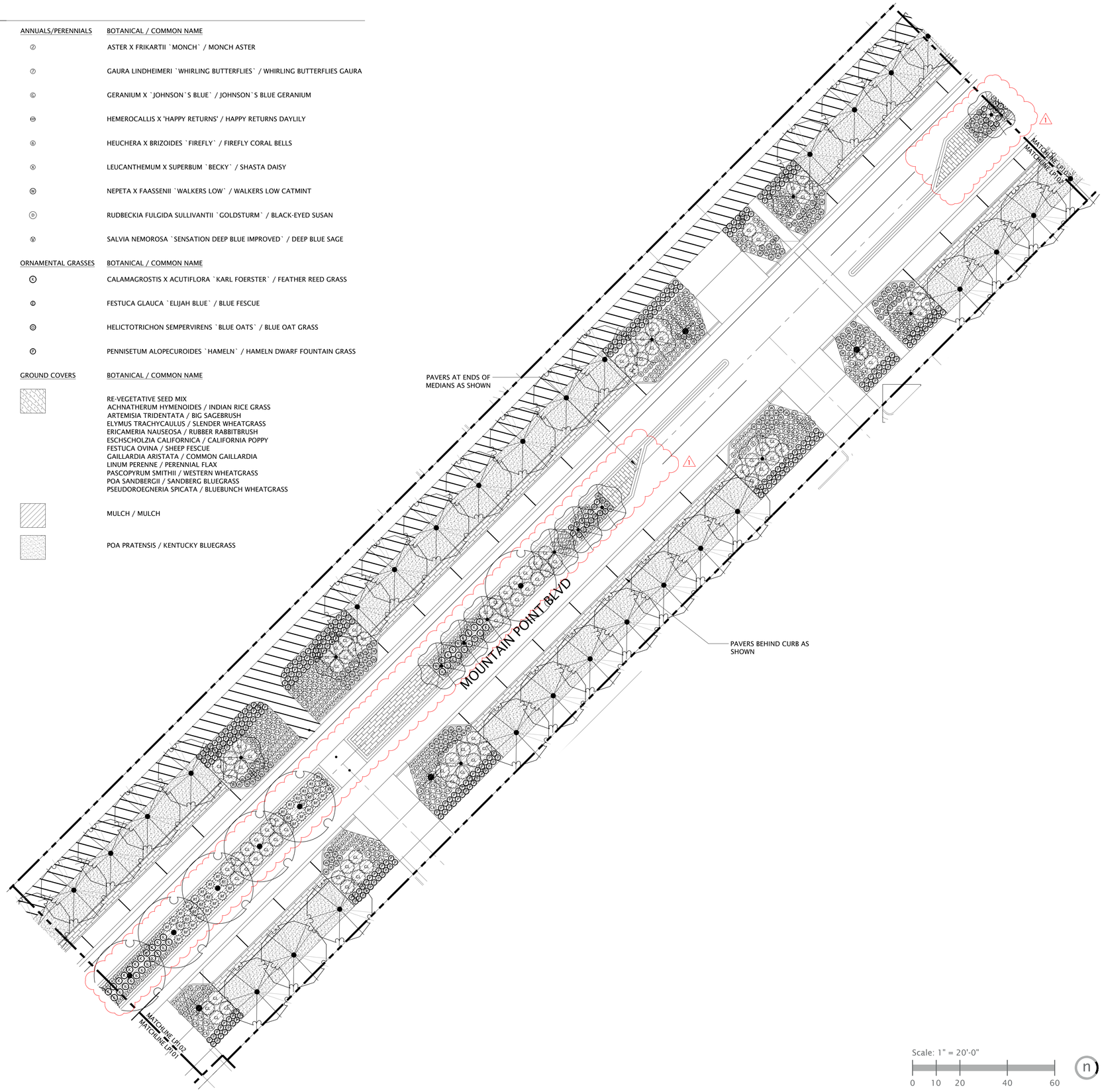
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©	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
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⑥	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
⑨	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
⑩	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
⑪	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
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⑬	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
⑮	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
⑰	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	RE-VEGETATIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 1
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A. KING
7441044-5301
Licensed Landscape Architect

01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP102

PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ULMUS X `FRONTIER` / AMERICAN ELM
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

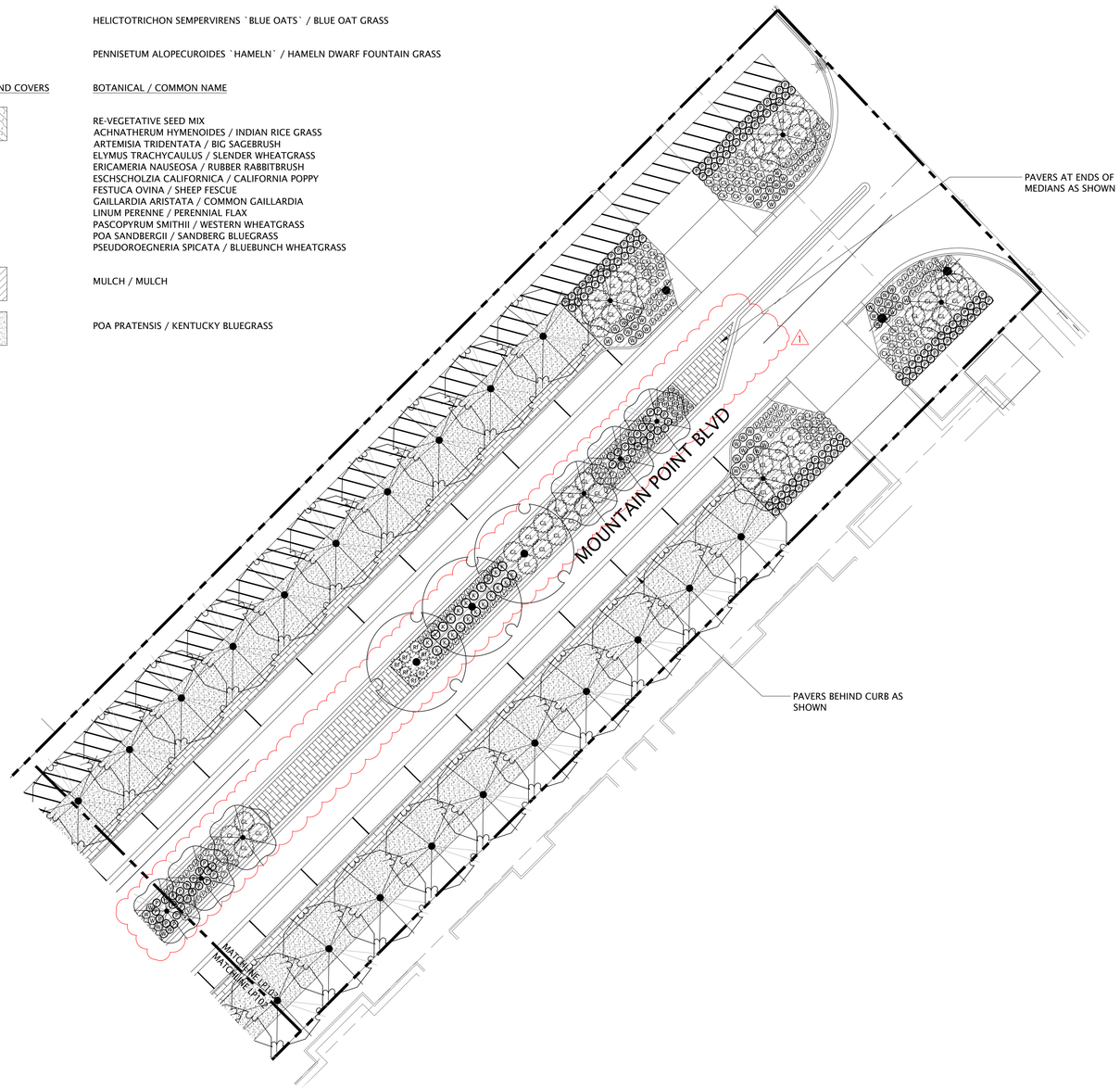
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
②	ASTER X FRIKARTII `MONCH` / MONCH ASTER
⑦	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
©	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
⑭	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
⑥	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
⑨	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
⑩	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
⑪	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
⑫	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
①	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
⑬	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
⑧	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
⑰	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	RE-VEGETATIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

0 10 20 40 60

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 1
LEHI, UTAH

REVISIONS

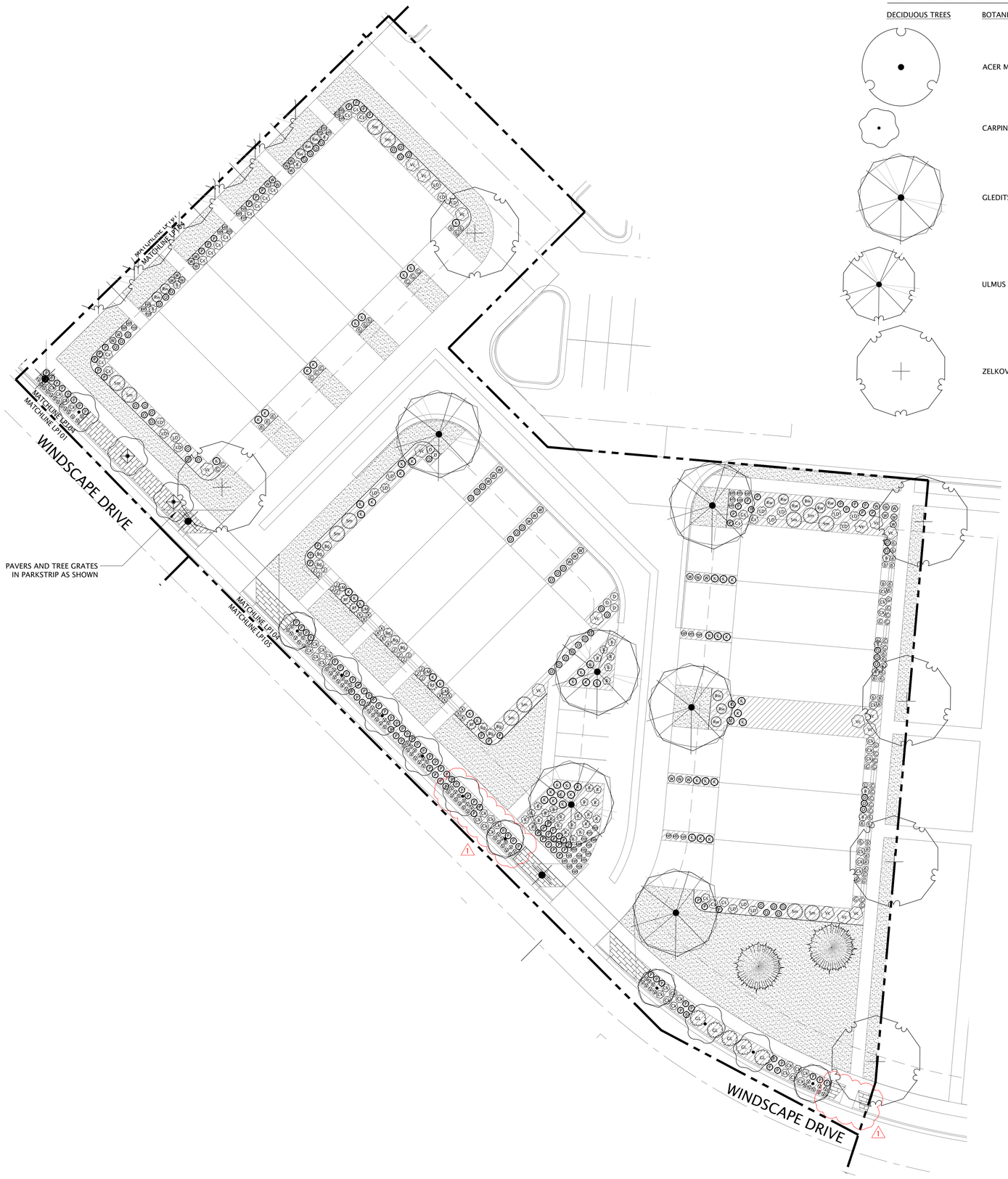
NO.	symmetry	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp
STATE OF UTAH
CORY A. SMITH
License No. 11204-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP103



Scale: 1" = 20'-0"

0 10 20 40 60

n

PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ULMUS X `FRONTIER` / AMERICAN ELM
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Cs	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
Lm	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
L	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
R	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
S	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
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F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
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P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
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	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	MM/DD/YY	DESCRIPTION
1	02.01.23	SITE REVISIONS

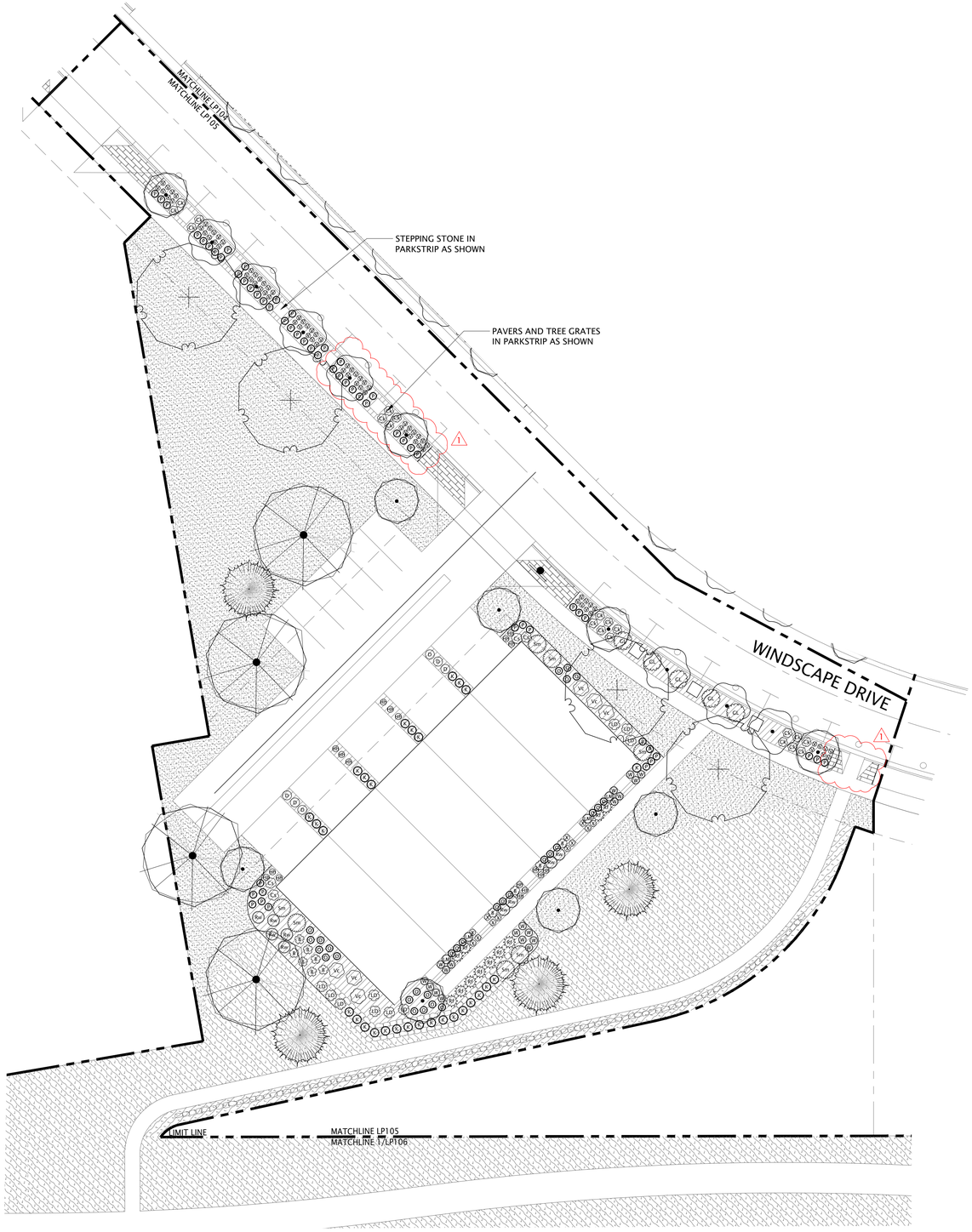
Stamp

STATE OF UTAH
CORY A. SMITH
12-410244-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP104



PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
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RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
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Ge	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
Hh	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
R	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	RE-VEGETATIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS

Scale: 1" = 20'-0"

0 10 20 40 60

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 1
LEHI, UTAH

REVISIONS

NO.	(yy/mm/dd)	DESCRIPTION
1	02.01.23	SITE REVISIONS

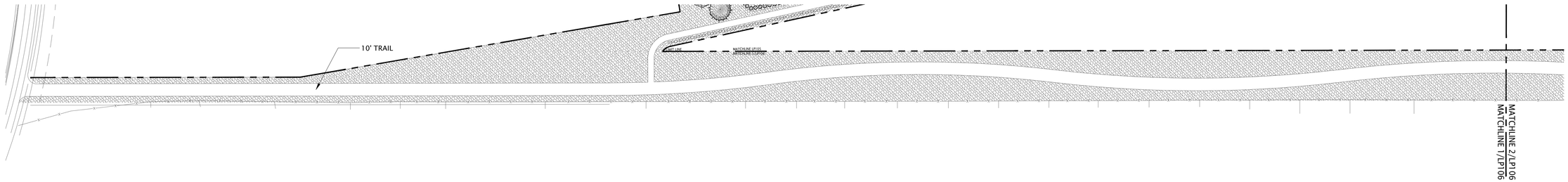
Stamp

STATE OF UTAH
CORY A. SMITH
Number 10044-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

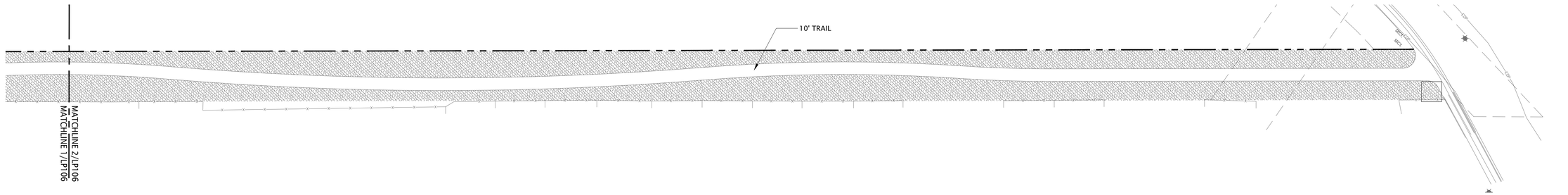
Drawing Title
LANDSCAPE PLAN

Drawing number
LP105



1 TRAIL ENLARGEMENT

1" = 40'



2 TRAIL ENLARGEMENT

1" = 40'

GROUND COVERS	BOTANICAL / COMMON NAME
	RE-VEGETATIVE SEED MIX
	ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS
	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH
	ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
	FESTUCA OVINA / SHEEP FESCUE
	GAILLARDIA ARISTATA / COMMON GAILLARDIA
	LINUM PERENNE / PERENNIAL FLAX
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS
	POA SANDBERGII / SANDBERG BLUEGRASS
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS

Scale: 1" = 40'-0"

0 20 40 80 120

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A. SMITH
6301244-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP106

590

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE PHASE 1

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE	B&B	2" CAL	17
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM	B&B	2" CAL	19
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	10
	ULMUS X `FRONTIER` / AMERICAN ELM	B&B	2" CAL	87
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL	10

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PINUS NIGRA / AUSTRIAN BLACK PINE	B&B	6` HT MIN.	6

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE	B&B	2" CAL	45
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL	14

SHRUBS	BOTANICAL / COMMON NAME	CONT	
R	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	37
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL	9
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL	24
Cs	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL	369
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	29
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	284
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL	11
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	108
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL	23
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5 GAL	8
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5 GAL	20
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	22

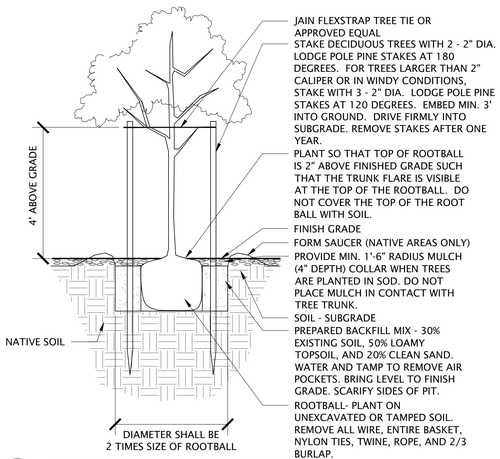
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1 GAL	13
G	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	1 GAL	99
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1 GAL	33
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL	274
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1 GAL	35
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL	25
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	364
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	11
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE	1 GAL	761

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	217
F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE	1 GAL	61
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1 GAL	84
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	976

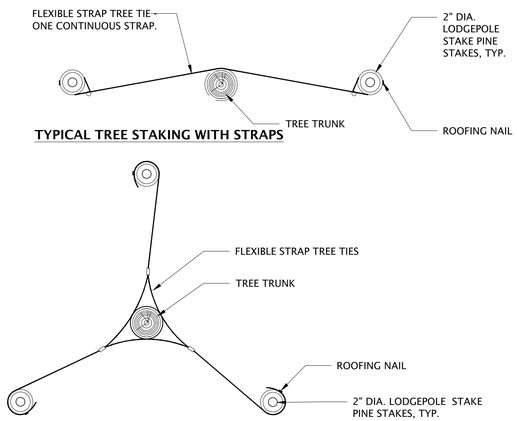
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
	RE-VEGETATIVE SEED MIX		71,378 SF
	ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS	SEED	10,707 SF
	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH	SEED	3,569 SF
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	SEED	7,138 SF
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	SEED	3,569 SF
	ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY	SEED	7,138 SF
	FESTUCA OVINA / SHEEP FESCUE	SEED	2,855 SF
	GAILLARDIA ARISTATA / COMMON GAILLARDIA	SEED	3,569 SF
	LINUM PERENNE / PERENNIAL FLAX	SEED	7,138 SF
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	SEED	12,134 SF
	POA SANDBERGII / SANDBERG BLUEGRASS	SEED	2,141 SF
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	SEED	11,420 SF
	MULCH / MULCH	3" DEPTH	41,233 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	48,198 SF

LANDSCAPE TABULATION

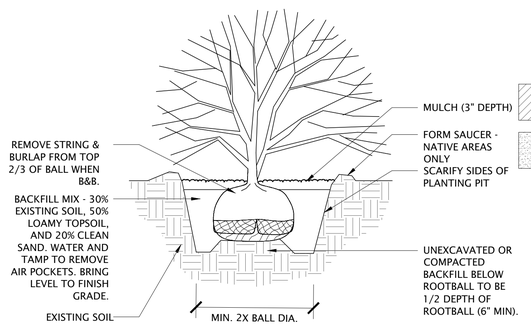
IRRIGATED TURF = 47,339 SF (29%)
WATER WISE DRIP IRRIGATED BED = 42,592 SF (26%)
NATIVE SEED = 71,378 SF (44%)
TOTAL LANDSCAPE AREA = 161,309 SF



1 TREE PLANTING - FLEX STRAP
NOT TO SCALE



2 TREE STAKING - FLEX STRAPS
NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL
NOT TO SCALE

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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 1
LEHI, UTAH

REVISIONS

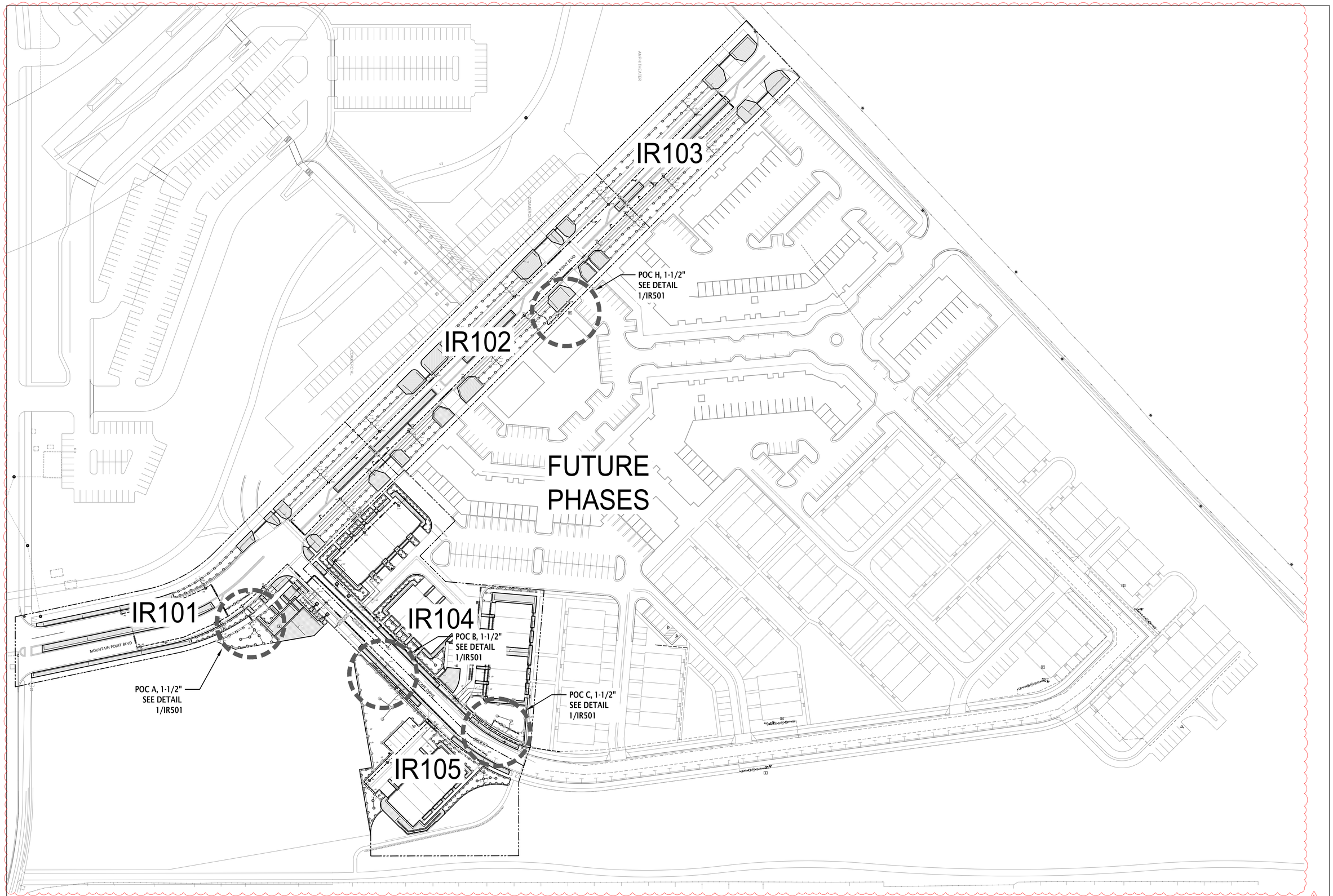
NO.	yy/mm/dd	DESCRIPTION
1	22.01.25	SITE REVISIONS

Stamp
STATE OF UTAH
CORY A. [illegible]
#11044-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE NOTES AND DETAILS

Drawing number
LP501



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PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A.
5301
LICENSED
LANDSCAPE ARCHITECT

01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL
IRRIGATION
PLAN

Drawing number
IR100

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CONTACT:
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PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	(yy/mm/dd)	DESCRIPTION
1	02.01.23	SITE REVISIONS

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STATE OF UTAH
CORY A. SMITH
No. 11044-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR101

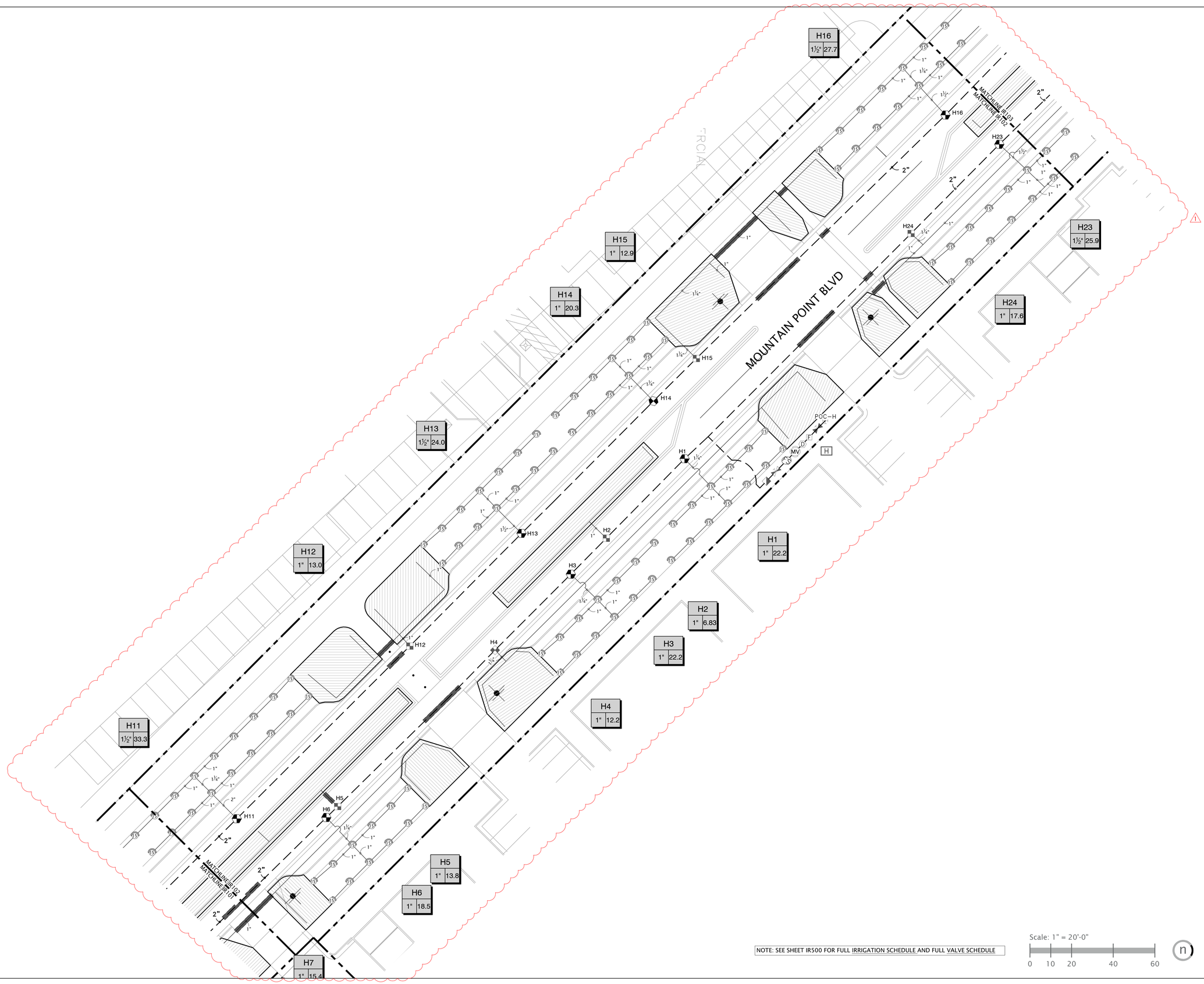
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H10 1½" 33.3
H9 1" 7.58
H8 1½" 33.3
H7 1" 15.4
A6 1½" 31.4
A5 1" 9.87
A4 1" 17.6
A3 1" 11.5
A2 1" 17.2
A1 1" 22.7
A7 1½" 27.4
A8 1" 19.1
A9 1" 13.1
A10 1" 13.0
A11 1" 7.28

MATCHLINE IR102
MATCHLINE IR101
MATCHLINE IR103
MATCHLINE IR104
MATCHLINE IR105
MATCHLINE IR105
MATCHLINE IR104
MATCHLINE IR105

MOUNTAIN POINT BLVD

NOTE: SEE SHEET IR500 FOR FULL IRRIGATION SCHEDULE AND FULL VALVE SCHEDULE

Scale: 1" = 20'-0"
0 10 20 40 60



NOTE: SEE SHEET IR500 FOR FULL IRRIGATION SCHEDULE AND FULL VALVE SCHEDULE

Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	MM/DD/YYYY	DESCRIPTION
1	02.01.23	SITE REVISIONS

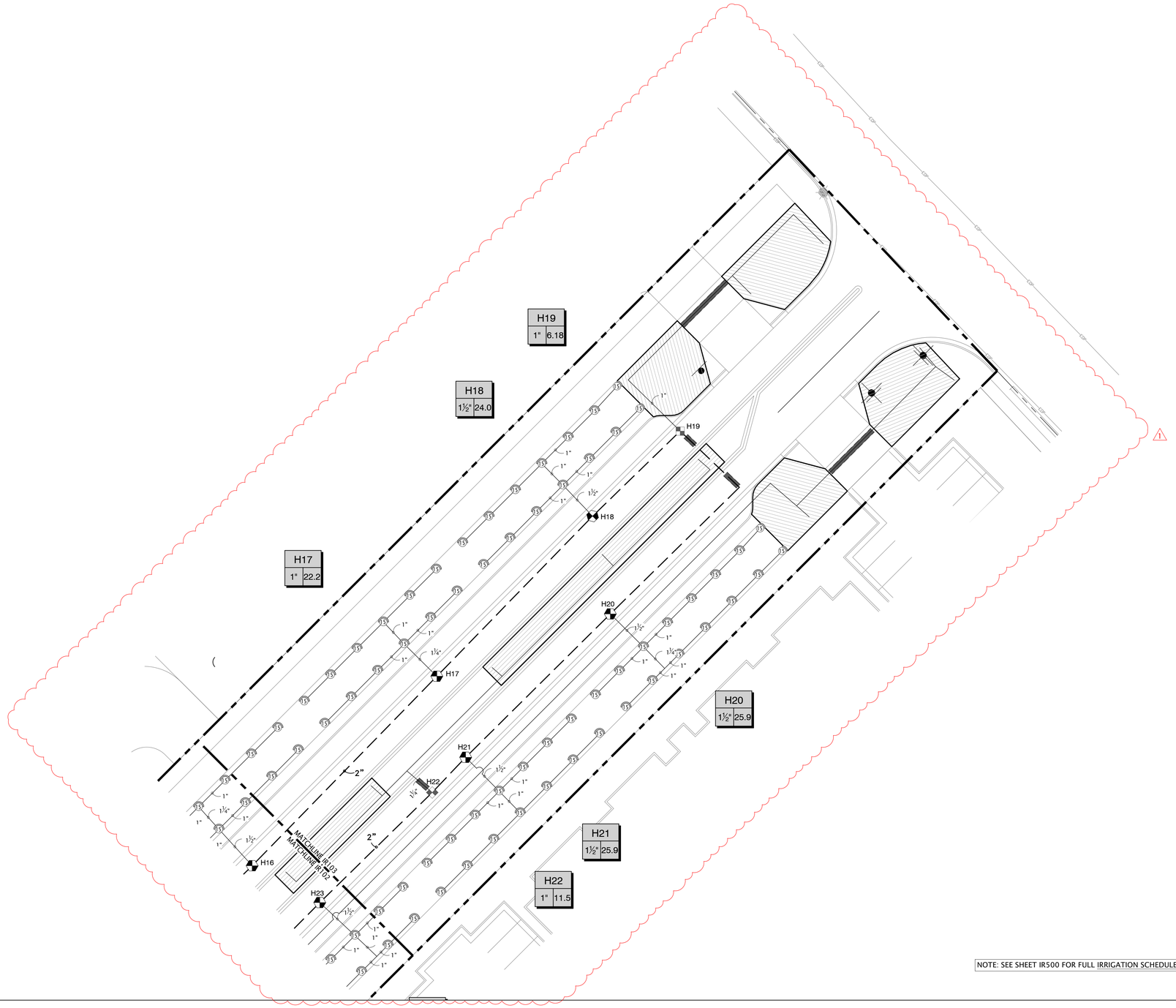
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STATE OF UTAH
CORY A. SMITH
10044305301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR102



NOTE: SEE SHEET IR500 FOR FULL IRRIGATION SCHEDULE AND FULL VALVE SCHEDULE

Scale: 1" = 20'-0"

0 10 20 40 60

n

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OWNER:
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CONTACT:
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VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

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1	02.01.23	SITE REVISIONS

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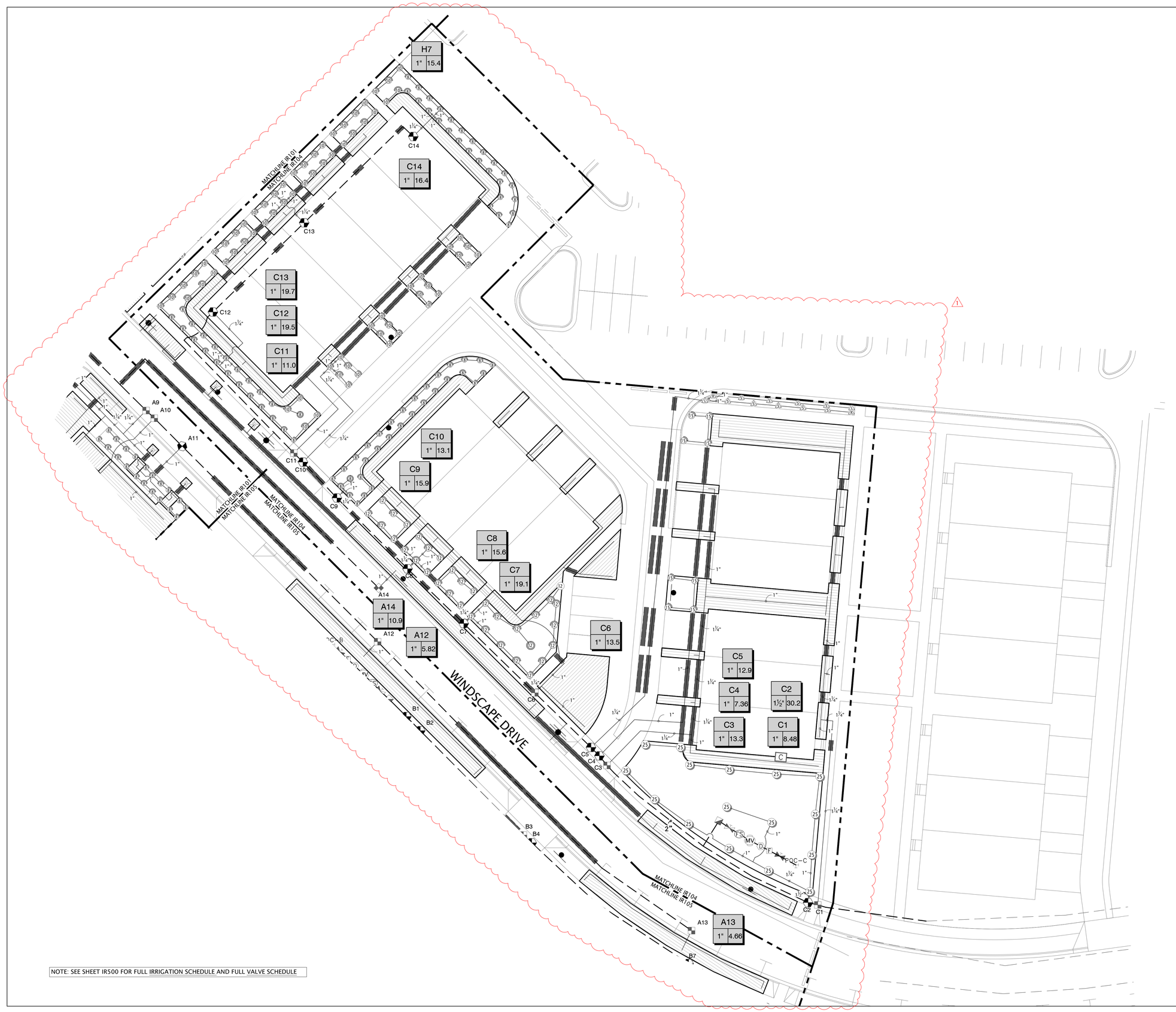
STATE OF UTAH
CORY A. SMITH
7441044-5301
Licensed Landscape Architect

01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
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Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR103



NOTE: SEE SHEET IR500 FOR FULL IRRIGATION SCHEDULE AND FULL VALVE SCHEDULE

Scale: 1" = 20'-0"

0 10 20 40 60

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p 801.913.7994

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GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

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1	02.01.23	SITE REVISIONS

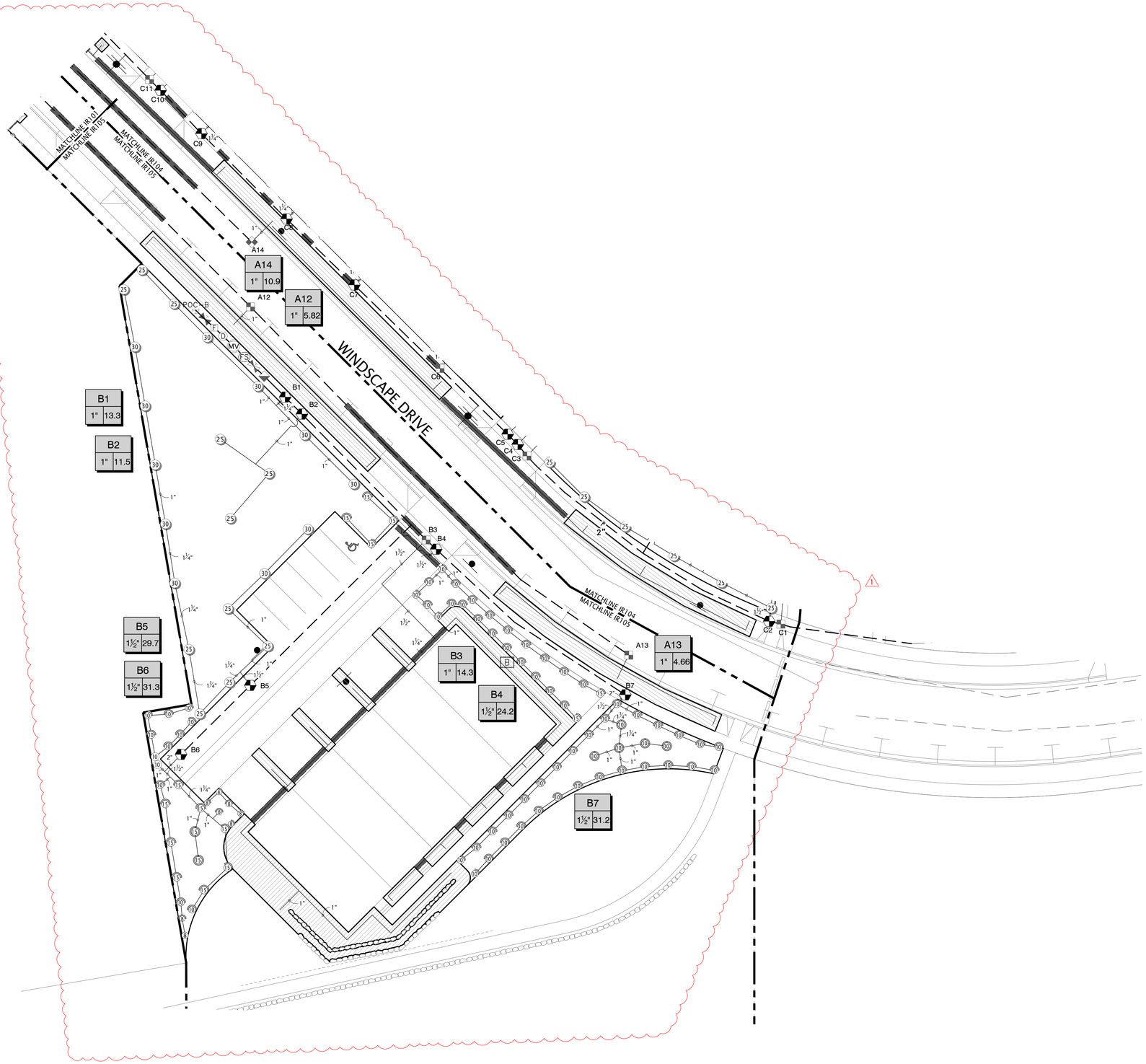
Stamp

STATE OF UTAH
CORY A. SMITH
#11044-5301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR104



NOTE: SEE SHEET IR500 FOR FULL IRRIGATION SCHEDULE AND FULL VALVE SCHEDULE

Scale: 1" = 20'-0"

0 10 20 40 60

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GWC CAPITOL

CONTACT:
JARED MORGAN
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VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	02.01.23	SITE REVISIONS

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CORY A. SMITH
11404753301
Licensed Landscape Architect
01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR105

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

IRRIGATION SCHEDULE PHASE 1-1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(8) EST (8) LCS (8) RCS (8) CST (8) SST	RAIN BIRD 1804-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(8) Q (8) T (8) H (8) F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(10) Q (10) T (10) H (10) F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(12) Q (12) T (12) H (12) TT (12) TQ (12) F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(15) Q (15) T (15) H (15) TT (15) TQ (15) F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(8) 08HE-VAN (12) 12HE-VAN (10) 10HE-VAN (15) 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(30) (25)	RAIN BIRD 5004-PL-PC-SAM-R-MPR 25 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD LINE SIZE 2" TO 12" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL (LINE SIZE)
(MV)	RAIN BIRD PESB-PRS-D 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
(D)	MANUAL DRAIN - FORD B11-333
A	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
H	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN INSTALL IN VIT STRONGBOX ALUMINUM ENCLOSURE (SIZE TO FIT)
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
A1	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
A2	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
A3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.49	49.8		0.64 in/h
A4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	17.55	60.4		0.64 in/h
A5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.87	32.8		0.64 in/h
A6	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
A7	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
A8	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
A9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.07	36.9		0.64 in/h
A10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.99	37.9		0.64 in/h
A11	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
A12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.82	29.7		0.64 in/h
A13	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.66	28.7		0.64 in/h
A14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.88	35.0		0.65 in/h
B1	RAIN BIRD PESB	1"	TURF ROTOR				Unknown
B2	RAIN BIRD PESB	1"	TURF ROTOR				Unknown
B3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.25	39.3		0.64 in/h
B4	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
B5	RAIN BIRD PESB	1-1/2"	TURF ROTOR				Unknown
B6	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
B7	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
C1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.48	33.6		0.64 in/h
C2	RAIN BIRD PESB	1-1/2"	TURF ROTOR				Unknown
C3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.26	37.7		0.64 in/h
C4	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C5	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.46	38.0		0.64 in/h
C7	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C8	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C9	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C10	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C11	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.98	35.9		0.64 in/h
C12	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C13	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
C14	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H1	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	6.83	30.7		0.64 in/h
H3	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.23	37.3		0.64 in/h
H5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.82	37.1		0.64 in/h
H6	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.41	40.2		0.64 in/h
H8	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.58	31.4		0.64 in/h
H10	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H11	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.04	36.4		0.64 in/h
H13	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H14	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H15	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.92	37.0		0.64 in/h
H16	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H17	RAIN BIRD PESB	1"	TURF SPRAY				Unknown
H18	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H19	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	6.18	30.9		0.64 in/h
H20	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H21	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H22	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.54	35.0		0.64 in/h
H23	RAIN BIRD PESB	1-1/2"	TURF SPRAY				Unknown
H24	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	17.64	54.1		0.64 in/h

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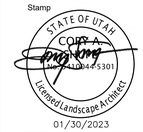
CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	submitted	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

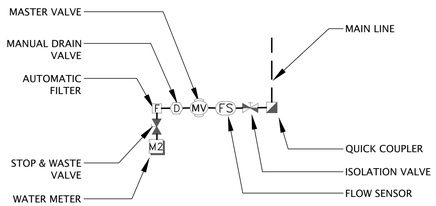


01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

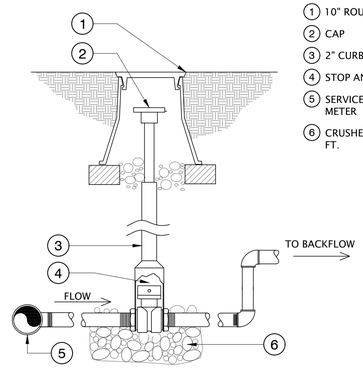
Drawing Title
IRRIGATION NOTES AND SCHEDULES

Drawing number
IR500



NOTES:
1. SEE IRRIGATION SCHEDULE FOR SPECIFIC EQUIPMENT INFORMATION
2. DRAWING IS SCHEMATIC. ALL COMPONENTS SHALL BE INSTALLED IN PLANTING AREAS, SEE IRRIGATION NOTES LI5.1
3. EACH POINT OF CONNECTION TO HAVE SEPARATE CONTROLLER INSTALLED ON WALL OF CLOSEST BUILDING UNIT

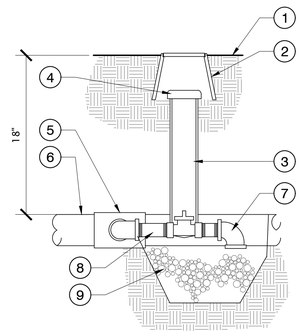
1 TYPICAL POINT OF CONNECTION EQUIPMENT
NOT TO SCALE



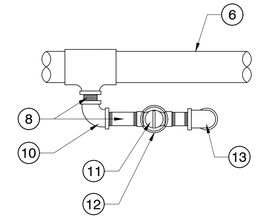
1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

2 STOP AND WASTE VALVE
NOT TO SCALE P-20-181-03



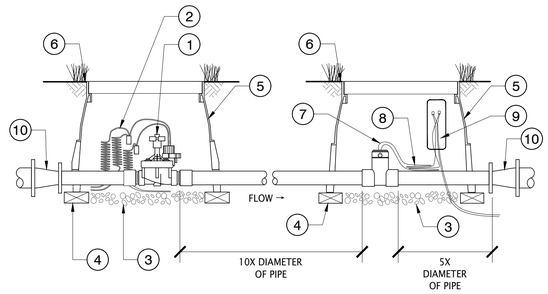
SIDE VIEW



TOP VIEW

1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

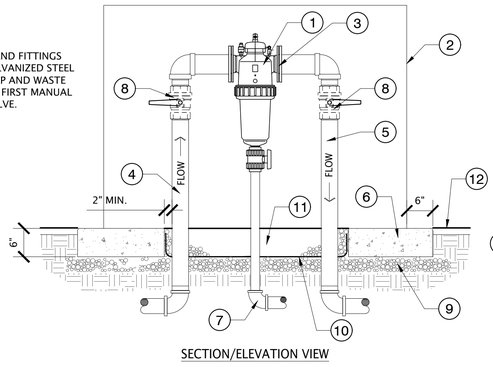
3 MANUAL DRAIN VALVE
NOT TO SCALE



1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

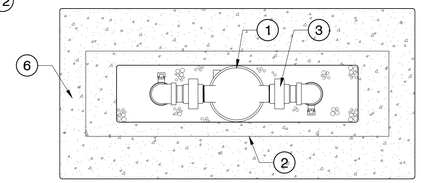
NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



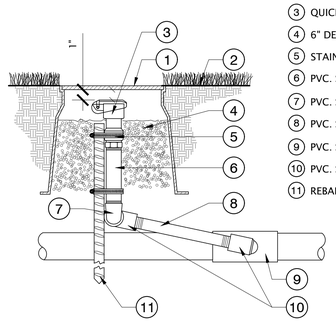
SECTION/ELEVATION VIEW

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE



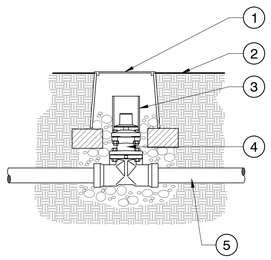
PLAN VIEW

4 AUTOMATIC FILTER
NOT TO SCALE



1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

5 MASTER VALVE/FLOW SENSOR
NOT TO SCALE



1. 10" ROUND VALVE BOX
2. FINISH GRADE
3. P.V.C. EXTENSION-LENGTH AS REQUIRED
4. GATE VALVE
5. MAIN SUPPLY LINE

NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

8 QUICK COUPLER
NOT TO SCALE

9 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

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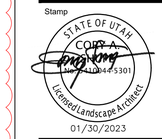
CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 1
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

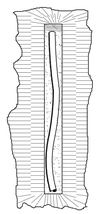


Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

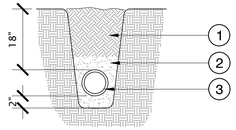
Drawing number
IR501

PLAN VIEW

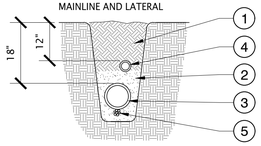


SECTIONS

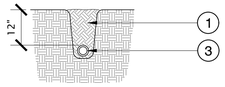
MAIN SUPPLY LINE



MAINLINE AND LATERAL



LATERAL LINE



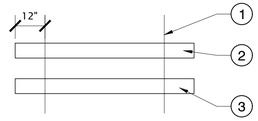
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

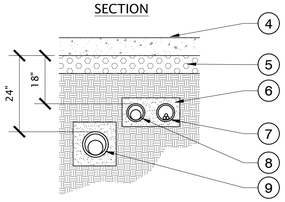
1 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTION

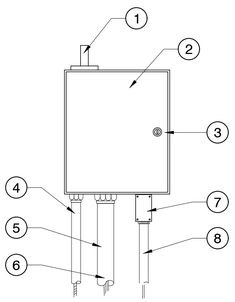


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

2 PIPE SLEEVE

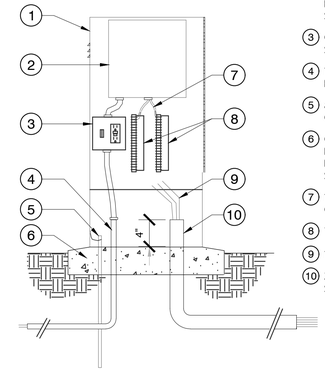
NOT TO SCALE



1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

3 CONTROLLER WITH WALL MOUNT

NOT TO SCALE

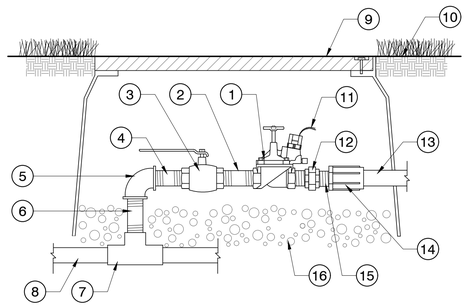


1. ENCLOSURE AS SPECIFIED
2. IRRIGATION CONTROLLER. SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
3. GFI RECEPTACLE AND CONTROLLER SWITCH
4. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
5. 8 FT. COPPER GROUND AS PER LOCAL CODE.
6. CONCRETE BASE: 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
7. 18 GA. WIRE HARNESS TO CONTROLLER.
8. TERMINAL STRIPS, SIZE AS REQ.
9. 14 GA. WIRES FROM FIELD.
10. 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

4 PEDESTAL MOUNT CONTROLLER

1" = 1'-0"

P-20-181-08

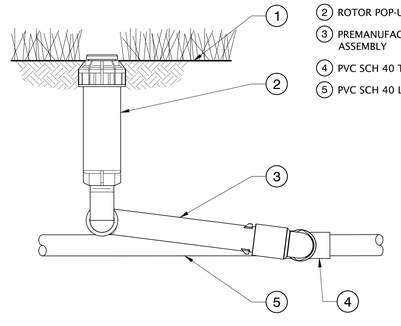


1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

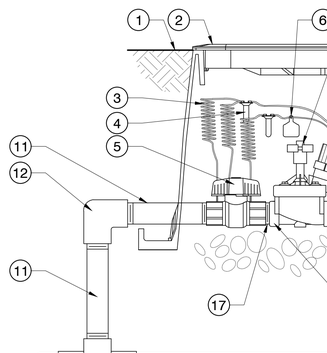


1. FINSIH GRADE/TURF CROWN
2. ROTOR POP-UP SPRINKLER
3. PREMANUFACTURED SWING JOINT ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, SBE-050, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE NOZZLE SPECIFIED ON PLAN.

6 POP UP ROTOR

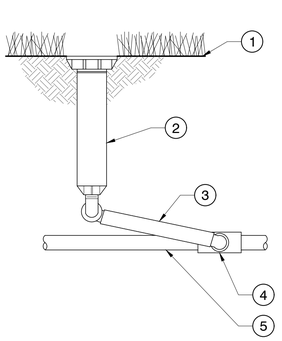
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

7 DRIP CONTROL ZONE KIT (RAINBIRD)

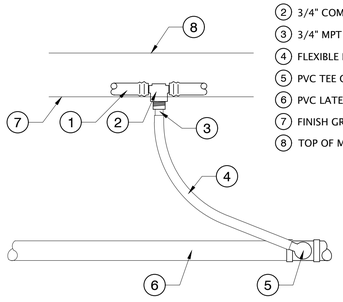
NOT TO SCALE



1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

9 POP-UP SPRAY/ROTARY

NOT TO SCALE

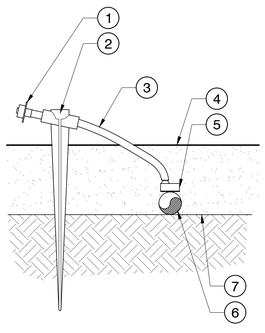


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

10 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

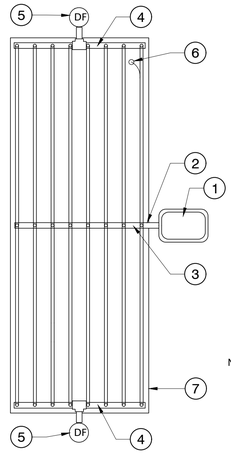


1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

11 DRIP EMITTER

NOT TO SCALE

1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE



1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

12 CENTER FEED IN LINE DRIP

NOT TO SCALE

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 1
LEHI, UTAH

REVISIONS

NO.	symmdday	DESCRIPTION
1	02.01.23	SITE REVISIONS

Stamp

STATE OF UTAH
CORY A. SMITH
LICENSED
13401544-5301
Licensed Landscape Architect

01/30/2023

Designed By:	RBD
Drawn By:	RD, TH
Date:	04.22.2
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

Vistas at the Point Backbone Phase 1

Aerial

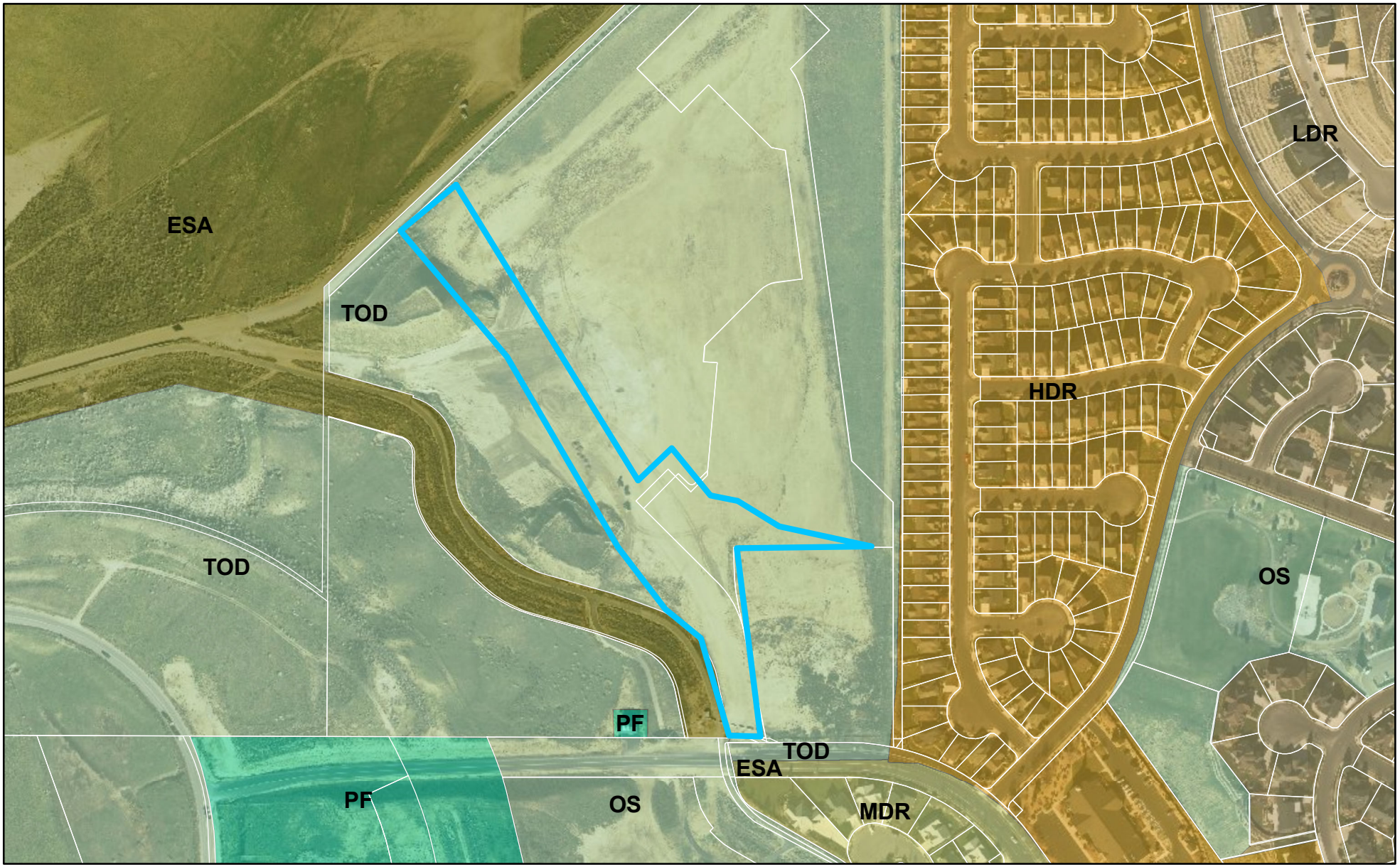


0 380 760 Feet

LEHI CITY

Vistas at the Point Backbone Phase 1

General Plan

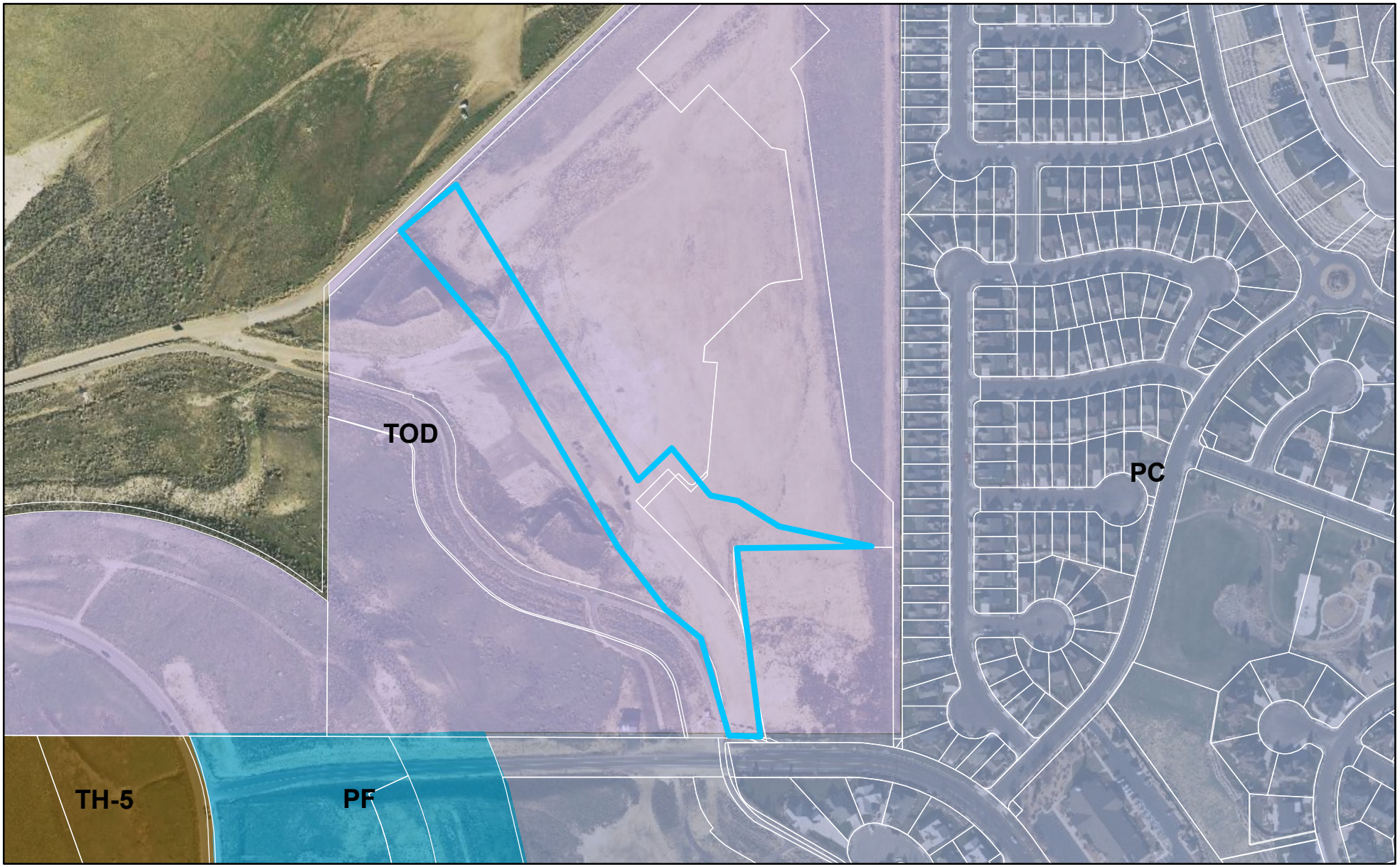


0 380 760 Feet

LEHI CITY

Vistas at the Point Backbone Phase 1

Zoning



0 380 760 Feet

LEHI CITY

VISTAS AT THE POINT BACKBONE PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	GWC Capital		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3000 West Traverse Mountain Boulevard		
Existing Land Use	Undeveloped		
Existing Zoning	Transit Oriented Development (TOD)		
General Plan Land Use Designation	TOD		
Number of Lots/Units	0 Lots, roadway		
Adjacent Zoning and Land Use	*North*	TOD	Undeveloped
	South	TOD	Future Commercial/Transit Station
	East	PC (HDR)	Winter Haven Subdivision
	West	TOD	Undeveloped
Date of DRC Review	March 22, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

December 12, 2017	City Council approved a general plan amendment to add a TOD land use designation
April 23, 2019	City Council approved the Vistas at the Point Concept Plan
August 31, 2020	Property came into Lehi as part of the Goulding Annexation
September 7, 2021	City Council approved the Vistas at the Point Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vistas at the Point Backbone Phase 2 located at approximately 3000 West Traverse Mountain Boulevard. This proposed backbone plat does not include any lots but includes a public street and three private streets.

The applicant has an approved preliminary subdivision that includes lots. However, they are still working to find a source and provide storage for water before any lots can be developed. The applicant worked with City Staff to develop an agreement allowing the approval of backbone plats before the required water infrastructure is in place. The agreement specifies that no lots can be approved until the water improvements are in place.

This proposed backbone plat has a portion of Windscape Drive, a public street, and portions of 5230 North and 5280 North private streets.

The plans also include parking spaces, sidewalks, and private open space as common area. These are all in conformance with the approved preliminary subdivision.

With the installation of the roadways, they will also install the pipes for future water and sewer. Putting in the backbone will help them get to building faster when the needed infrastructure is in place.

The DRC reviewed the proposed backbone subdivision and provided four redline comments including:

1. Easement along Flight Park Rd. is required at phase 1 (25'). No more than 2' in 10' cross-slope in PUE; Indicate where retaining structures are required to place power.
2. Please provide a separate sheet clearly showing your off-site parking plan and all streets (28' or less) where parking will be restricted. Provide with all phases.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed backbone plat. Any motion should include findings. Possible findings include:

1. The proposed backbone plat will provide public and private roadways in preparation for the future residential subdivision plat.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Vistas at the Point Backbone Phase 2
DRC Redline Comments

Geneva- requests final subdivision review of Vistas at the Point Backbone Phase 2 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Jared Morgan and AJ
Date of Plans Reviewed: 3/14/23
Time Start: 2:29pm
Time End: 2:33pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Easement along Flight Park Rd. is required at phase 1 (25'). No more than 2' in 10' cross-slope in PUE; Indicate where retaining structures are required to place power.
2. Adjust layers or plot or something so that the power shows up correctly. Update background & coordinate with Active Power. Maybe have Active Power plot and provide the pdf.

Garion – Fire:

3. Please provide a separate sheet clearly showing your off-site parking plan and all streets (28' or less) where parking will be restricted. Provide with all phases.

Ryan – Water/Sewer:

4. Change on profile to a box instead of Manhole. Add note to 3x3 box with flat grate to be installed.

James– Parks: No comments

Gary – Building/Inspections:

PI Connection and Impact Fees will need to be paid before connecting to the PI system.

Jacob – Public Works: No comments

Ross – Engineering: No comments

Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
10. Address any comments or conditions from City Council approval.

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
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 11, 2023

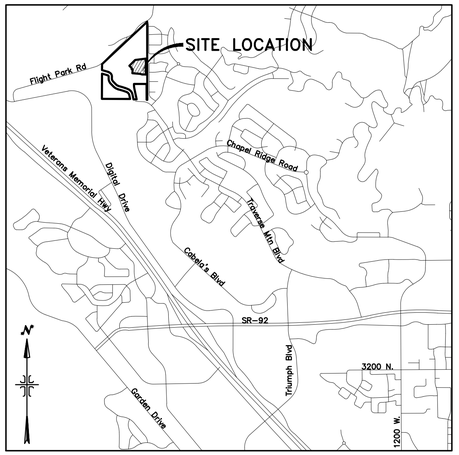
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VISTAS AT THE POINT PHASE 2

"BACKBONE" PLANS

LEHI, UTAH

FINAL PLAN SET



VICINITY MAP

-NTS-

LEGEND

(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVERHEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL

GENERAL NOTES:

1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. ALL WELLS ON THIS PROPERTY MUST BE ELIMINATED BY A PROFESSIONAL WELL DRILLER WITH CERTIFICATION PROVIDED TO LEHI CITY.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELEVATION PLAN
8	FIRE ACCESS PLAN
9A,9B	POWER INFRASTRUCTURE
PP-01	PLAN & PROFILE - WINDSCAPE DRIVE - STA. 14+50 TO STA. 19+50
PP-02	PLAN & PROFILE - 5230 NORTH - STA. 10+00 TO STA. 13+00
PP-03	PLAN & PROFILE - 5280 NORTH - STA. 10+50 TO STA. 14+00
DT-01	DETAIL SHEET
CS-01	CONSTRUCTION STANDARDS
CS-02	CONSTRUCTION STANDARDS
CS-03	CONSTRUCTION STANDARDS
CS-04	CONSTRUCTION STANDARDS

DEVELOPER

GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

DATA TABLE:

TOTAL ACRES: 4.23
TOTAL ACREAGE IN ROW: 0.62
ACREAGE OF OPEN SPACE=2.87
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)

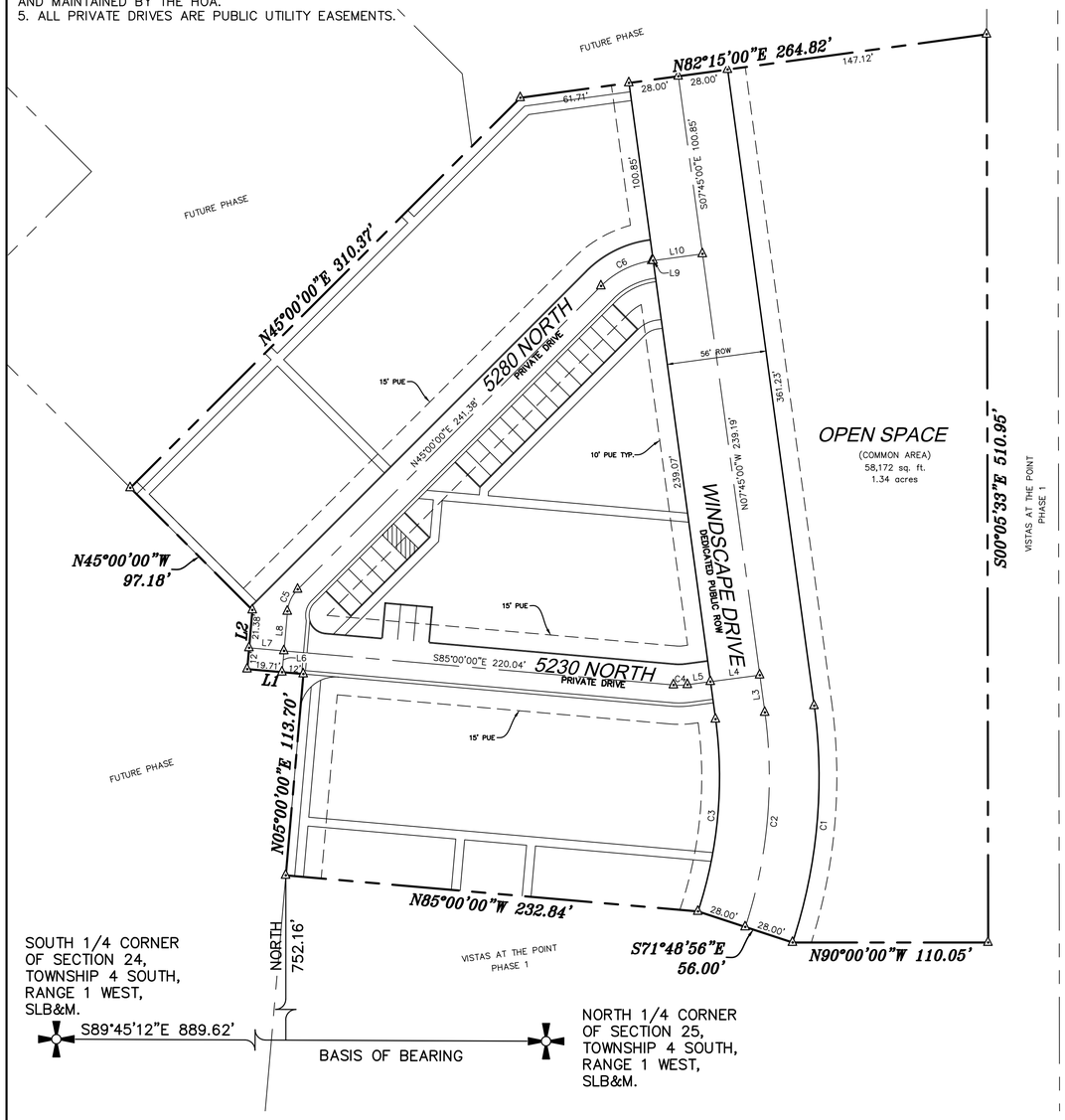
VISTAS AT THE POINT PHASE 2

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GENERAL NOTES:
1. COMMON AREAS AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOA. PARK STRIPS ARE TO BE LANDSCAPED AND MAINTAINED BY THE HOA.
2. ALL DETENTION IS TO BE HANDLED OFF-SITE, STORM DRAIN SYSTEM WILL BE TIED INTO THE EXISTING STORM DRAIN LINE ON TRAVERSE MOUNTAIN BLVD. PAYMENT WILL BE MADE IN LIEU OF DETENTION.
3. ALL STORM DRAIN OUTSIDE OF THE CITY ROW IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HOA.
5. ALL PRIVATE DRIVES ARE PUBLIC UTILITY EASEMENTS.

DATA TABLE:
TOTAL ACRES: 4.23
TOTAL ACREAGE IN ROW: 0.62
ACREAGE OF OPEN SPACE=2.87
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)



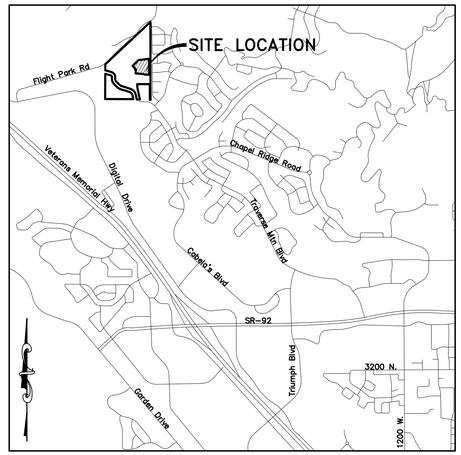
PI AREAS		
LOCATION	PI SIZE	AREA
W OF WINDSCAPE	1.5"	1.53 ACRES
E OF WINDSCAPE	1.5"	1.34 ACRES
TOTAL	(2) 1.5"	2.87 ACRES

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N85°00'00"W	31.71'
L2	N5°00'00"E	33.38'
L3	N7°45'00"W	21.19'
L4	N82°28'58"E	28.00'
L5	N82°28'58"E	13.02'
L6	N5°00'00"E	12.00'
L7	S85°00'00"E	19.71'
L8	N5°00'00"E	22.31'
L9	N82°15'00"E	0.71'
L10	N82°15'00"E	28.00'

CURVE TABLE

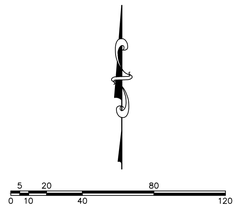
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	134.89'	298.00'	133.74'	S5°13'02"W	25°56'04"
C2	122.21'	270.00'	121.17'	S5°13'02"W	25°56'04"
C3	109.54'	242.00'	108.61'	S5°13'02"W	25°56'04"
C4	7.87'	36.01'	7.85'	N88°44'33"E	12°30'54"
C5	13.96'	20.00'	13.68'	S25°00'00"W	40°00'00"
C6	32.51'	50.00'	31.94'	S63°37'30"W	37°15'00"



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING DEED LINE
- XXX N. ADDRESS



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SURVEYORS CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°45'12"E 889.62 FEET AND NORTH 752.16 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N05°00'00"E 113.70 FEET; THENCE N85°00'00"W 31.71 FEET; THENCE N05°00'00"E 33.38 FEET; THENCE N45°00'00"W 97.18 FEET; THENCE N45°00'00"E 310.37 FEET; THENCE 82°15'00"E 264.82 FEET; THENCE ALONG THE BOUNDARY OF VISTAS AT THE POINT PHASE 1 THE FOLLOWING FOUR (4) COURSES TO WIT: (1) S00°05'33"E 510.95 FEET; THENCE WEST 110.05 FEET; THENCE N71°48'56"W 56.00 FEET; THENCE N85°00'00"W 232.84 FEET TO THE POINT OF BEGINNING. CONTAINS 4.23 ACRES

OWNER'S DEDICATION

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

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER(S) HEREBY CONVEY ALL COMMON AREAS SHOWN ON THIS PLAT AS INDICATED HEREON TO THE HOA.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____. A.D. 2023.

MANAGING MEMBER: _____

MEMBER: _____ MEMBER: _____

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. 2023 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES _____ NOTARY PUBLIC (SEAL) _____

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. 2023.

MAYOR _____ _____

APPROVED _____ ATTEST _____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2023, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY _____ CHAIR, PLANNING COMMISSION _____

VISTAS AT THE POINT PHASE 2

A "BACKBONE" PLAT

LEHI CITY, UTAH COUNTY, UTAH

CONTAINING 4.23 ACRES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

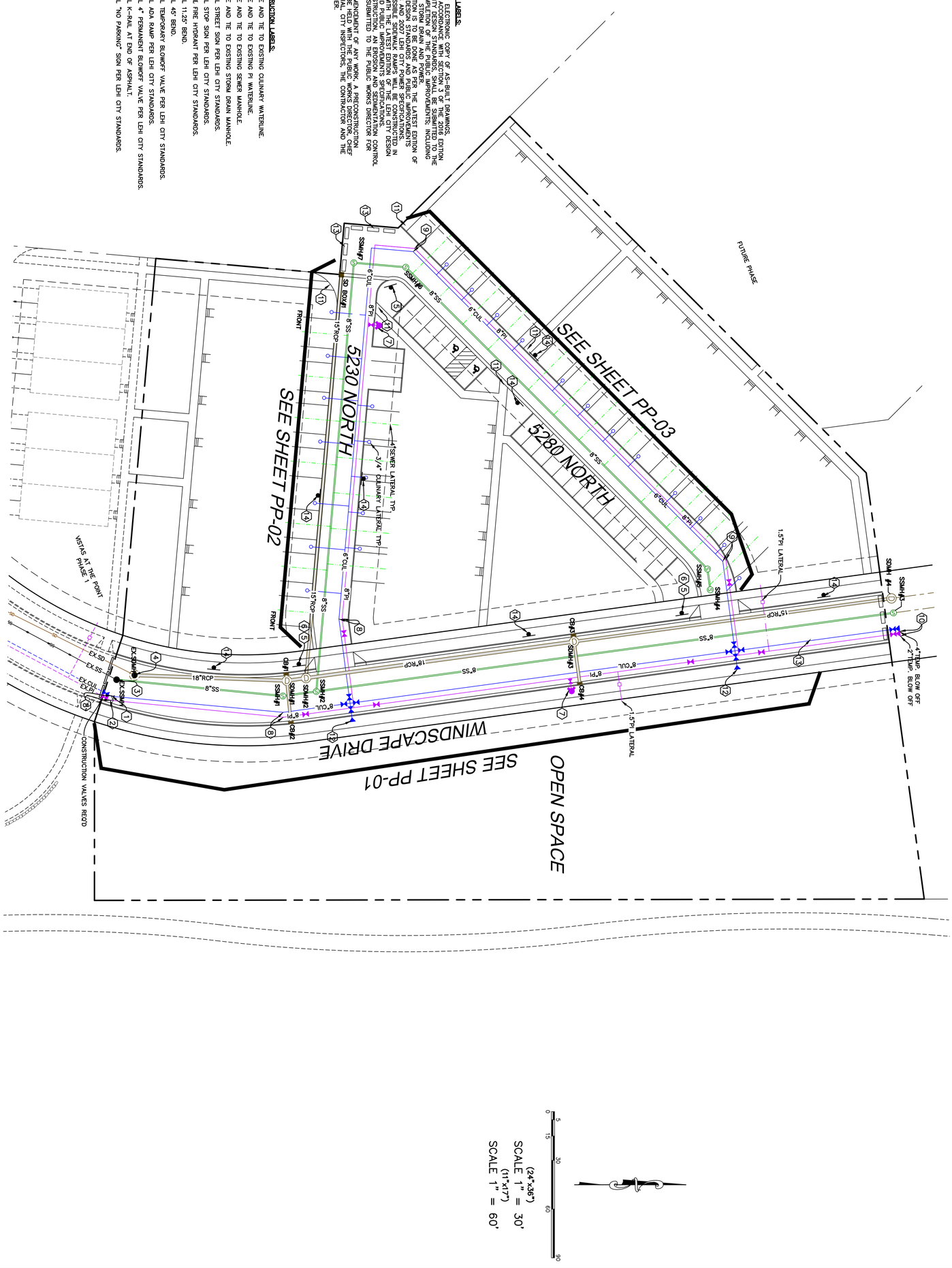
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CONSTRUCTION LABELS:

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY STANDARDS AND SPECIFICATIONS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS. INCLUDING WATER SERVICE LINES AND SANITARY SEWER LATERALS.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY STANDARDS AND SPECIFICATIONS AND ADA REQUIREMENTS.
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 CITY'S CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

CONSTRUCTION LABELS:

1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE AND TIE TO EXISTING PI WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL 45° BEND.
10. INSTALL TEMPORARY BLOWOFF VALVE PER LEHI CITY STANDARDS.
11. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
12. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
13. INSTALL K-RAIL AT END OF ASPHALT.
14. INSTALL 'NO PARKING' SIGN PER LEHI CITY STANDARDS.



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

0 15 30 60 90

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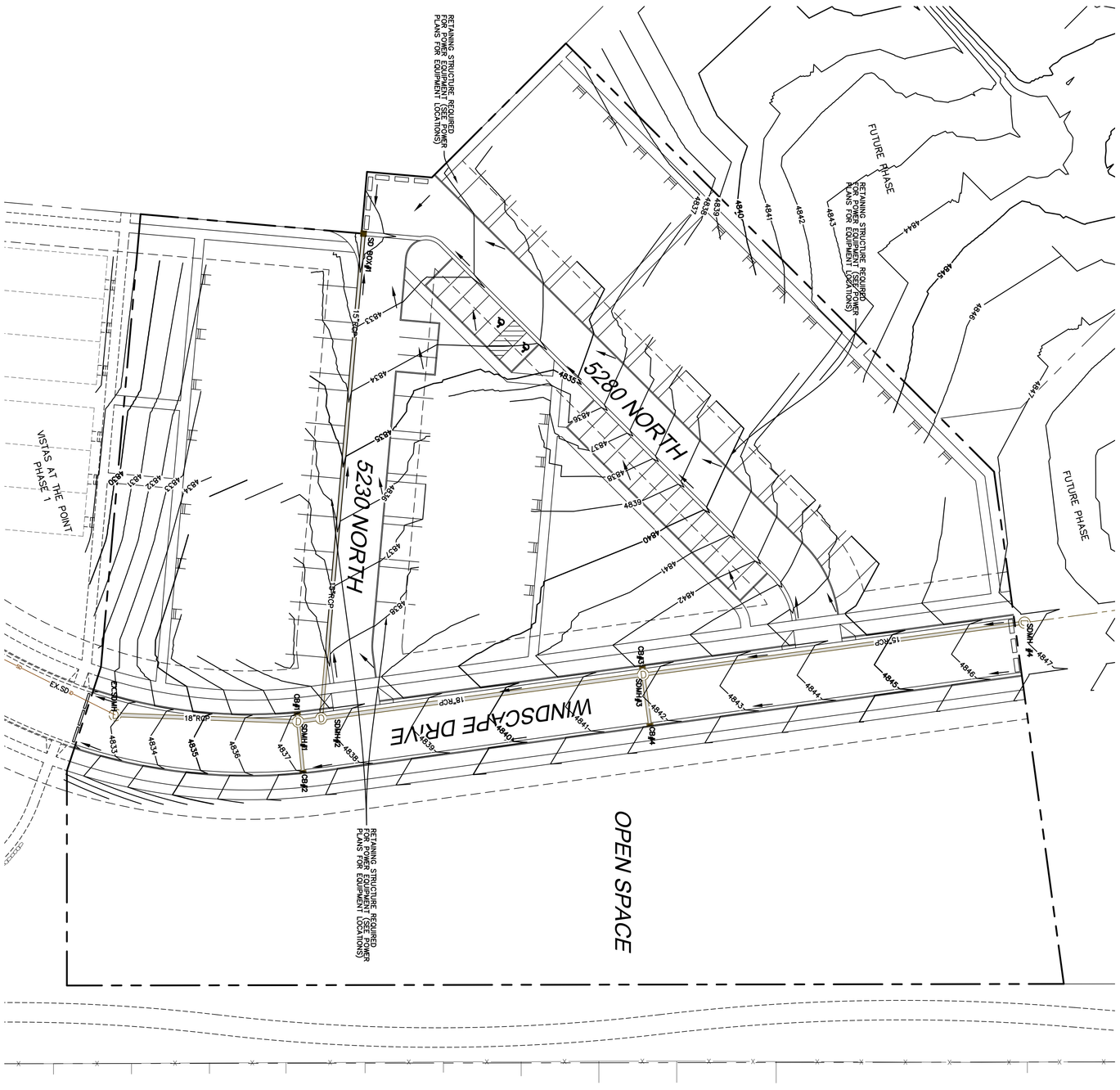
VISTAS AT THE POINT PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

UTILITY & INDEX

LEHI, UTAH

SHEET NO. 3



NOTES:
1. FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILDLAND URBAN INTERFACE.

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

0 15 30 60 90

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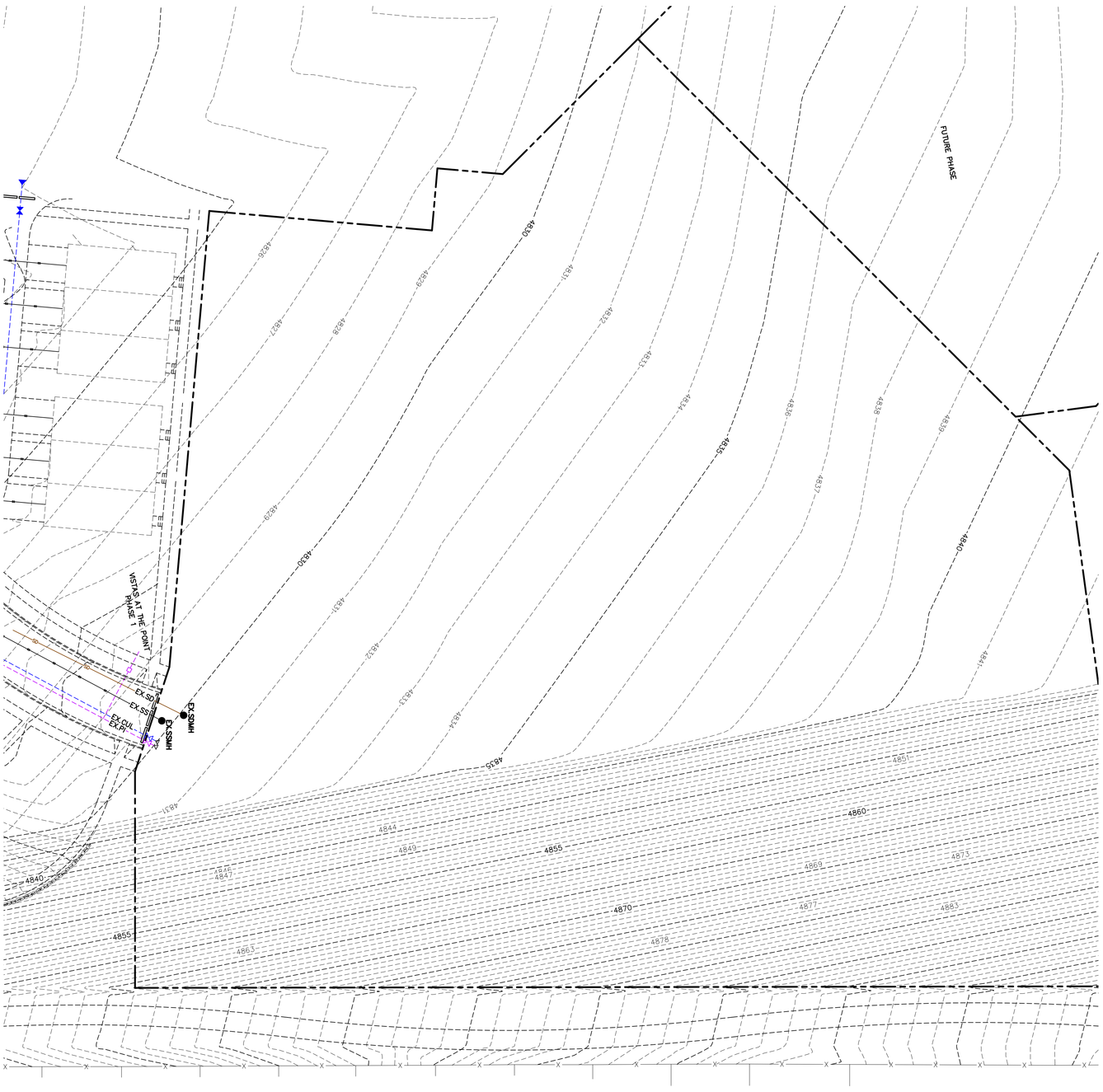
VISTAS AT THE POINT PHASE 2

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GRADING PLAN

LEHI, UTAH

SHEET NO.
4



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

0 15 30 60 90

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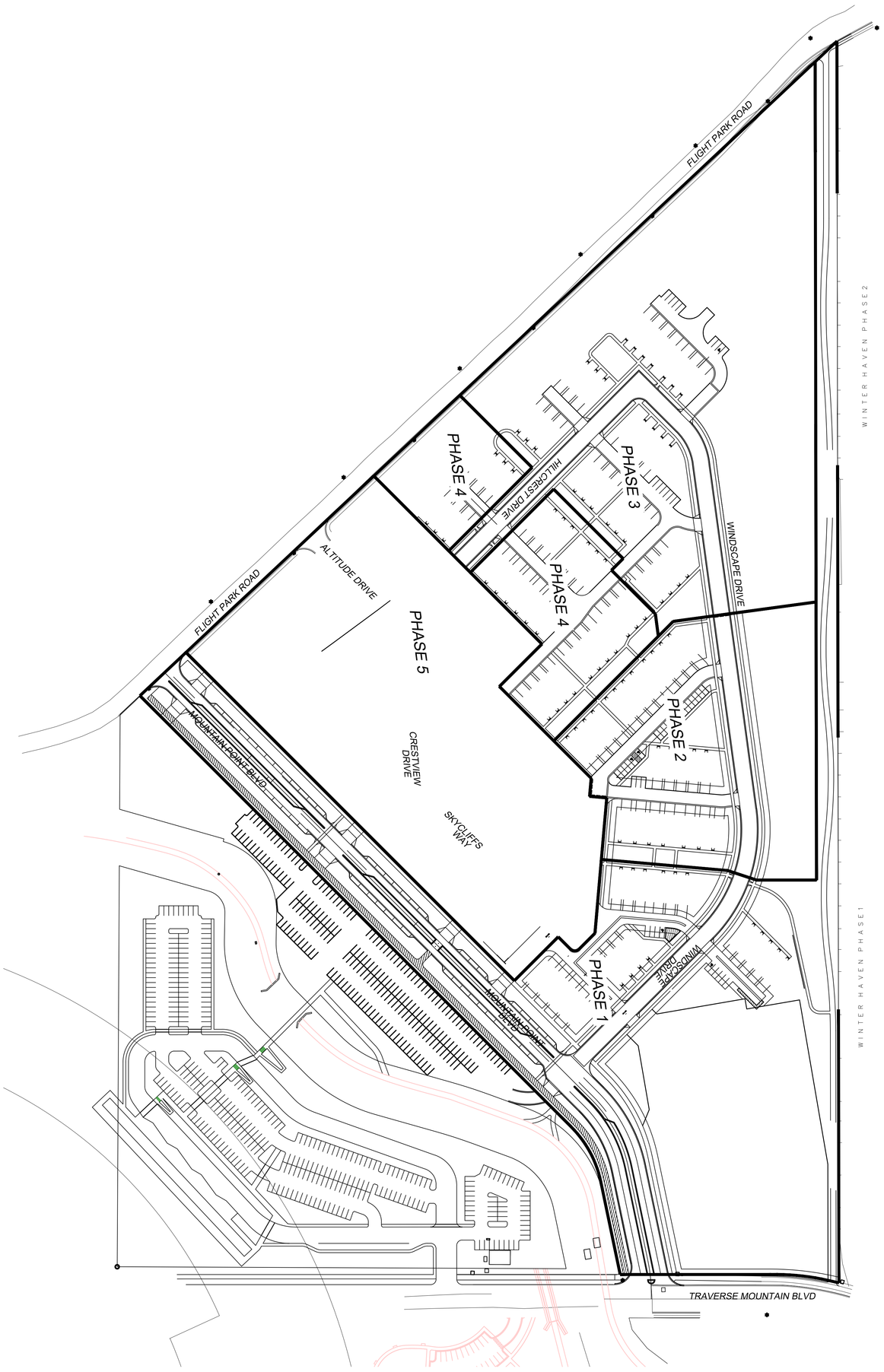
VISTAS AT THE POINT PHASE 2

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.
5





SCALE 1" = 100' (24"x36")
SCALE 1" = 200' (11"x17")

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VISTAS AT THE POINT PHASE 2

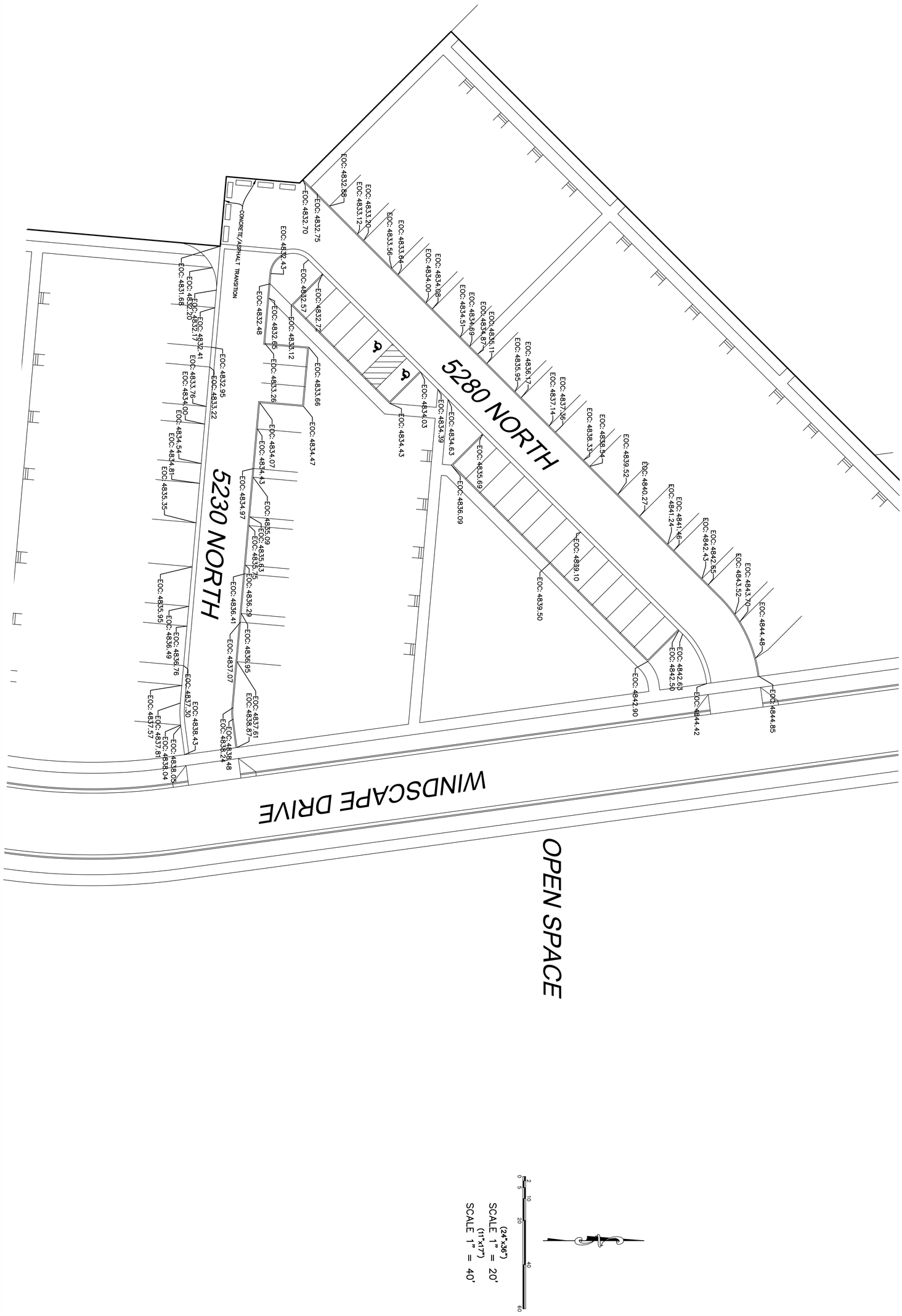
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

LEHI, UTAH

SHEET NO.

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VISTAS AT THE POINT PHASE 2

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SPANISH FORK, UT 84660

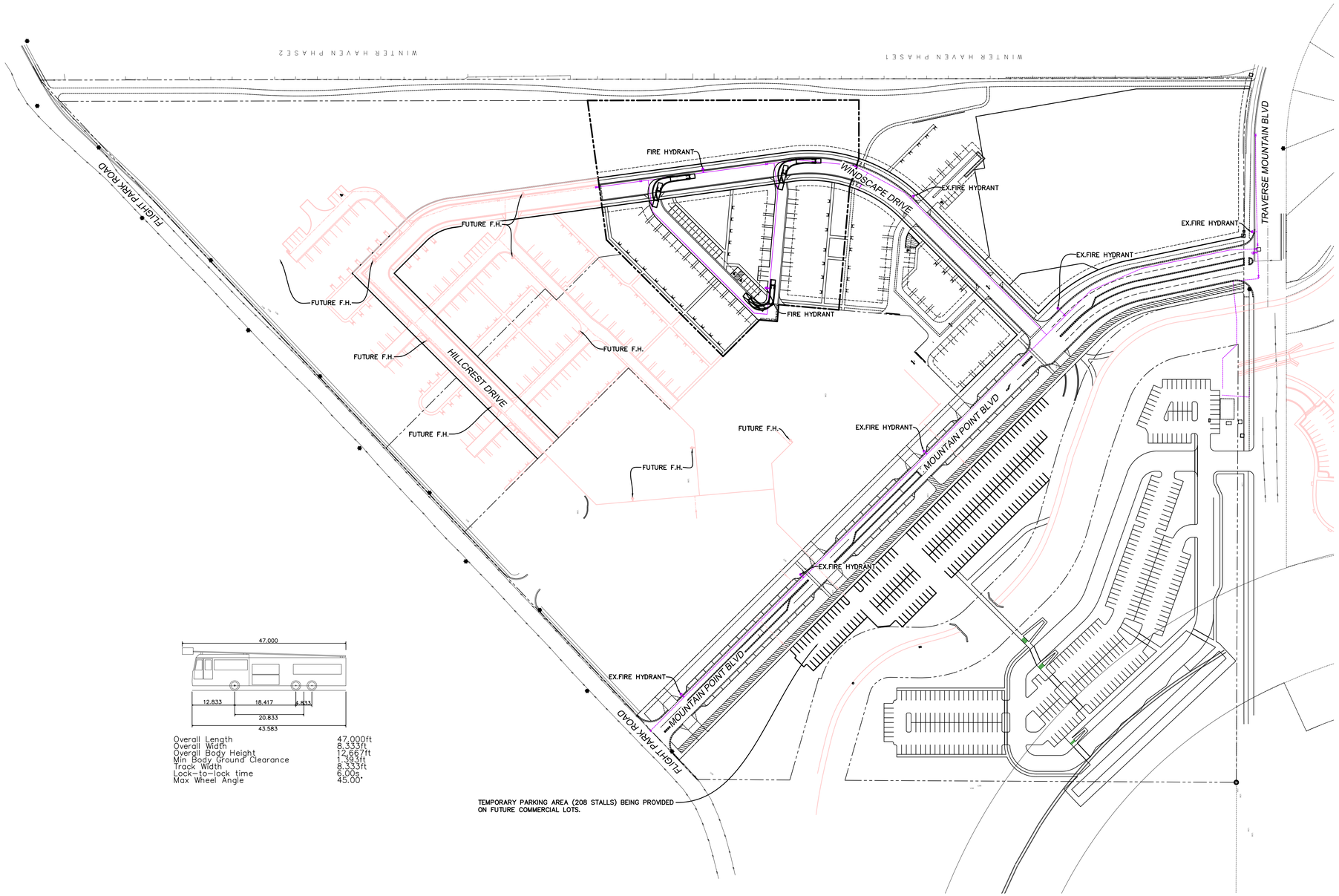
ELEVATION PLAN

LEHI, UTAH

SHEET NO.

7

NOTES:
1. THE TEMPORARY PARKING AREA THAT IS BEING INSTALLED ON THE FUTURE COMMERCIAL LOTS WILL BE INSTALLED AT THE START OF CONSTRUCTION FOR PHASE 1 AND USED FOR CONSTRUCTION PARKING DURING ALL CONSTRUCTION PHASES.



Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	12.667ft
Min Body Ground Clearance	1.333ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 8

FIRE ACCESS PLAN

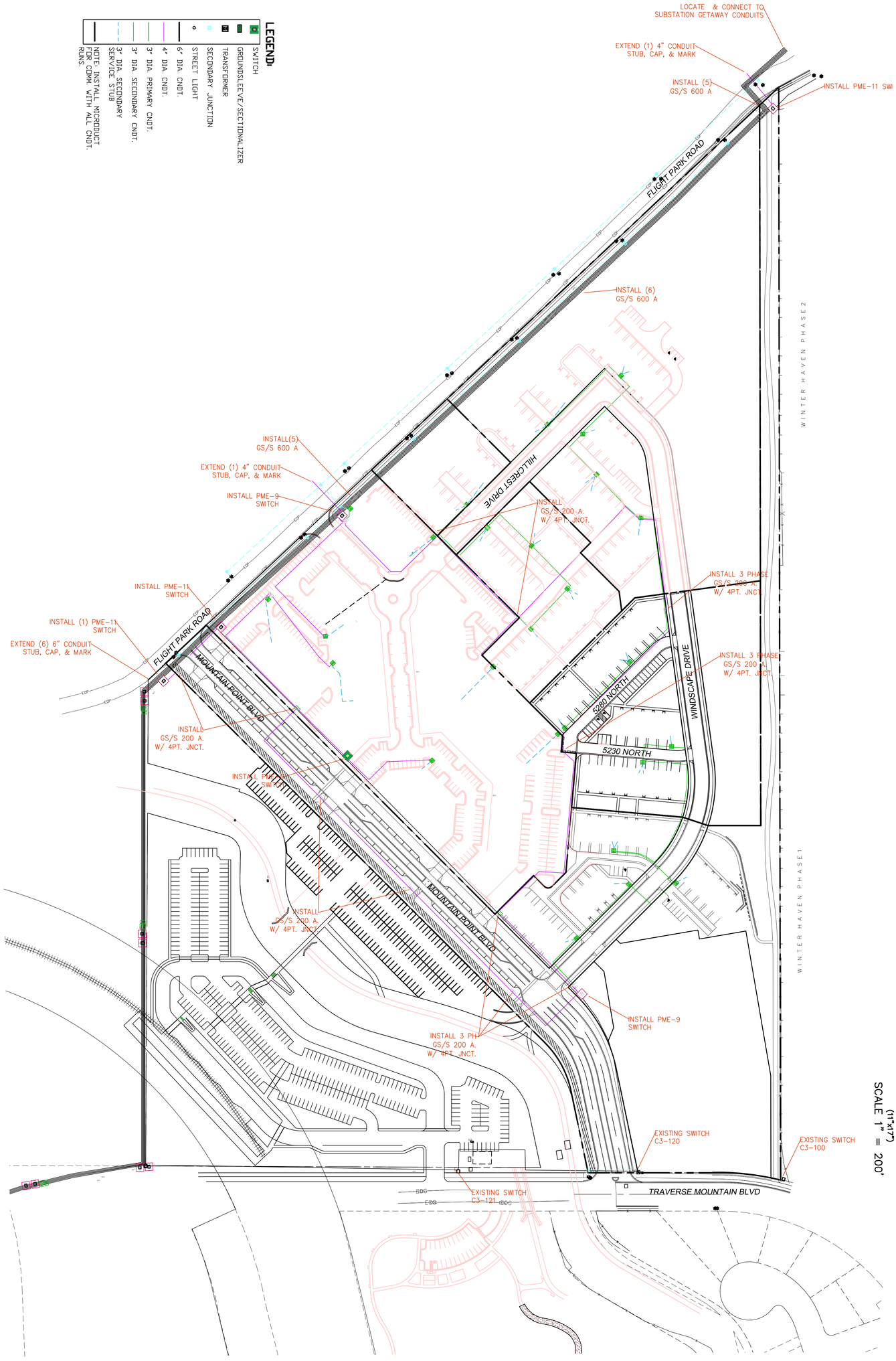
LEHI, UTAH

VISTAS AT THE POINT PHASE 2

ATLAS ENGINEERING L.L.C.
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SPANISH FORK, UT 84660

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VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.

A RESIDENTIAL SUBDIVISION

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OVERALL POWER INFRASTRUCTURE

LEHI, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

9A

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

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL MICRODUCT FOR COMM. WITH ALL CNDT. RUNS.

SHEET NO. 9B

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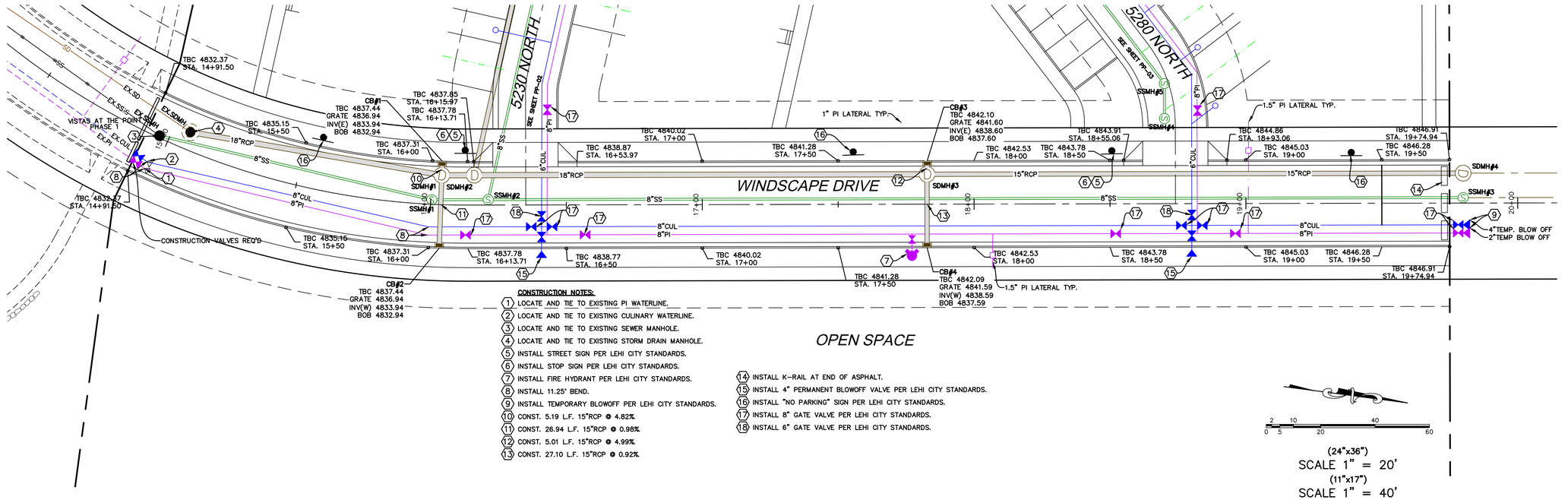
PHASE 2 POWER INFRASTRUCTURE

LEHI, UTAH

VISTAS AT THE POINT
A RESIDENTIAL SUBDIVISION

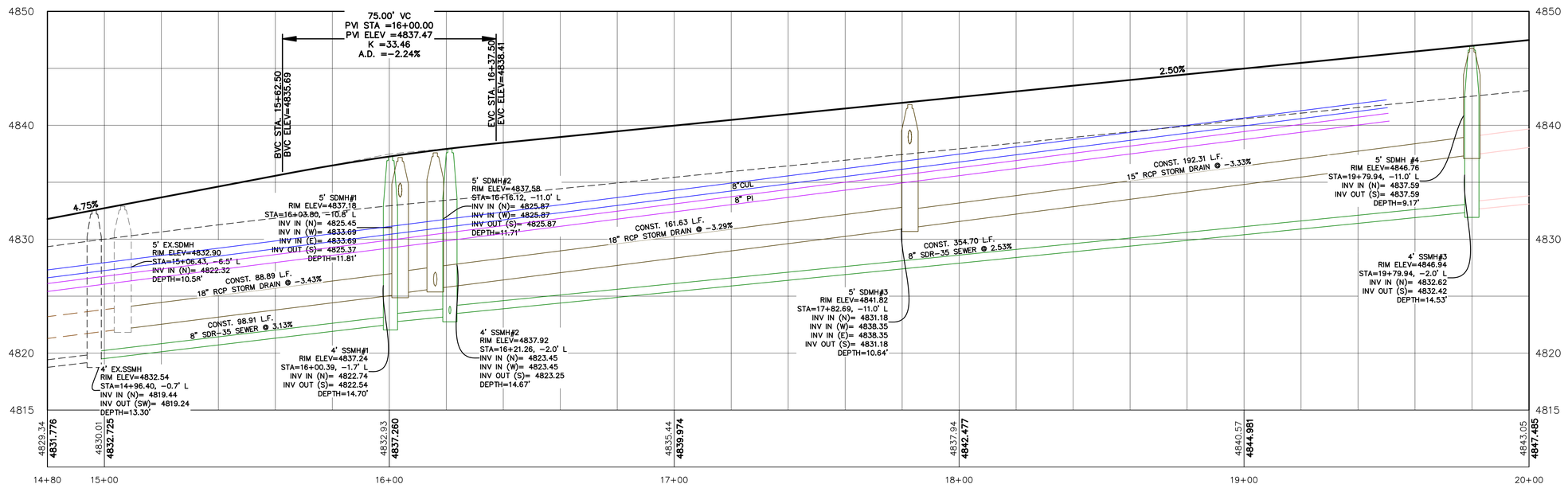
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING PI WATERLINE.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL TEMPORARY BLOWOFF PER LEHI CITY STANDARDS.
10. CONST. 5.19 L.F. 15"RCP @ 4.82%.
11. CONST. 26.94 L.F. 15"RCP @ 0.98%.
12. CONST. 5.01 L.F. 15"RCP @ 4.99%.
13. CONST. 27.10 L.F. 15"RCP @ 0.92%.
14. INSTALL K-RAIL AT END OF ASPHALT.
15. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
16. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
17. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS.
18. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS.



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VISTAS AT THE POINT PHASE 2

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

WINDSCAPE DRIVE
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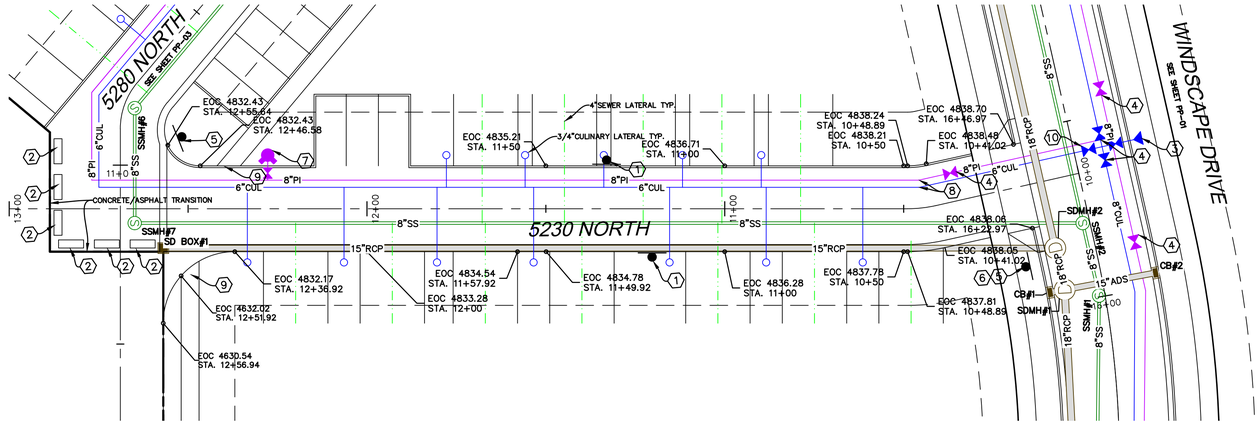
LEHI, UTAH

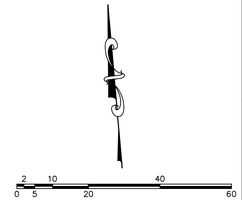
SHEET NO.
PP-01

618

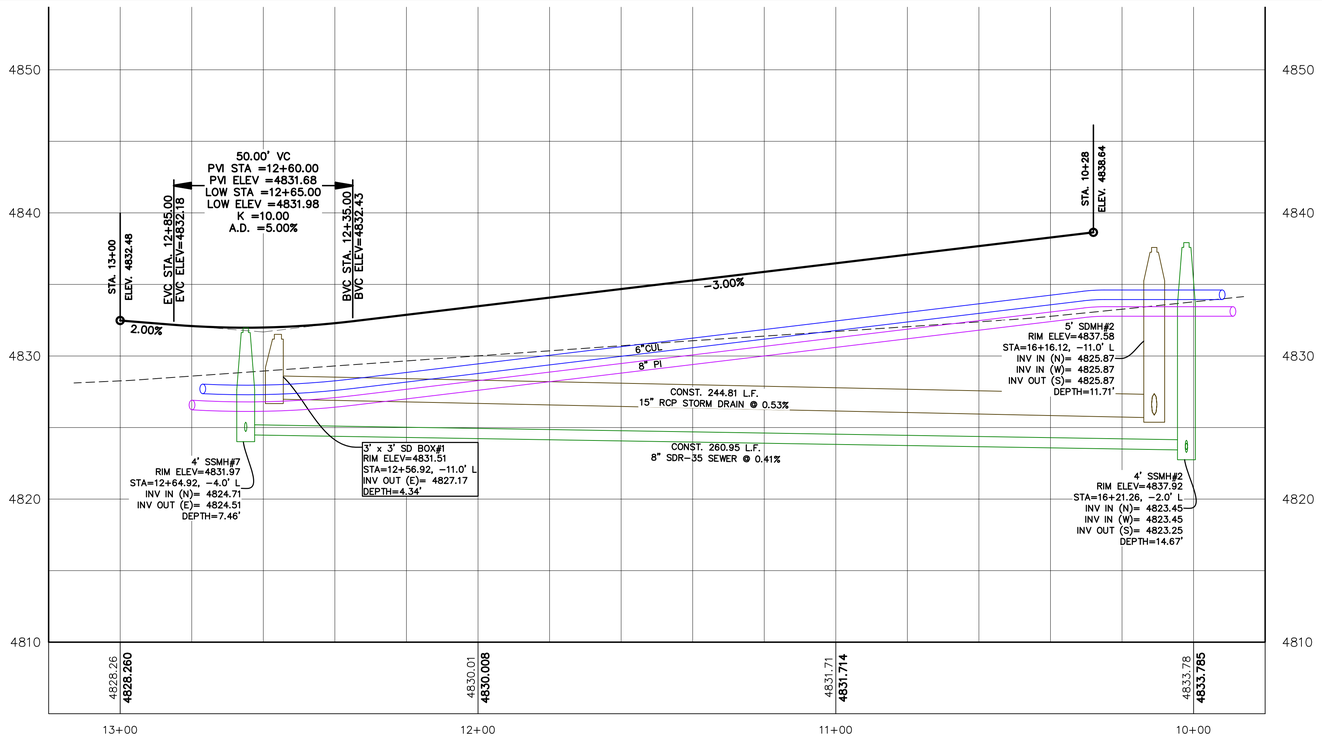
CONSTRUCTION NOTES:

1. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
2. INSTALL K-RAIL AT END OF ASPHALT.
3. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
4. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
10. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VISTAS AT THE POINT PHASE 2

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

5230 NORTH
STA. 10+00 TO STA.13+00

LEHI, UTAH

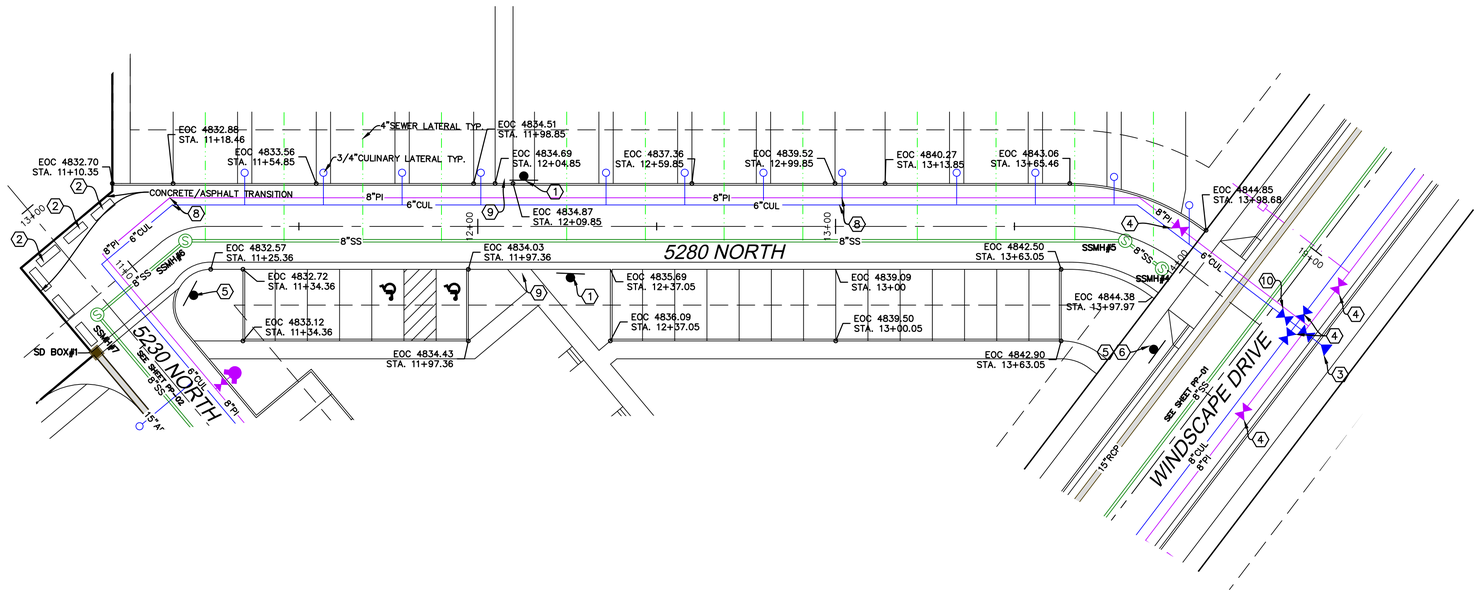
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PP-02

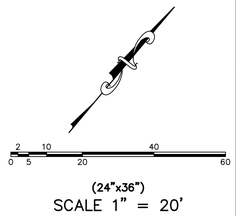
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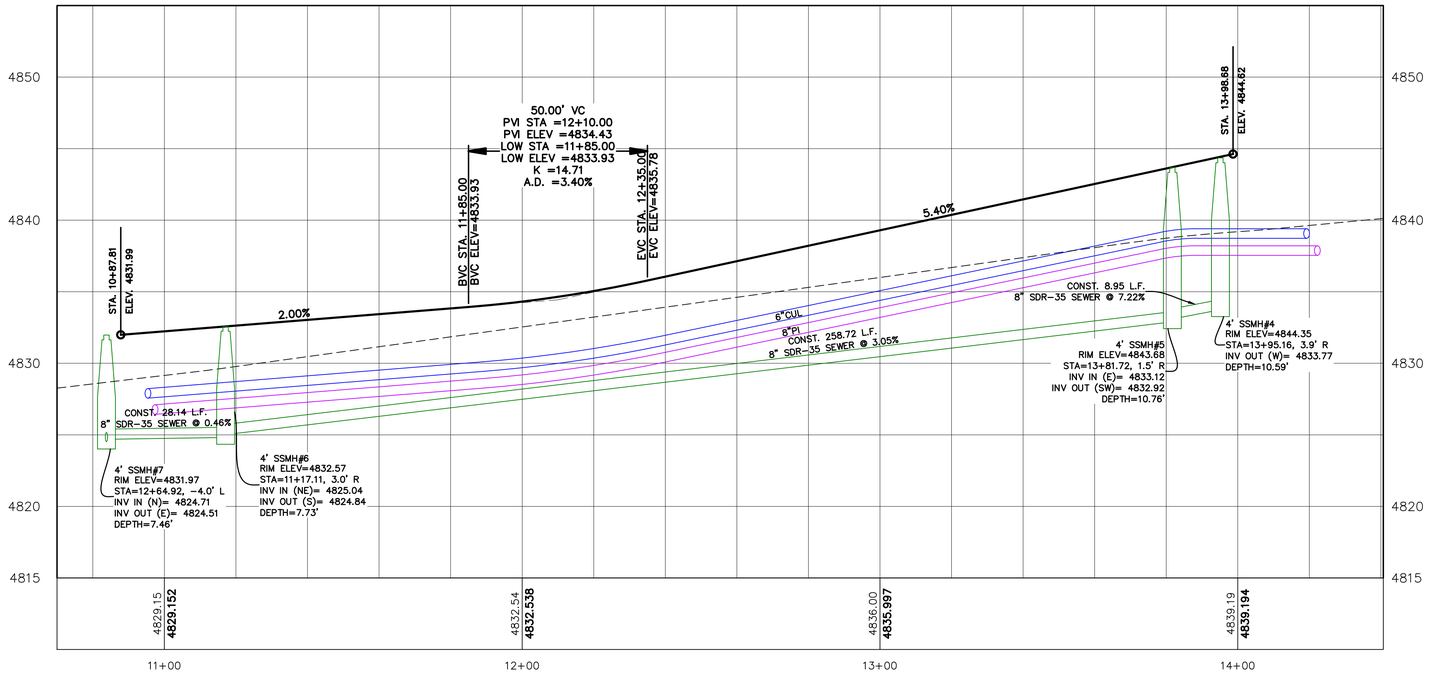
CONSTRUCTION NOTES:

1. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
2. INSTALL K-RAIL AT END OF ASPHALT.
3. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
4. INSTALL 8" GATE VALVE PER LEHI CITY STANDARDS
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 45° BEND.
9. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
10. INSTALL 6" GATE VALVE PER LEHI CITY STANDARDS





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. PP-03

5280 NORTH
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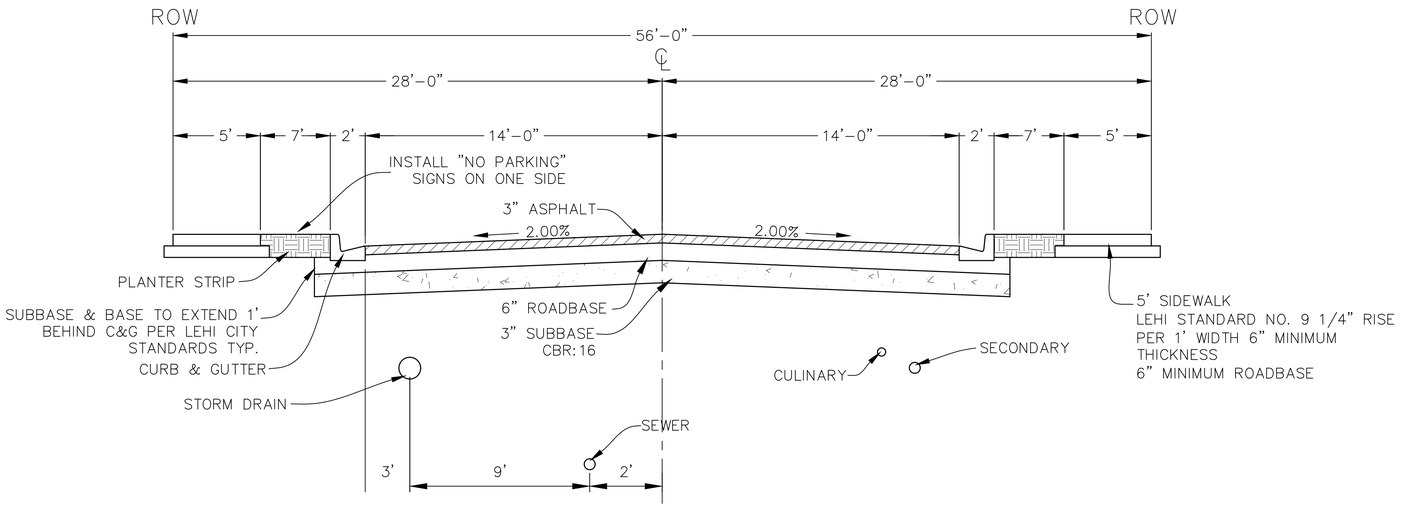
LEHI, UTAH

VISTAS AT THE POINT
PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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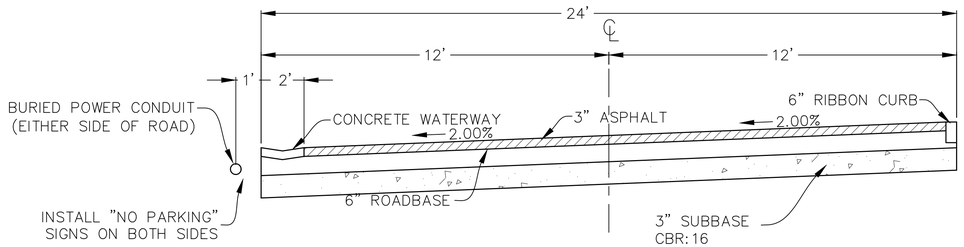
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DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

WINDSCAPE DRIVE

-NTS-

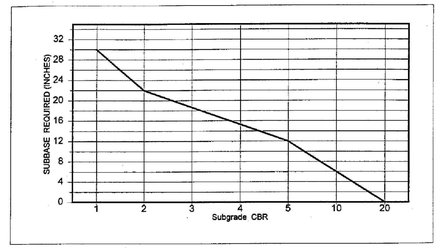


DETAIL - TYPICAL 24' PRIVATE DRIVE STREET SECTION

PRIVATE DRIVE

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

SHEET NO. DT-01

DETAILS

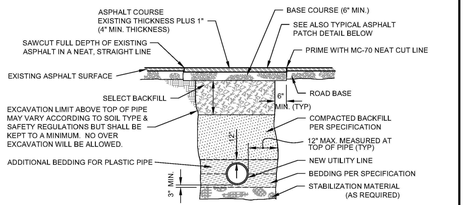
LEHI, UTAH

VISTAS AT THE POINTE
PHASE 2
A RESIDENTIAL SUBDIVISION

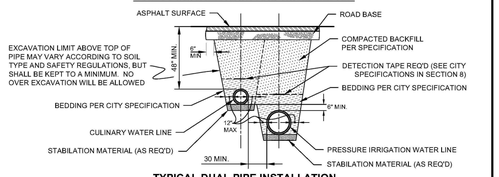
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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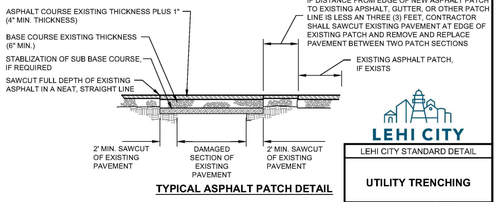


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



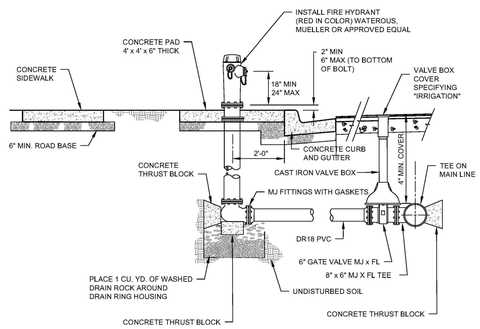
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: *JANUARY 2022*



FIRE HYDRANT WITH VALVE

NOTES:

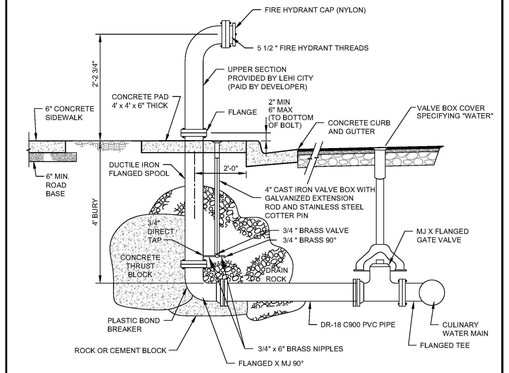
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: *JANUARY 2022*



NOTE:

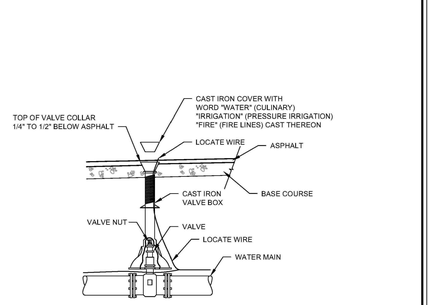
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: *JANUARY 2022*



NOTES:

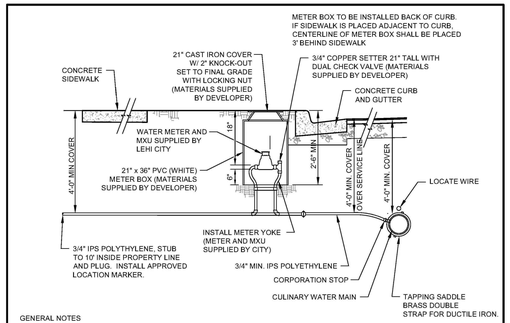
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: *JANUARY 2022*



GENERAL NOTES

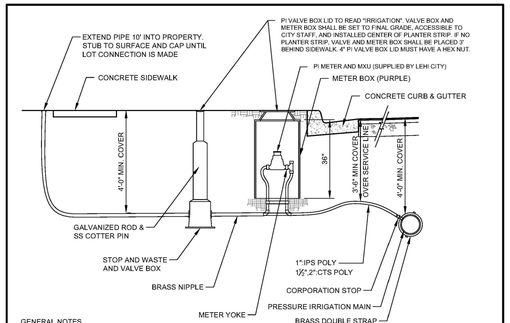
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: *JANUARY 2022*



GENERAL NOTES

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

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15W-11-44	FORD VB870-15-11-66	FORD VB877-15-11-77
NIPPLE	1X10 BRASS	1 1/2X10 BRASS	2X10 BRASS
STOP AND WASTE	FORD BC-11-444-5W 1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	D6LL L-2244	D6LL L-2242	
RING ADAPTER	N/A	L-2336 30 O.D MTR ADPT RING	
LID	DFW13AUT-5MWHT-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	910 CAST IRON W/HEX NUT		
BASE	N/A		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-2124136-PTR	SIGMA RMP-2030306-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

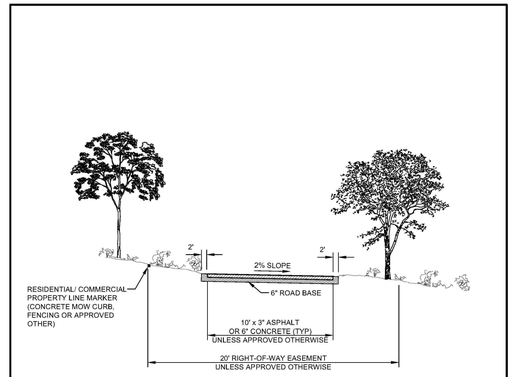
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



PROVIDE A TRAIL RAMP DETAIL?
RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

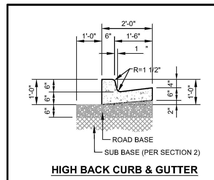
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

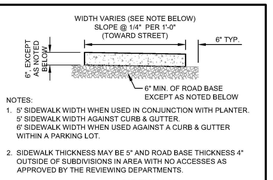
LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 DATE: *JANUARY 2022*



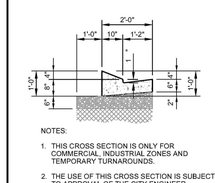
HIGH BACK CURB & GUTTER

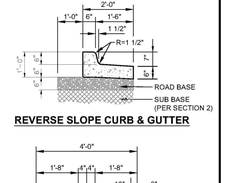


NOTES:

1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWAK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



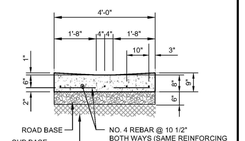


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER
(MOUNTABLE TYPE)



4' DRAIN GUTTER

GENERAL NOTES:

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

LEHI CITY

LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: *JANUARY 2022*

SHEET NO.
CS-01

CONSTRUCTION STANDARDS

LEHI, UTAH

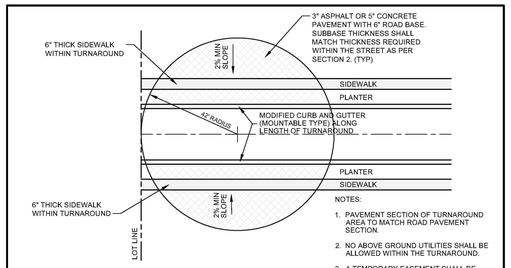
VISTAS AT THE POINT PHASE 2

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

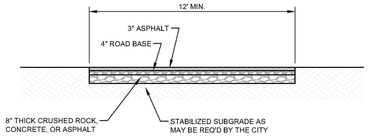
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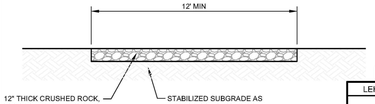


NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



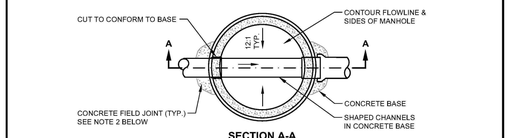
ALL WEATHER ACCESS

LEHI CITY

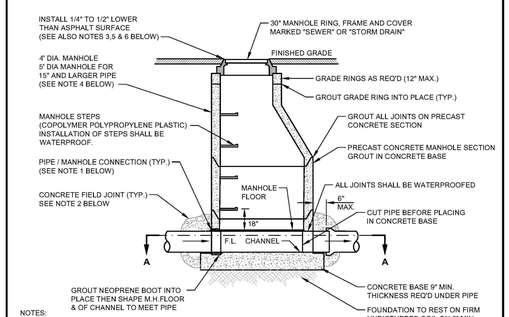
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 DATE: JANUARY 2022



SECTION A-A



NOTES:

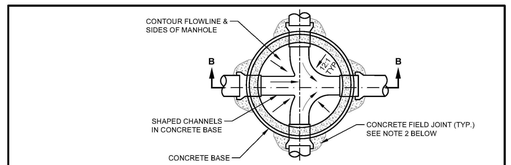
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

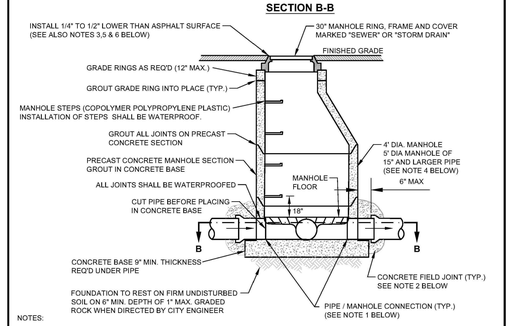
LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: JANUARY 2022



SECTION B-B



NOTES:

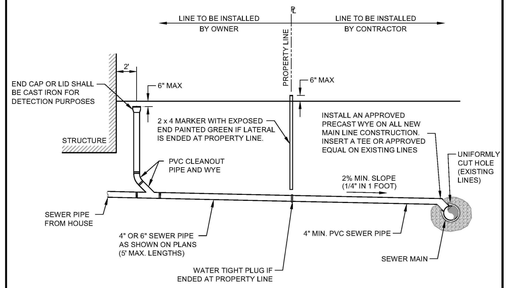
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: JANUARY 2022



NOTES:

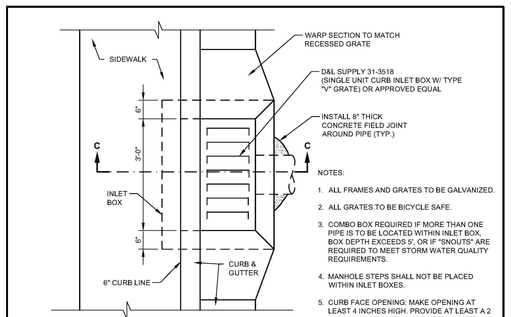
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

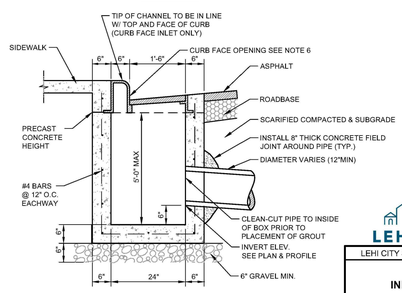
SD-05 DATE: JANUARY 2022



NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.

PLAN VIEW



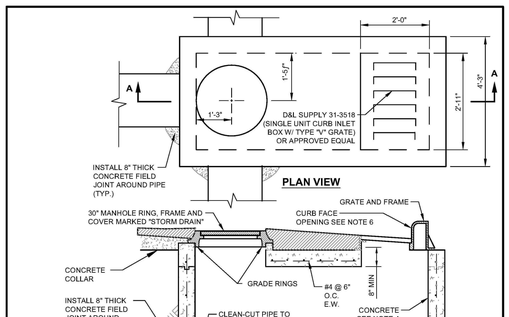
SECTION C

LEHI CITY

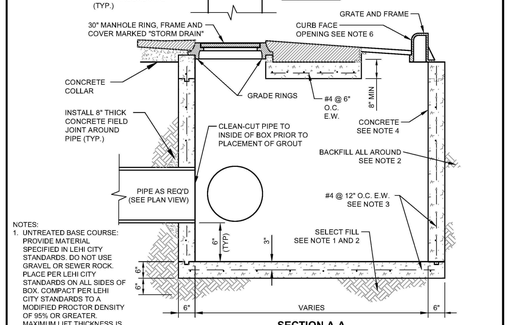
LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: JANUARY 2022



PLAN VIEW



SECTION A-A

NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS, CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

COMBO BOX

SD-08 DATE: JANUARY 2022

SHEET NO. **CS-02**

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 2
A RESIDENTIAL SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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TEMPORARY CONSTRUCTION POWER:

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

TEMPORARY POWER WILL BE CONSIDERED UPON REQUEST FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER/BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.2.1) 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 560 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 560 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 LOCATIONS 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, SECONDARY JUNCTION BOXES, COMMUNICATION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT AND COMMUNICATION NETWORK CONDUIT AND DUCT LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

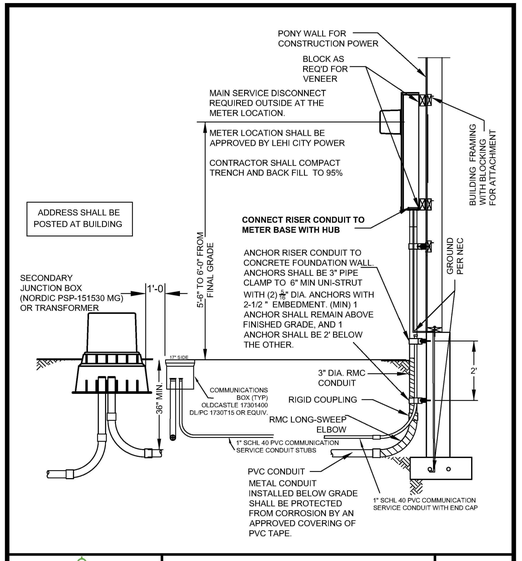
ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RMC LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR SHALL BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION PEDESTAL TO THE ABOVE GROUND UNISTRUT AT THE BUILDING AND CAPPED.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
ELECTRICAL SERVICE INFORMATION
MULTI-FAMILY & COMMERCIAL POWER SERVICE

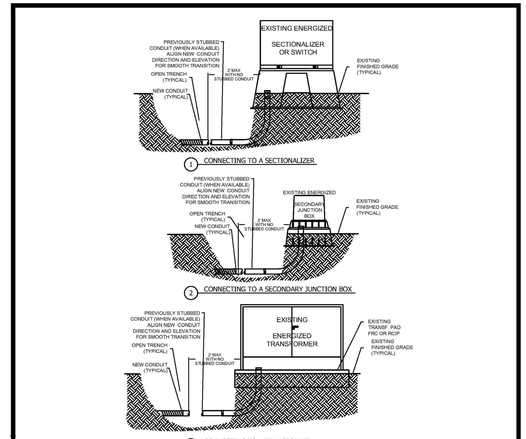
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LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
UNDERGROUND SERVICE 100-400 AMP (1 PHASE)
CONSTRUCTION POWER SERVICE

DWG: 3.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

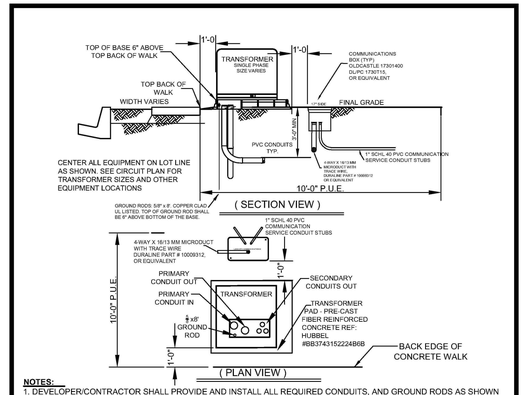


NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.0 | REV. 0.00 | BY: GWK/BT | DATE:12/10/17

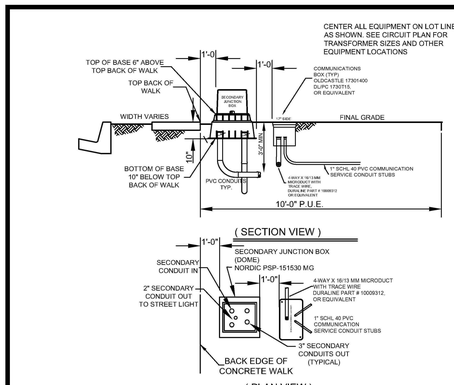


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB374315222 4B6B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES AND BOXES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT, REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER SINGLE PHASE
(LOCATIONS IN THE P.U.E.)

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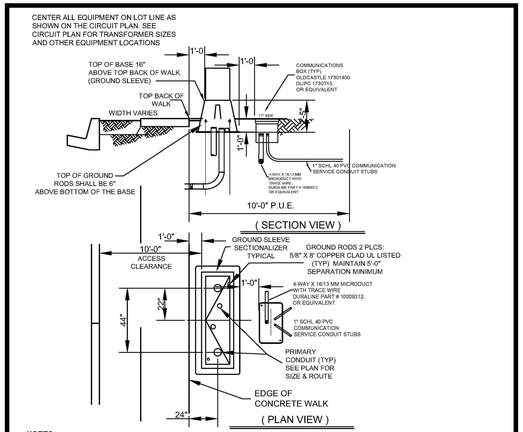


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.2 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

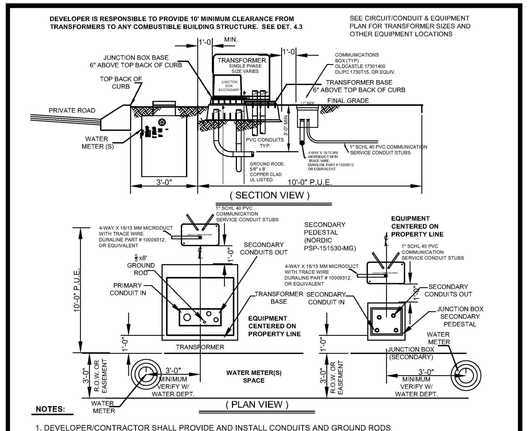
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
GROUND SLEEVE/ SECTIONALIZER
(TYPICAL LOCATION IN THE P.U.E.)

DWG: 4.1.3 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

DEVELOPER IS RESPONSIBLE TO PROVIDE 10' MINIMUM CLEARANCE FROM TRANSFORMERS TO ANY COMBUSTIBLE BUILDING STRUCTURE. SEE DET. 4.3

SEE CIRCUIT/CONDUIT & EQUIPMENT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS.
2. LEHI CITY POWER SHALL PROVIDE TRANSFORMER BASES, COMMUNICATION BOXES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION
(DEVELOPMENT WITHOUT WALK)

DWG: 4.1.7 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

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" MINIMUM 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 THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS 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 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

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 IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 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 (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT.
IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE.
LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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 RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE ½ YARD FLOWABLE FILL THRUST BLOCK 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", 2", AND 1" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP--WITH MINIMUM RADIUS OF 36 INCHES FOR 3", AND WITH MINIMUM RADIUS OF 24 INCHES FOR 2" AND 1". ALL RMC 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.

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.

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

LEHI CITY POWER DEPARTMENT

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

DWG: 4.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

SHEET NO. CS-03

CONSTRUCTION STANDARDS

LEHI, UTAH

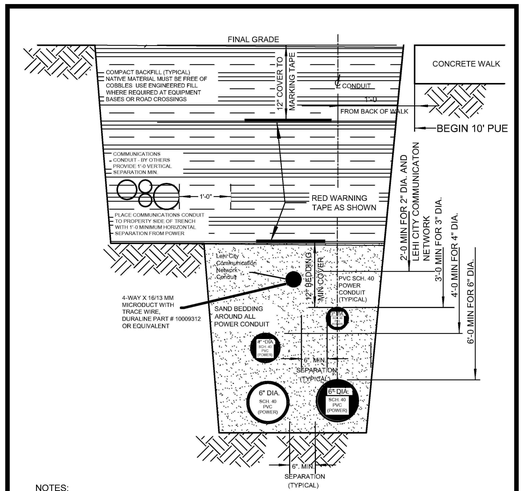
VISTAS AT THE POINT PHASE 2

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" 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
6. LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

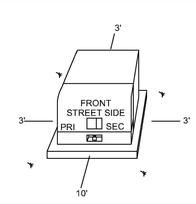
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:

IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.
EXCEPTION: LEHI CITY OWNED COMMUNICATION BOXES MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT (NON-ACCESS SIDE, AWAY FROM STREET) OF PADMOUNTED EQUIPMENT. PLACEMENT SHALL BE AS INDICATED ON CONDUIT SYSTEM DESIGN DRAWINGS.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLING OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

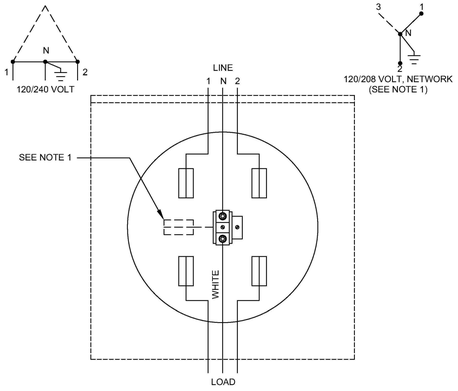
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.1**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



NOTES:

1. A FIFTH TERMINAL (STINGER) IS REQUIRED FOR A 120/208V SERVICE.
2. WIRE SIZE RANGE:
   2.1 - 100 AMP SOCKET: LUGS SUITABLE FOR #6 - #2/0 STRANDED CU/AL CONDUCTORS.
   2.2 - 200 AMP SOCKET: LUGS SUITABLE FOR #2 - 350 KCMIL CU/AL CONDUCTORS.
3. APPROXIMATE DIMENSIONS:
   3.1 - 100 AMP SOCKET: 3-5/16"(D) X 8"(W) X 11-1/2"(H).
   3.2 - 200 AMP SOCKET: 4-3/8"(D) X 11"(W) X 15-1/2"(H).
4. CONTACT LEHI CITY POWER FOR AVAILABLE SERVICE VOLTAGES.

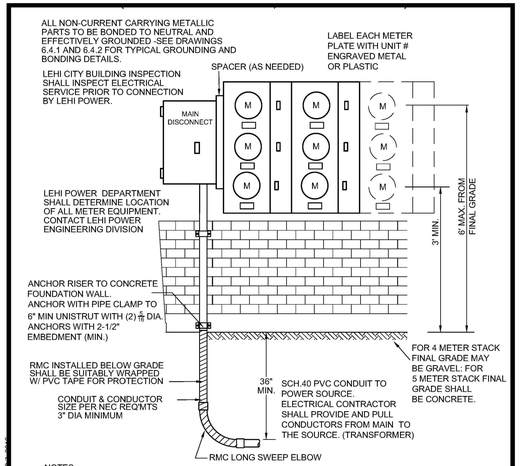
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

METER SOCKET SINGLE PHASE WIRING DIAGRAM 120/240 VOLT OR 120/208 VOLT

100 - 200 AMP RESIDENTIAL OR COMMERCIAL

DWG: **6.1.1**
REV. 0.00
BY: GWK/BT
DATE: 4/21/17



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. REFER TO 4.2.1
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

DWG: **6.1.4**
REV. 0.00
BY: GWK/BT
DATE: 3/28/16

SHEET NO. **CS-04**

CONSTRUCTION STANDARDS

LEHI, UTAH

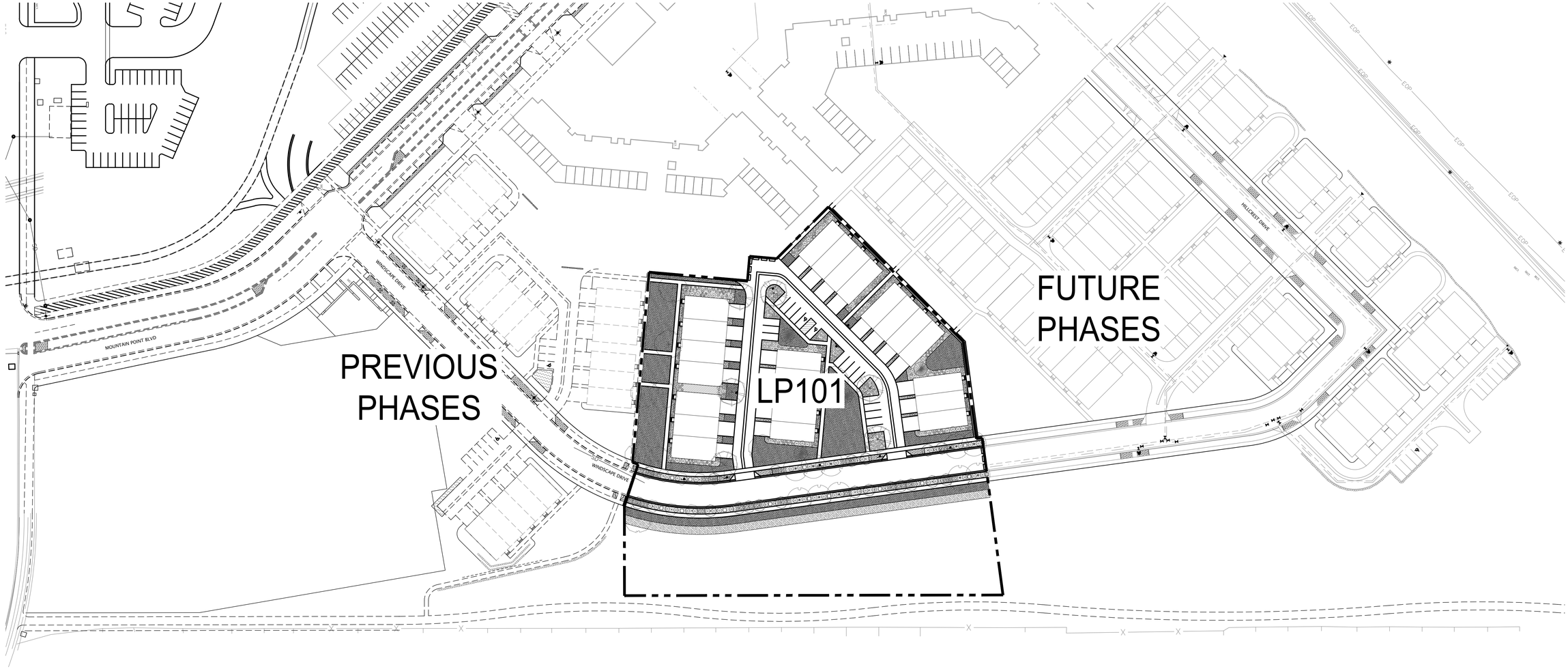
VISTAS AT THE POINT PHASE 2

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
1			
2			
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ZA2019\19-071 Vistas at the Point\CAD\FINAL\PHASE 1\CS-01.dwg 3/29/2022 2:00:27 PM MDT



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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 2
LEHI, UTAH

REVISIONS

NO.	mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100

PLANT SCHEDULE PHASE 2

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Cs	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
C	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX

Scale: 1" = 20'-0"

0 10 20 40 60

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 2
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE PHASE 2

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE	B&B	2" CAL	10
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM	B&B	2" CAL	6
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	6
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL	11

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PINUS NIGRA / AUSTRIAN BLACK PINE	B&B	6` HT MIN.	4

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL	20

SHRUBS	BOTANICAL / COMMON NAME	CONT	
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	49
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL	35
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL	32
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL	117
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	23
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	46
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL	41
RM	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	12
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL	35
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5 GAL	12
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5 GAL	20
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	21

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1 GAL	16
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1 GAL	13
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL	47
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1 GAL	18
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL	76
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	93
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	40
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE	1 GAL	66

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	127
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1 GAL	74
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	82

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	MULCH / MULCH	3" DEPTH	16,574 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	24,020 SF
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	SEED	4,515 SF

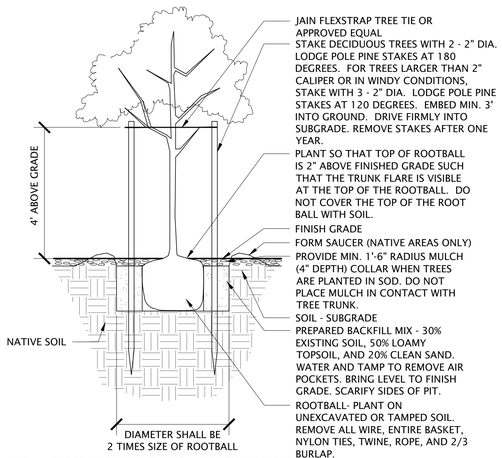
LANDSCAPE TABULATION

IRRIGATED TURF = 24,020 SF (53%)

WATER WISE DRIP IRRIGATED BED = 16,574 SF (37%)

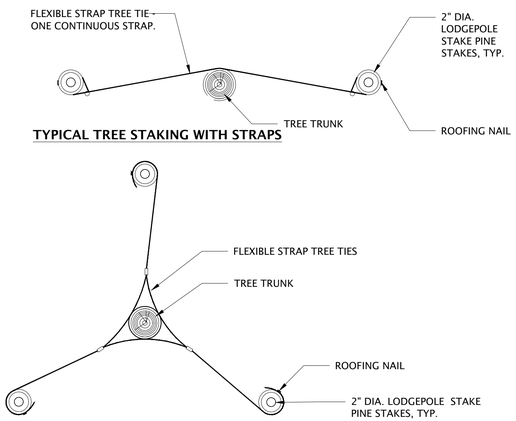
NATIVE SEED = 4,515 SF (10%)

TOTAL LANDSCAPE AREA = 45,109 SF



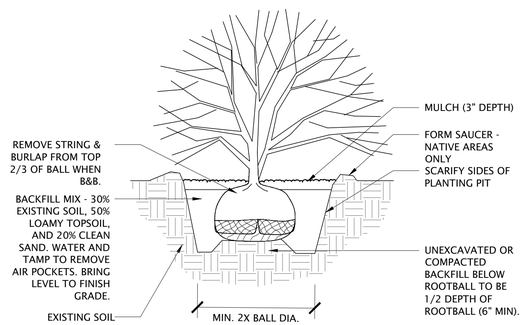
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE PHASE 2
LEHI, UTAH

REVISIONS

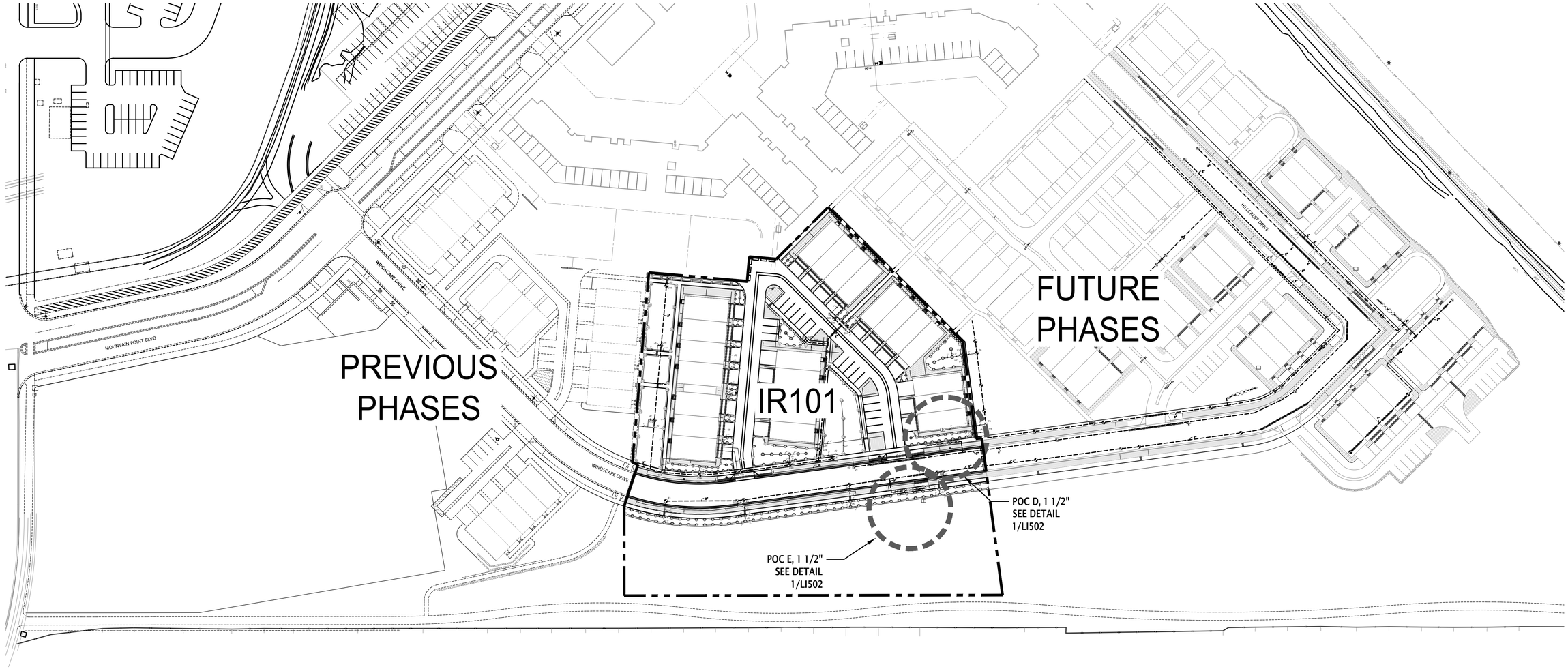
NO.	symmday	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE NOTES AND DETAILS

Drawing number
LP501



Scale: 1" = 60'-0"

0 30 60 120 180

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Sandy, UT 84070
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OWNER:
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JARED MORGAN
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VISTAS AT THE POINT PHASE 2
LEHI, UTAH

REVISIONS

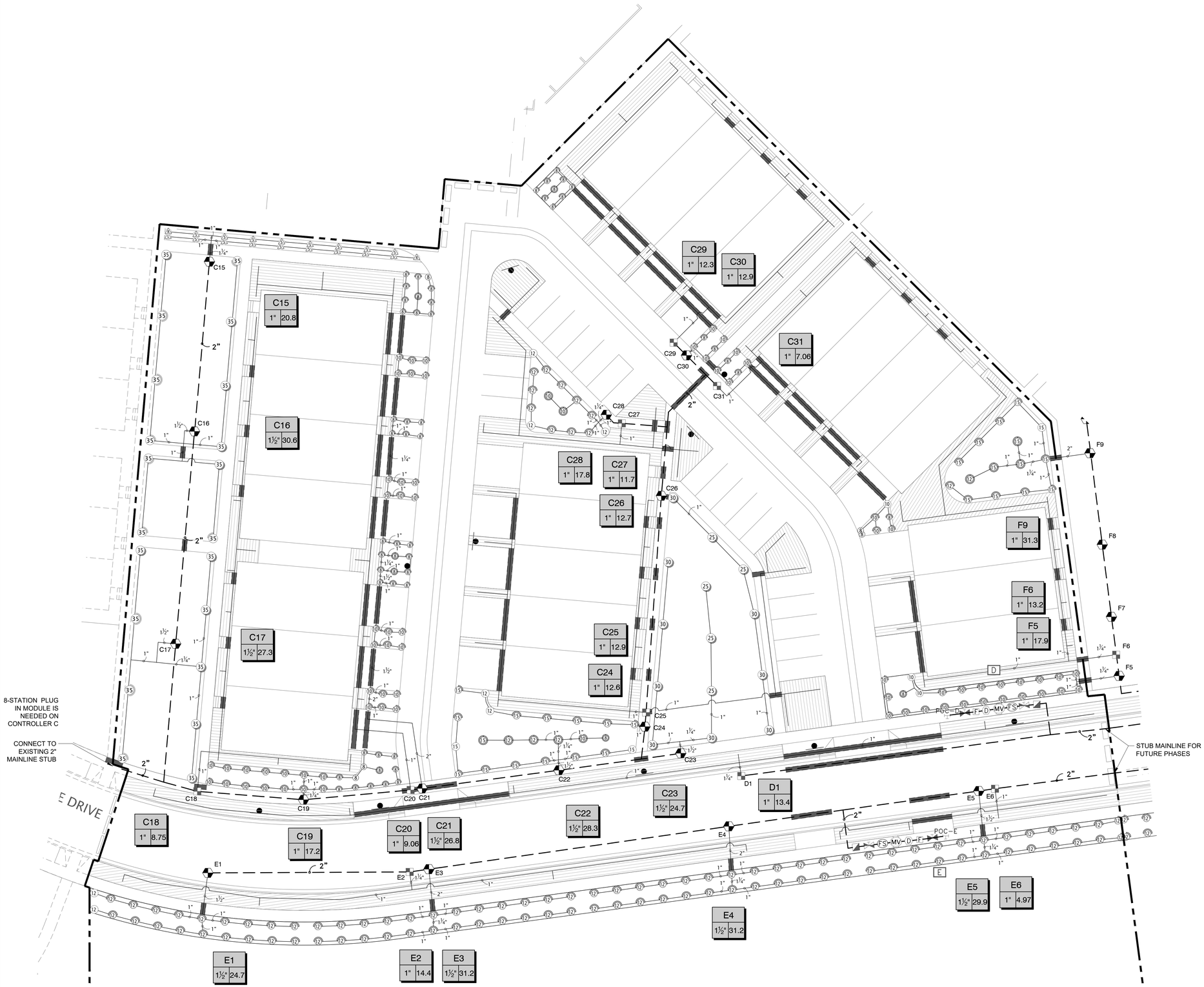
NO.	APPROVED	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL IRRIGATION PLAN

Drawing number
IR100



IRRIGATION SCHEDULE PHASE 2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	RAIN BIRD 1804-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 Q 8 T 8 H 8 F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 Q 10 T 10 H 10 F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
12 Q 12 T 12 H 12 TT 12 TQ 12 F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 Q 15 T 15 H 15 TT 15 TQ 15 F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2" MAINLINE
MV	RAIN BIRD PESB-PRS-D 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
D	MANUAL DRAIN - FORD B11-333
D	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
E	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN INSTALL IN VIT STRONGBOX ALUMINUM ENCLOSURE (SIZE TO FIT) PLUMB FILTER FLUSH LINE TO DRAIN LOCATION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT PHASE 2
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR101

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

IRRIGATION SCHEDULE PHASE 2

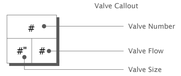
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
EST LCS RCS CST SST	RAIN BIRD 1804-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
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	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2" MAINLINE
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	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
C15	RAIN BIRD PESB	1"	TURF SPRAY	20.83	34.1		3.39 in/h
C16	RAIN BIRD PESB	1-1/2"	TURF ROTOR	30.6	50.6		0.76 in/h
C17	RAIN BIRD PESB	1-1/2"	TURF ROTOR	27.27	49.7		0.79 in/h
C18	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.75	32.7		0.64 in/h
C19	RAIN BIRD PESB	1"	TURF SPRAY	17.17	33.0		1.85 in/h
C20	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.06	36.1		0.64 in/h
C21	RAIN BIRD PESB	1-1/2"	TURF SPRAY	26.78	36.5		1.96 in/h
C22	RAIN BIRD PESB	1-1/2"	TURF SPRAY	28.27	34.4		1.54 in/h
C23	RAIN BIRD PESB	1-1/2"	TURF ROTOR	24.7	50.4		0.79 in/h
C24	RAIN BIRD PESB	1"	TURF SPRAY	12.64	33.6		1.08 in/h
C25	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.85	36.2		0.64 in/h
C26	RAIN BIRD PESB	1"	TURF ROTOR	12.68	49.2		0.79 in/h
C27	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.67	35.8		0.64 in/h
C28	RAIN BIRD PESB	1"	TURF SPRAY	17.77	33.3		2.07 in/h
C29	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.32	36.8		0.64 in/h
C30	RAIN BIRD PESB	1"	TURF SPRAY	12.89	33.0		1.98 in/h
C31	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.06	31.1		0.64 in/h
D1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.38	38.5		0.64 in/h
E1	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24.7	34.7		2.3 in/h
E2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.38	38.7		0.64 in/h
E3	RAIN BIRD PESB	1-1/2"	TURF SPRAY	31.2	34.4		2.28 in/h
E4	RAIN BIRD PESB	1-1/2"	TURF SPRAY	31.2	34.4		2.28 in/h
E5	RAIN BIRD PESB	1-1/2"	TURF SPRAY	29.9	34.6		2.36 in/h
E6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.97	29.1		0.64 in/h
F5	RAIN BIRD PESB	1"	TURF SPRAY	17.86	34.1		1.82 in/h
F6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.16	38.2		0.64 in/h
F9	RAIN BIRD PESB	1"	TURF SPRAY	31.25	37.0		1.98 in/h

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PH: 801-712-1553

VISTAS AT THE POINT
PHASE 2
LEHI, UTAH

REVISIONS

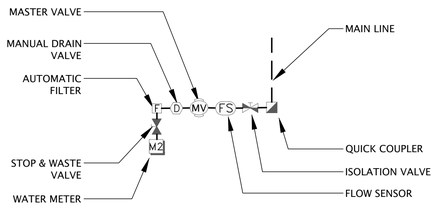
NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

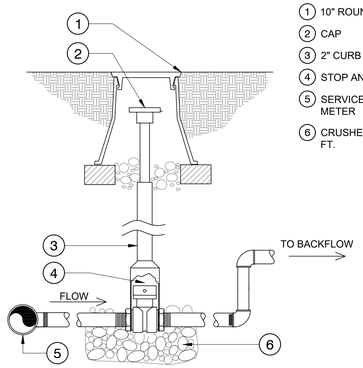
Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR501



NOTES:
1. SEE IRRIGATION SCHEDULE FOR SPECIFIC EQUIPMENT INFORMATION
2. DRAWING IS SCHEMATIC. ALL COMPONENTS SHALL BE INSTALLED IN PLANTING AREAS, SEE IRRIGATION NOTES LI501
3. EACH POINT OF CONNECTION TO HAVE SEPARATE CONTROLLER INSTALLED ON WALL OF CLOSEST BUILDING UNIT

1 TYPICAL POINT OF CONNECTION EQUIPMENT
NOT TO SCALE

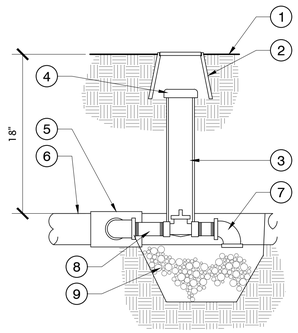


1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

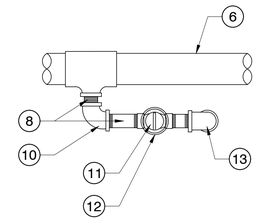
NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

2 STOP AND WASTE VALVE
NOT TO SCALE

P-20-181-03



SIDE VIEW

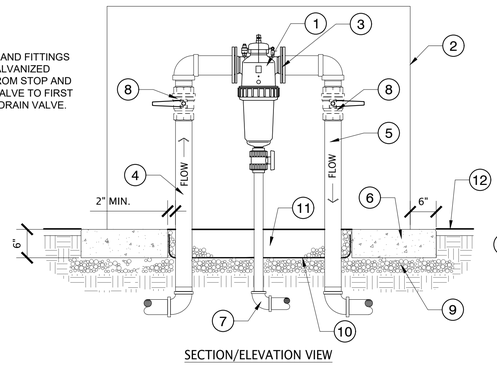


TOP VIEW

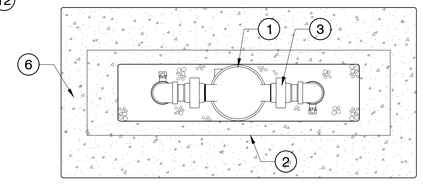
1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

3 MANUAL DRAIN VALVE
NOT TO SCALE

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



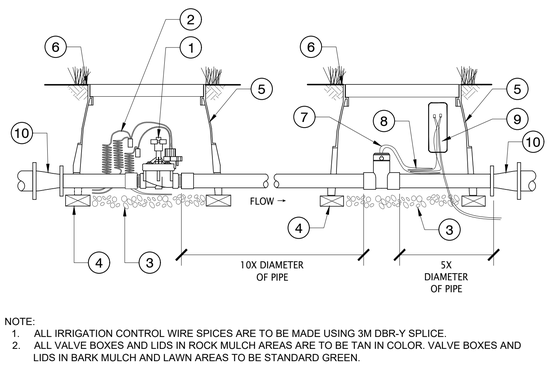
SECTION/ELEVATION VIEW



PLAN VIEW

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE

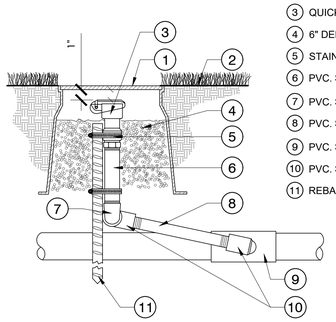
4 AUTOMATIC FILTER
NOT TO SCALE



NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

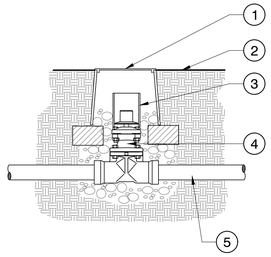
1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

5 MASTER VALVE/FLOW SENSOR
NOT TO SCALE



1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

6 QUICK COUPLER
NOT TO SCALE



1. 10" ROUND VALVE BOX
2. FINISH GRADE
3. P.V.C. EXTENSION-LENGTH AS REQUIRED
4. GATE VALVE
5. MAIN SUPPLY LINE

NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 2
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

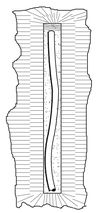
Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

1 PIPE TRENCH

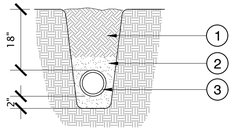
NOT TO SCALE

PLAN VIEW

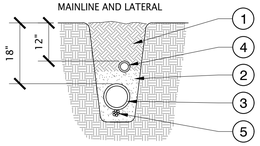


SECTIONS

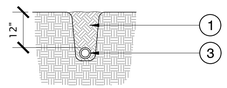
MAIN SUPPLY LINE



MAINLINE AND LATERAL



LATERAL LINE



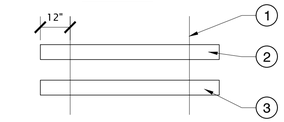
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

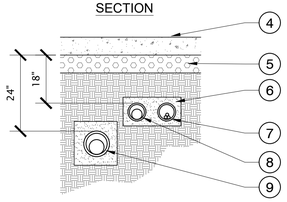
2 PIPE SLEEVE

NOT TO SCALE

PLAN VIEW



SECTION



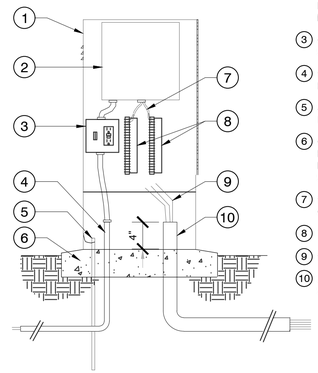
1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 PEDESTAL MOUNT CONTROLLER

1" = 1'-0"

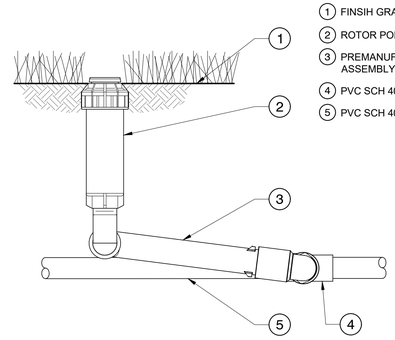
P-20-181-08



1. ENCLOSURE AS SPECIFIED
2. IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
3. GFI RECEPTACLE AND CONTROLLER SWITCH
4. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
5. 8 FT. COPPER GROUND AS PER LOCAL CODE.
6. CONCRETE BASE: 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
7. 18 GA. WIRE HARNESS TO CONTROLLER.
8. TERMINAL STRIPS, SIZE AS REQ.
9. 14 GA. WIRES FROM FIELD.
10. 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

4 POP UP ROTOR

NOT TO SCALE

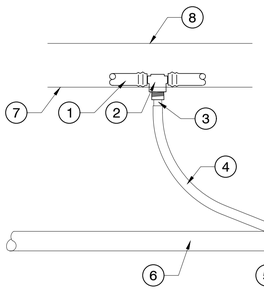


1. FINSIH GRADE/TURF CROWN
2. ROTOR POP-UP SPRINKLER
3. PREMANUFACTURED SWING JOINT ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, SBE-050, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE NOZZLE SPECIFIED ON PLAN.

5 POP-UP SPRAY/ROTARY

NOT TO SCALE

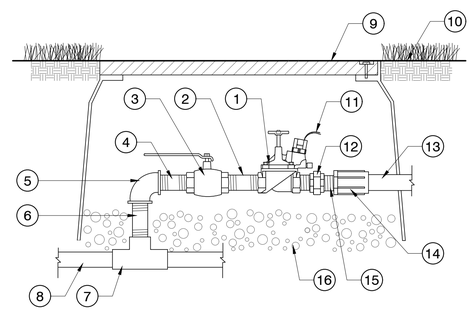


1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

6 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

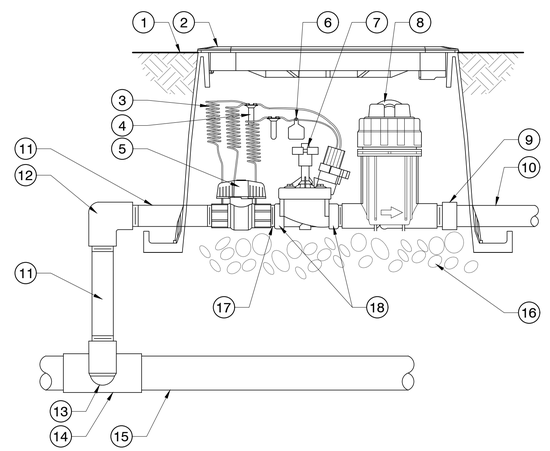


1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 DRIP CONTROL ZONE KIT (RAINBIRD)

NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

8 PVC TO DRIP TUBING CONNECTION

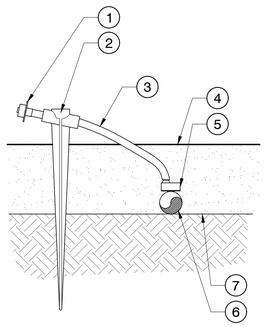
NOT TO SCALE

1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

9 DRIP EMITTER

NOT TO SCALE

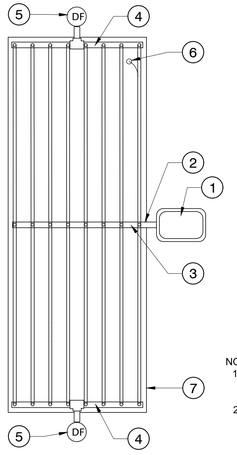


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

10 CENTER FEED IN LINE DRIP

NOT TO SCALE



1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

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planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 2
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title

IRRIGATION NOTES AND DETAILS

Drawing number

IR503

Vistas at the Point Backbone Phase 2

Aerial

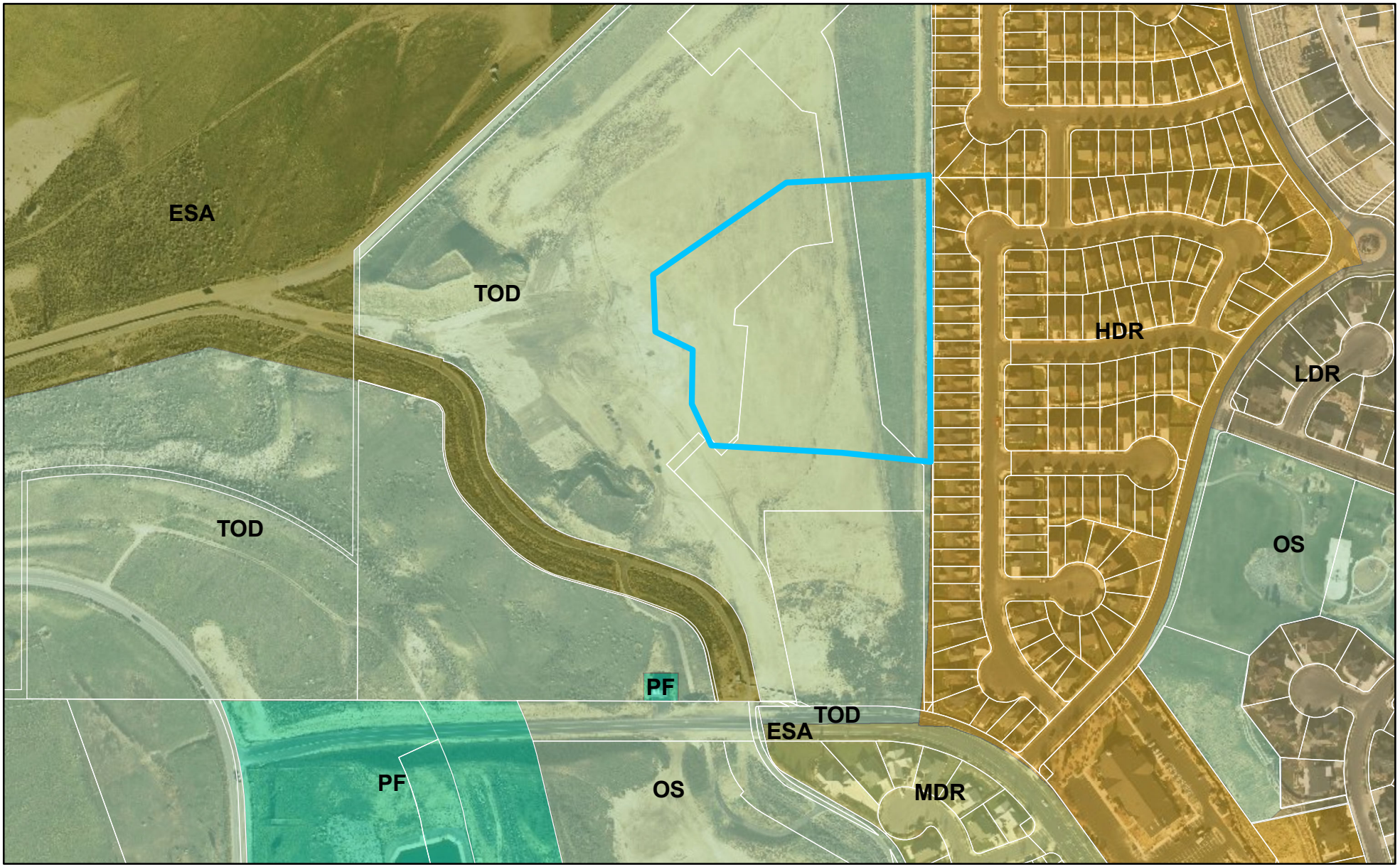


0 380 760 Feet

LEHI CITY

Vistas at the Point Backbone Phase 2

General Plan

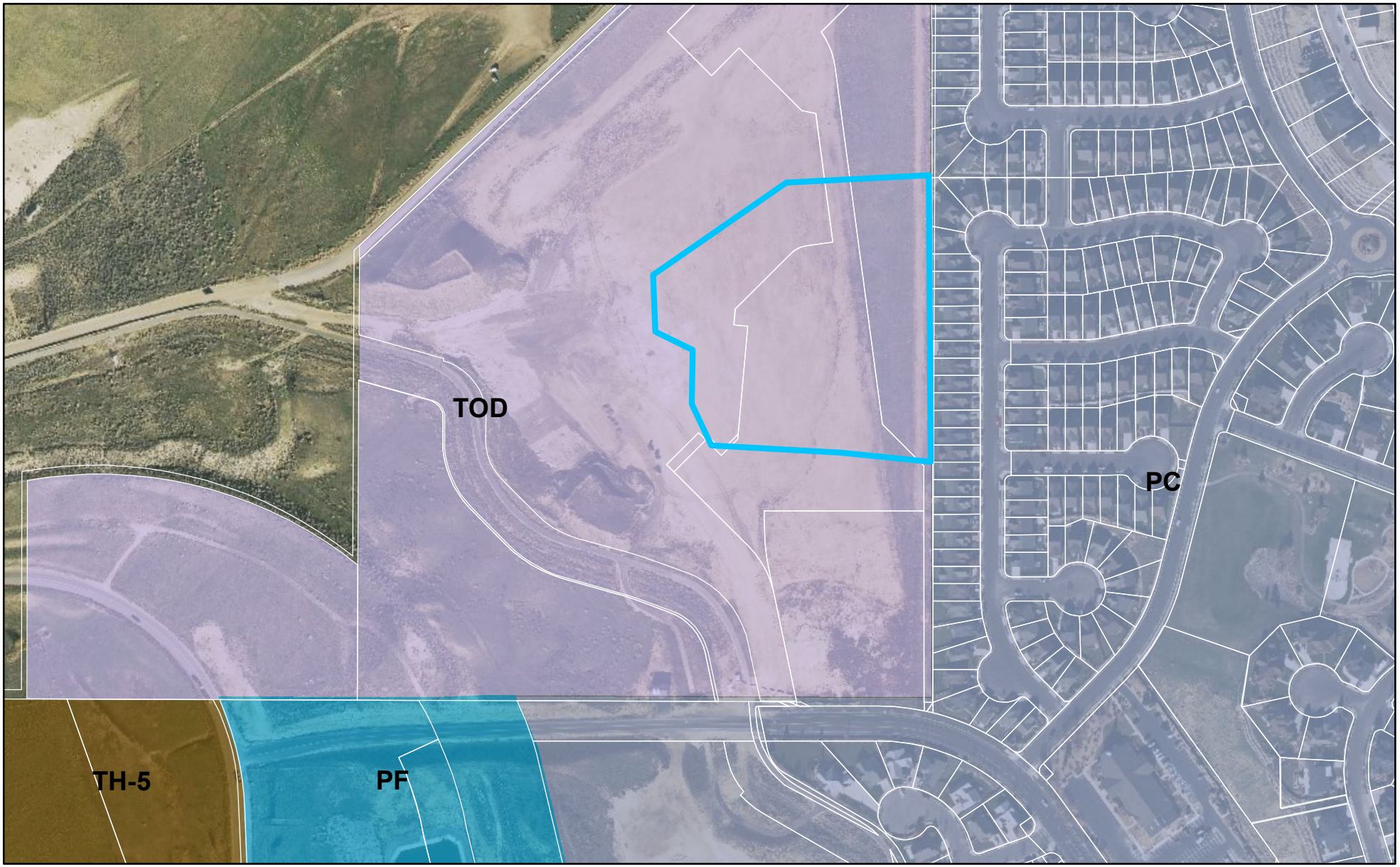


0 380 760 Feet

LEHI CITY

Vistas at the Point Backbone Phase 2

Zoning



0 380 760 Feet

LEHI CITY

VISTAS AT THE POINT BACKBONE PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	GWC Capital		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3000 West Traverse Mountain Boulevard		
Existing Land Use	Undeveloped		
Existing Zoning	Transit Oriented Development (TOD)		
General Plan Land Use Designation	TOD		
Number of Lots/Units	0 Lots, roadway		
Adjacent Zoning and Land Use	*North*	PC/County	Undeveloped Hillside
	South	TOD	Other Vistas Phases
	East	PC (HDR)	Winter Haven Subdivision
	West	County	Flight Park
Date of DRC Review	March 29, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

December 12, 2017	City Council approved a general plan amendment to add a TOD land use designation
April 23, 2019	City Council approved the Vistas at the Point Concept Plan
August 31, 2020	Property came into Lehi as part of the Goulding Annexation
September 7, 2021	City Council approved the Vistas at the Point Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vistas at the Point Backbone Phase 3 located at approximately 3000 West Traverse Mountain Boulevard. This proposed backbone plat does not include any lots but includes two public streets, two private streets, parking and other improvements.

The applicant has an approved preliminary subdivision that includes lots. However, they are still working to find a

source and provide storage for water before any lots can be developed. The applicant worked with City Staff to develop an agreement allowing the approval of backbone plats before the required water infrastructure is in place. The agreement specifies that no lots can be approved until the water improvements are in place.

With the installation of the roadways, they will also install the pipes for future water and sewer. Putting in the backbone will help them get to building faster when the needed infrastructure is in place.

The DRC reviewed the proposed backbone subdivision and provided seven redline comments including:

1. An off-site parking plan will be required for this project. The goal of your plan is to control parking during construction. Only permitted vehicles will be allowed to park on streets <28' in width. All other vehicles will be required to park at a designated parking area. This parking area may be located at future of past phases of the project.
2. Please replace all "State Street Miyabei Maple" in park strip areas with a tree from the Lehi City approved Small Tree or Medium Tree recommended list for replacement in park strip areas.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed backbone plat. Any motion should include findings. Possible findings include:

1. The proposed backbone plat will provide public and private roadways in preparation for the future residential subdivision plat.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Vistas at the Point Backbone Phase 3
DRC Redline Comments

Geneva- requests final subdivision review of Vistas at the Point Backbone Phase 3 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Clayton Rackham and AJ
Date of Plans Reviewed: 03/21/23
Time Start: 2:44pm
Time End: 2:50pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Remove the easement where the retaining structures are required in the northeast corner

Garion – Fire:

2. An off-site parking plan will be required for this project. The goal of your plan is to control parking during construction. Only permitted vehicles will be allowed to park on streets <28' in width. All other vehicles will be required to park at a designated parking area. This parking area may be located at future of past phases of the project. Please provide a plan for all phases of this project.

Ryan – Water/Sewer:

3. Shift both water mains with bends to keep 10' separation of sewer main. this will allow you to move sewer over and storm drain Manhole will not be in curb.
4. Add detail sheet to plans road-14 All weather access road.
5. Move water service on the other side of 4" valve to blow off.

James – Parks:

6. Please replace all "State Street Miyabei Maple" in park strip areas with a tree from the Lehi City approved Small Tree or Medium Tree recommended list for replacement in park strip areas.

Armie– Building/Inspections:

7. If P.I. meters are wanted now, connection and impact fees will need to be paid before connections.

Jacob – Public Works: SWPPP and LTSWM prior to precon

Ross – Engineering: No comments

Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.

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

9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 11th

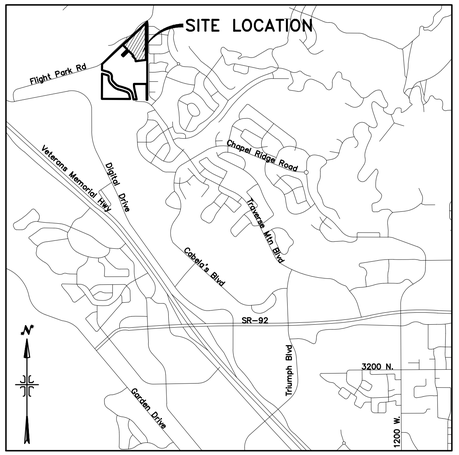
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VISTAS AT THE POINT PHASE 3

"BACKBONE" PLANS

LEHI, UTAH

FINAL PLAN SET



VICINITY MAP

-NTS-

LEGEND

(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL

GENERAL NOTES:

1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. ALL WELLS ON THIS PROPERTY MUST BE ELIMINATED BY A PROFESSIONAL WELL DRILLER WITH CERTIFICATION PROVIDED TO LEHI CITY.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELEVATION PLAN
8	FIRE ACCESS PLAN
9A,9B	POWER INFRASTRUCTURE
PP-01	PLAN & PROFILE - WINDSCAPE DRIVE - STA. 19+00 TO STA. 24+60
PP-02	PLAN & PROFILE - HILL CREST DRIVE - STA. 11+50 TO STA. 16+39
PP-03	PLAN & PROFILE - 3000 WEST - STA. 10+00 TO STA. 13+98
PP-04	PLAN & PROFILE - 5300 NORTH - STA. 14+50 TO STA. 16+50
PP-05	PLAN & PROFILE - 2940 WEST - STA. 10+00 TO STA, 13+77
DT-01	DETAIL SHEET
CS-01	CONSTRUCTION STANDARDS
CS-02	CONSTRUCTION STANDARDS
CS-03	CONSTRUCTION STANDARDS
CS-04	CONSTRUCTION STANDARDS

DEVELOPER

GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

DATA TABLE:

TOTAL ACRES: 9.00
TOTAL ACREAGE IN ROW: 1.23
ACREAGE OF OPEN SPACE=6.17
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)

REGISTERED PROFESSIONAL ENGINEER
ANDREW BLAKE PAYNE
No. 8348722
03/21/2023
STATE OF UTAH

VISTAS AT THE POINT PHASE 3

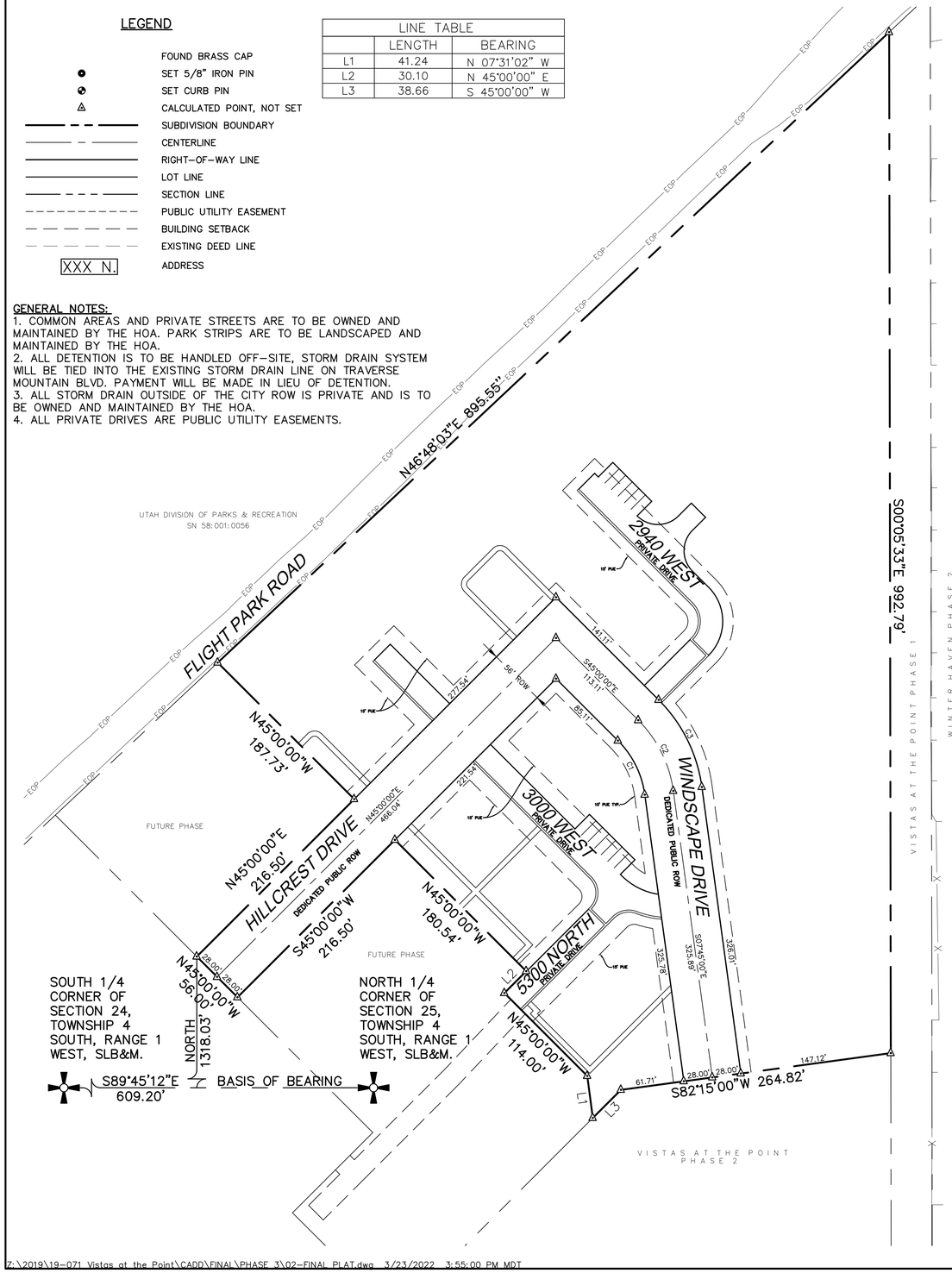
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

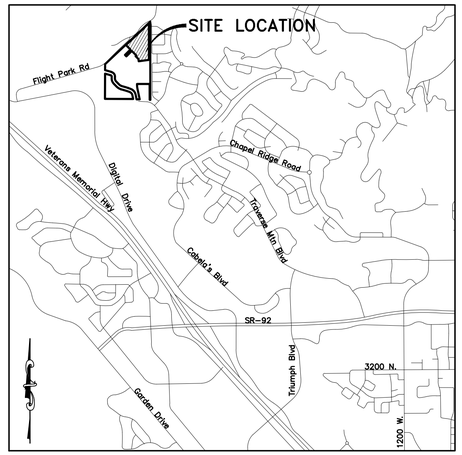
LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING DEED LINE
- XXX N. ADDRESS

LINE TABLE		
	LENGTH	BEARING
L1	41.24	N 07°31'02" W
L2	30.10	N 45°00'00" E
L3	38.66	S 45°00'00" W

GENERAL NOTES:
1. COMMON AREAS AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOA. PARK STRIPS ARE TO BE LANDSCAPED AND MAINTAINED BY THE HOA.
2. ALL DETENTION IS TO BE HANDLED OFF-SITE, STORM DRAIN SYSTEM WILL BE TIED INTO THE EXISTING STORM DRAIN LINE ON TRAVERSE MOUNTAIN BLVD. PAYMENT WILL BE MADE IN LIEU OF DETENTION.
3. ALL STORM DRAIN OUTSIDE OF THE CITY ROW IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HOA.
4. ALL PRIVATE DRIVES ARE PUBLIC UTILITY EASEMENTS.





VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	59.81'	92.00'	58.76'	N26°22'30"W	37°15'00"
C2	78.02'	120.00'	76.65'	N26°22'30"W	37°15'00"
C3	96.22'	148.00'	94.53'	N26°22'30"W	37°15'00"

PI AREAS		
LOCATION	PI SIZE	AREA
EAST OF WINDSCAPE	1.5"	2.80 acres
WEST OF WINDSCAPE	1.5"	0.92 acres
TOTAL	(2) 1.5"	3.72 acres

DATA TABLE:
TOTAL ACRES: 9.00
TOTAL ACREAGE IN ROW: 1.20
ACREAGE OF OPEN SPACE=6.17
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)

0 10 30 60 120 180

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

SURVEYORS CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°45'12"E 609.20 FEET AND NORTH 1318.03 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST SLB&M; AND RUNNING THENCE N45°00'00"E 216.50 FEET; THENCE N45°00'00"W 187.73 FEET; THENCE N46°48'03"E 895.55 FEET; THENCE S00°05'33"E 992.79 FEET; THENCE S82°15'00"W 264.82 FEET; THENCE S45°00'00"W 38.66 FEET; THENCE N07°31'02"W 41.24 FEET; THENCE N45°00'00"W 114.00 FEET; THENCE N45°00'00"E 30.10 FEET; THENCE N45°00'00"W 180.54 FEET; THENCE SOUTH 45°00'00"W 216.50 FEET; THENCE N45°00'00"W 56.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.00 ACRES.

OWNER'S DEDICATION

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

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER(S) HEREBY CONVEY ALL COMMON AREAS SHOWN ON THIS PLAT AS INDICATED HEREON TO THE HOA.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____. A.D. 2023.

MANAGING MEMBER:

MEMBER: MEMBER:

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. 2023
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES NOTARY PUBLIC (SEAL)

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. 2023.

MAYOR

APPROVED_____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D. 2023, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

VISTAS AT THE POINT PHASE 3

A "BACKBONE" PLAT

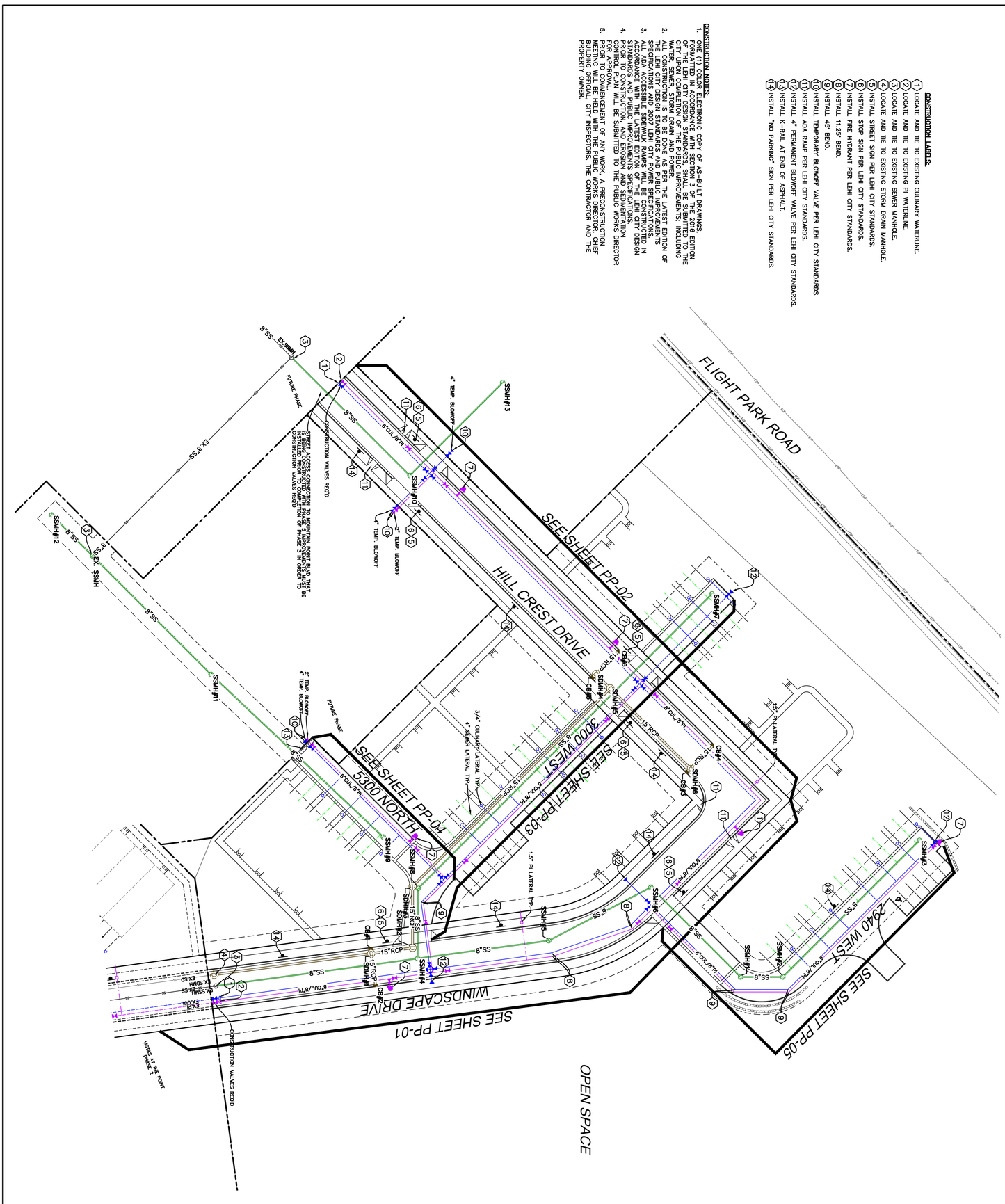
LEHI CITY, UTAH COUNTY, UTAH

CONTAINING 9.00 ACRES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

Z:\2019\19-071 Vistas at the Point\CADD\FINAL\PHASE 3\02-FINAL PLAT.dwg 3/23/2022 3:55:00 PM MDT



CONSTRUCTION LABELS:

1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE AND TIE TO EXISTING PI WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL 45° BEND.
10. INSTALL TEMPORARY BLOWOFF VALVE PER LEHI CITY STANDARDS.
11. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
12. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
13. INSTALL 4"-PAL AT END OF ASPHALT.
14. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.

CONSTRUCTION NOTES:

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, OR THE LATEST VERSION AS REQUIRED BY THE CITY, UPON COMPLETION OF THE PUBLIC IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
2. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS AND ALL ROADWAY ASPHALT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
3. A GRADING AND EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL. NO CONSTRUCTION OR GRADING SHALL COMMENCE PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLAN. A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")

0 10 20 40 80 120

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VISTAS AT THE POINT PHASE 3

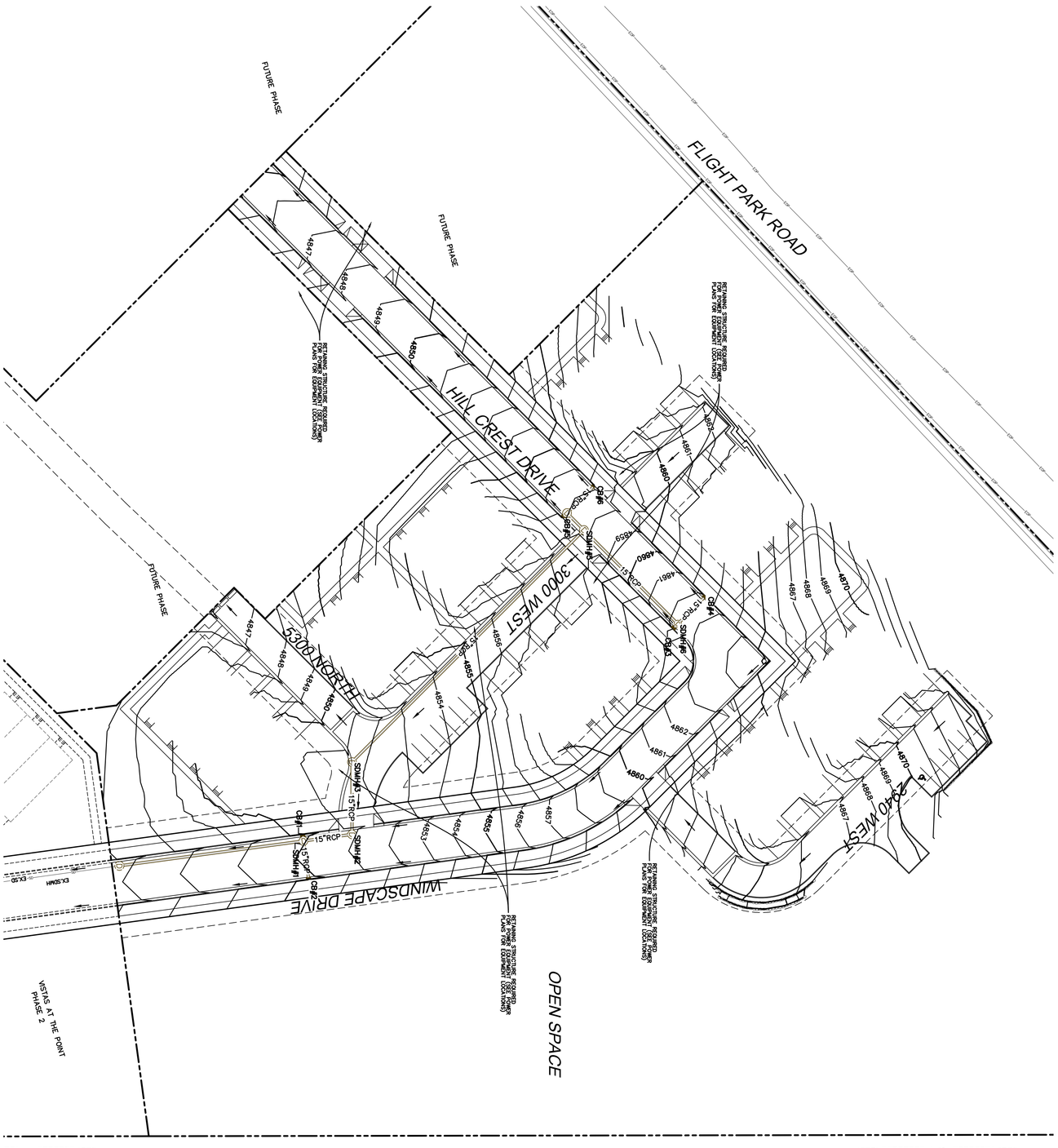
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

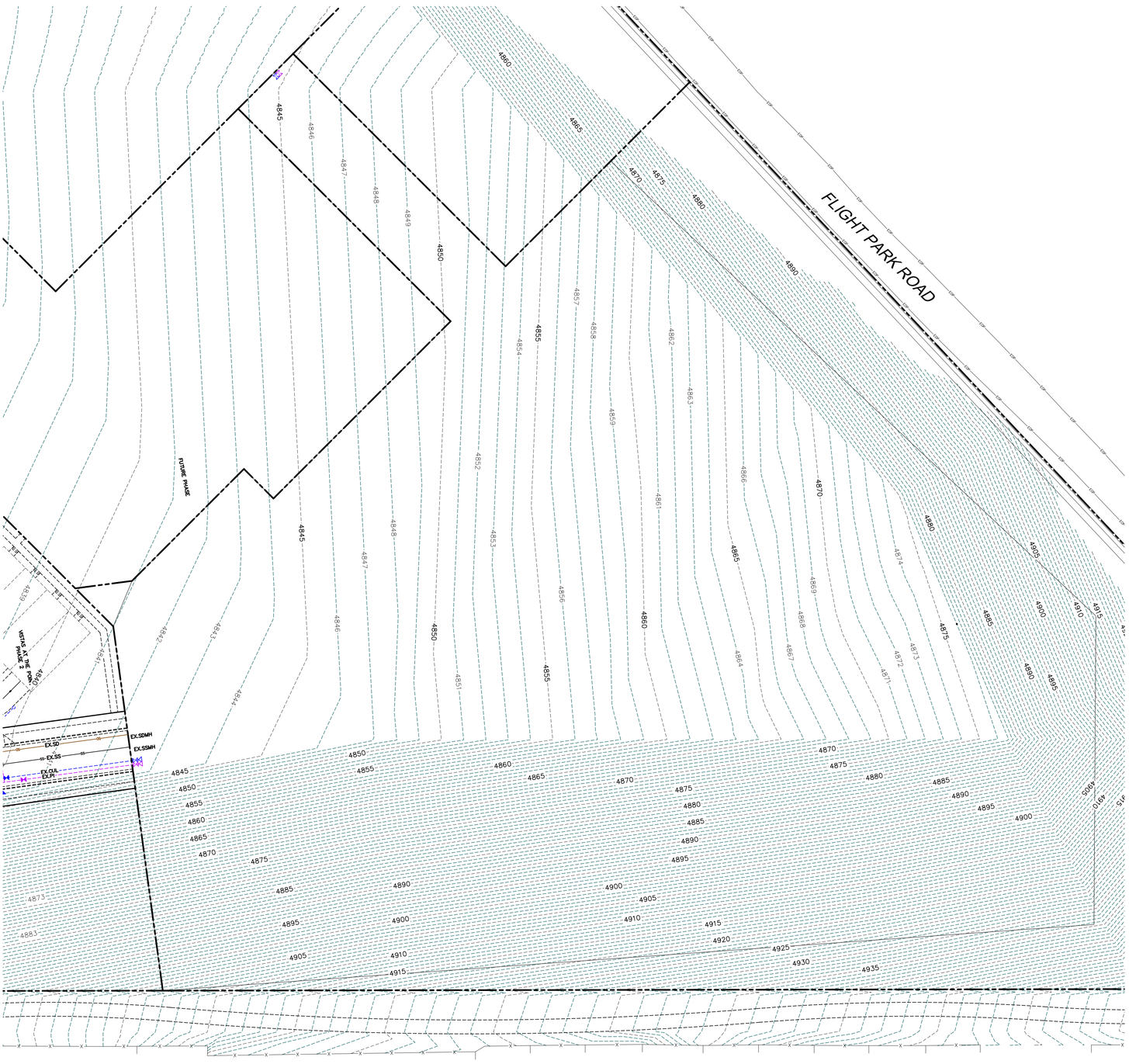
UTILITY & INDEX

LEHI, UTAH

SHEET NO.
3

Z:\2019\19-071 VISTAS AT THE POINT\CADD\FINAL\PHASE 3\ARCHIVE 1-17-23 (REMOVED UNITS)\03-UTILITY INDEX.DWG


FUTURE PHASE
FUTURE PHASE
FUTURE PHASE
FLIGHT PARK ROAD
HILL CREST DRIVE
1300 WEST
2940 WEST
HARON COVE
WINDSCAPE DRIVE
OPEN SPACE
VISTAS AT THE POINT PHASE 2
RETAINING STRUCTURE REQUIRED FOR FIRE EQUIPMENT TURN AROUND
RETAINING STRUCTURE REQUIRED FOR FIRE EQUIPMENT TURN AROUND
RETAINING STRUCTURE REQUIRED FOR FIRE EQUIPMENT TURN AROUND
RETAINING STRUCTURE REQUIRED FOR FIRE EQUIPMENT TURN AROUND
15"RCP
15"RCP
15"RCP
15"RCP
15"RCP
15"RCP
EX.SDMH
EX.SDMH
SDMH
SDMH



SCALE 1" = 40' (24"x36")
SCALE 1" = 80' (11"x17")

0 5 10 20 40 80 120

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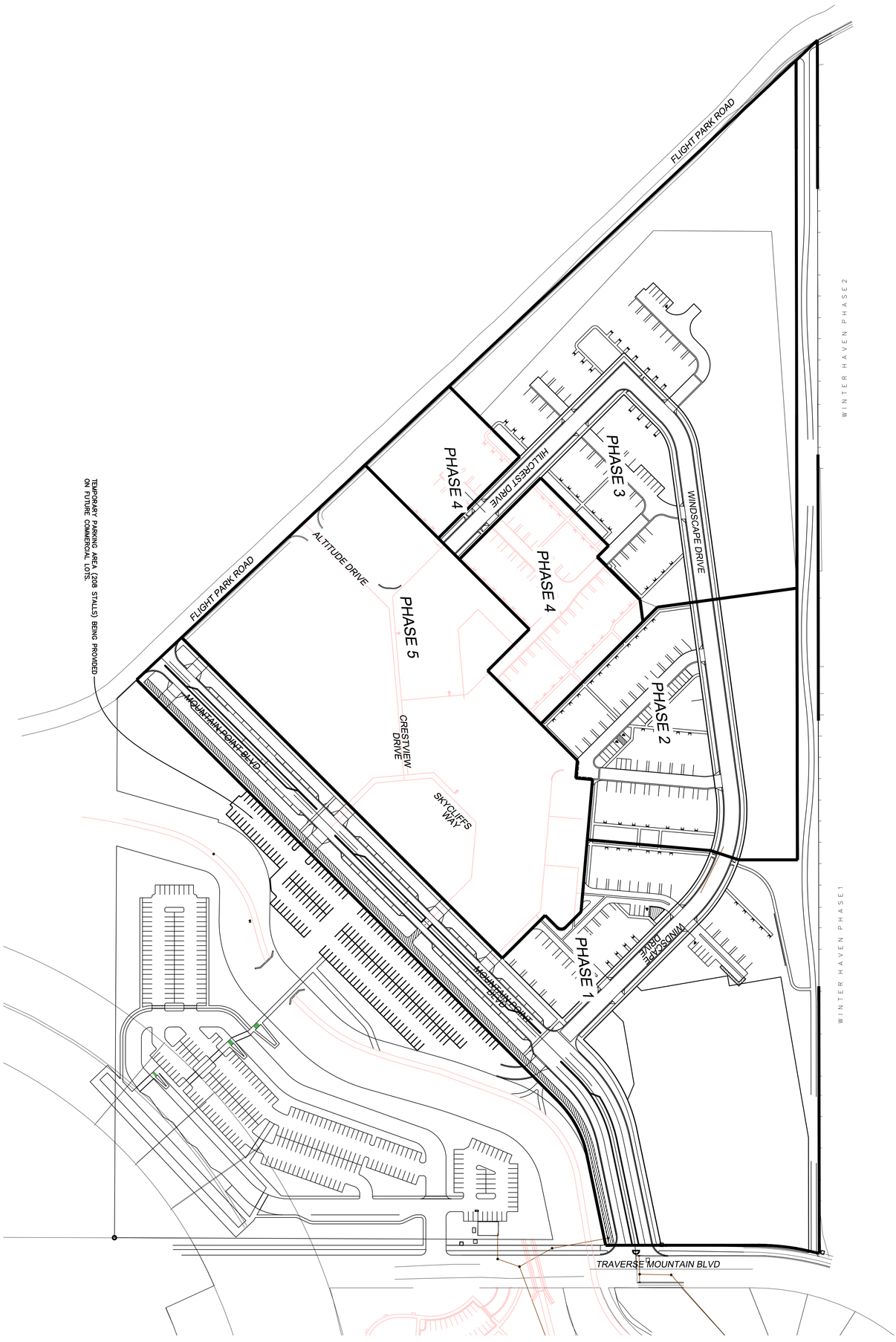
VISTAS AT THE POINT PHASE 3

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PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.
05



0 25 50 100 200 300

SCALE 1" = 100' (24"x36")
SCALE 1" = 200' (11"x17")

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VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

LEHI, UTAH

SHEET NO. 6

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

SHEET NO. 07

ELEVATION PLAN

LEHI, UTAH

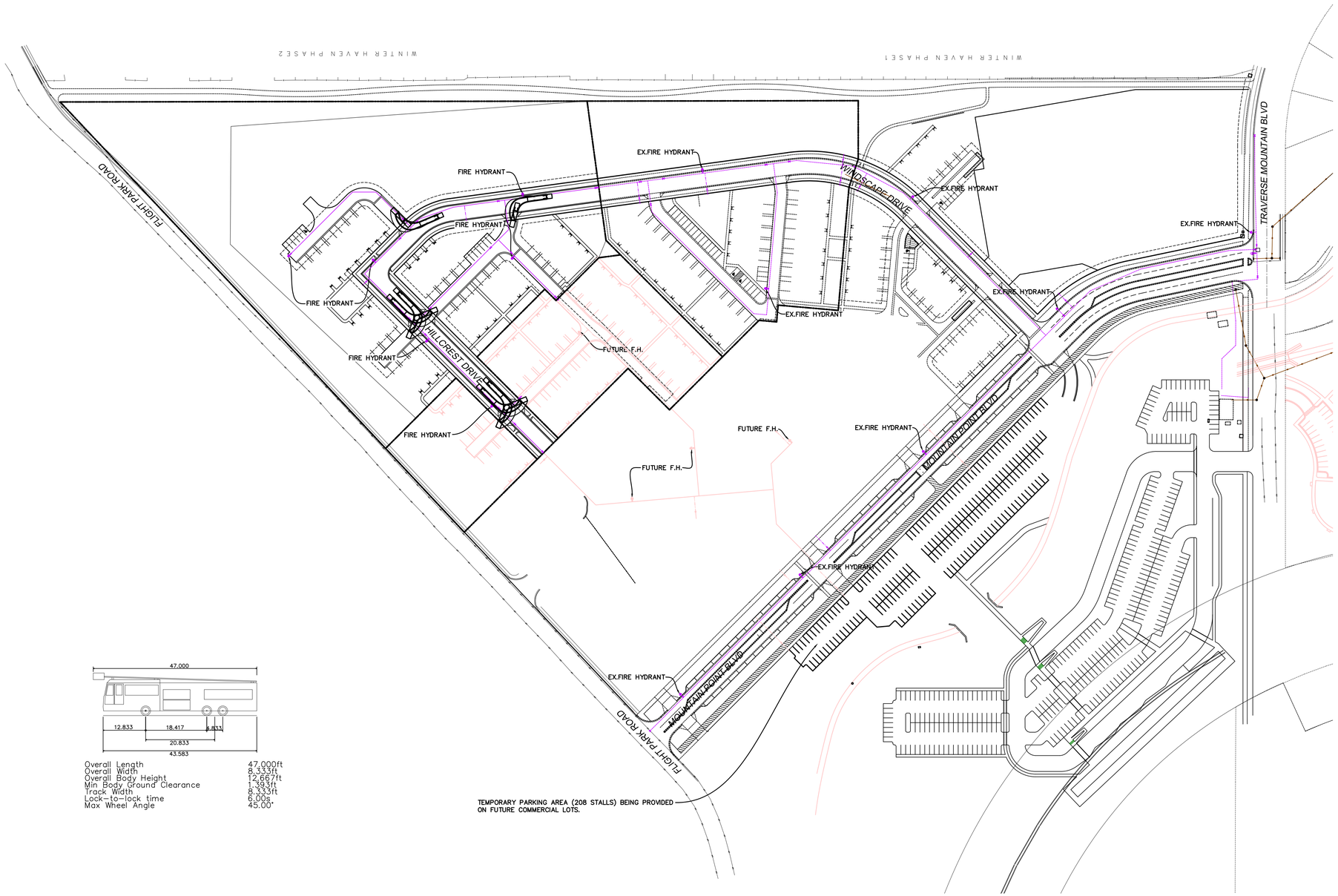
VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:
1. THE TEMPORARY PARKING AREA THAT IS BEING INSTALLED ON THE FUTURE COMMERCIAL LOTS WILL BE INSTALLED AT THE START OF CONSTRUCTION FOR PHASE 1 AND USED FOR CONSTRUCTION PARKING DURING ALL CONSTRUCTION PHASES.



0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	12.667ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

SHEET NO. 08

FIRE ACCESS PLAN

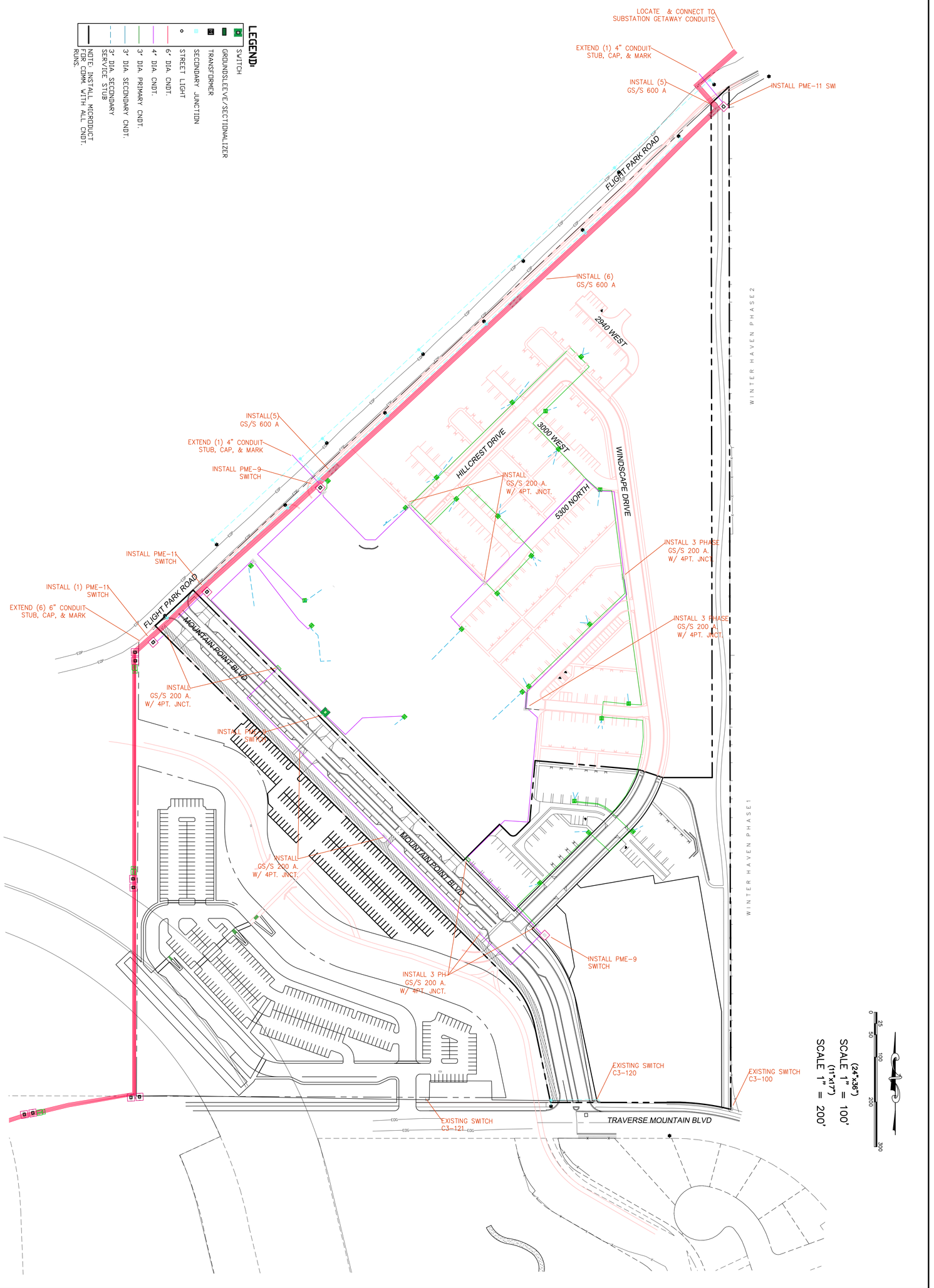
LEHI, UTAH

VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VISTAS AT THE POINT

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OVERALL POWER INFRASTRUCTURE

LEHI, UTAH

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SHEET NO.

9A

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(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL MICRODUCT FOR COMM. WITH ALL CNDT. RUNS.

SHEET NO. 9B

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PHASE 3 POWER
INFRASTRUCTURE

LEHI, UTAH

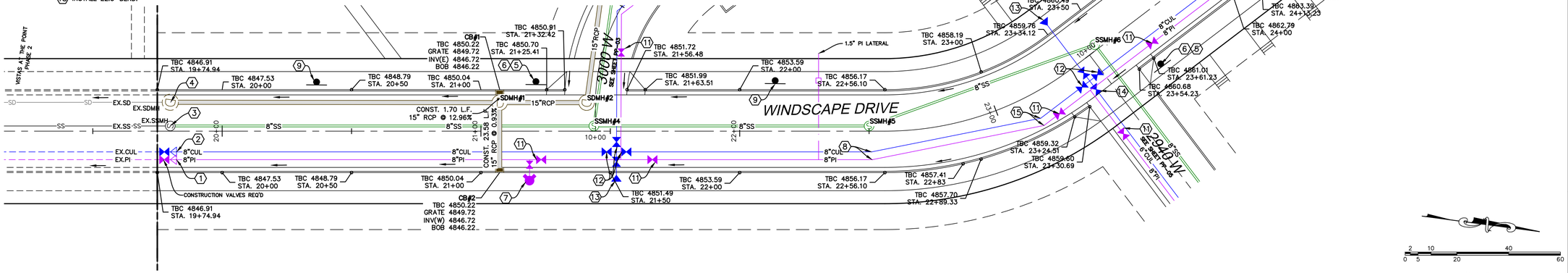
VISTAS AT THE POINT
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

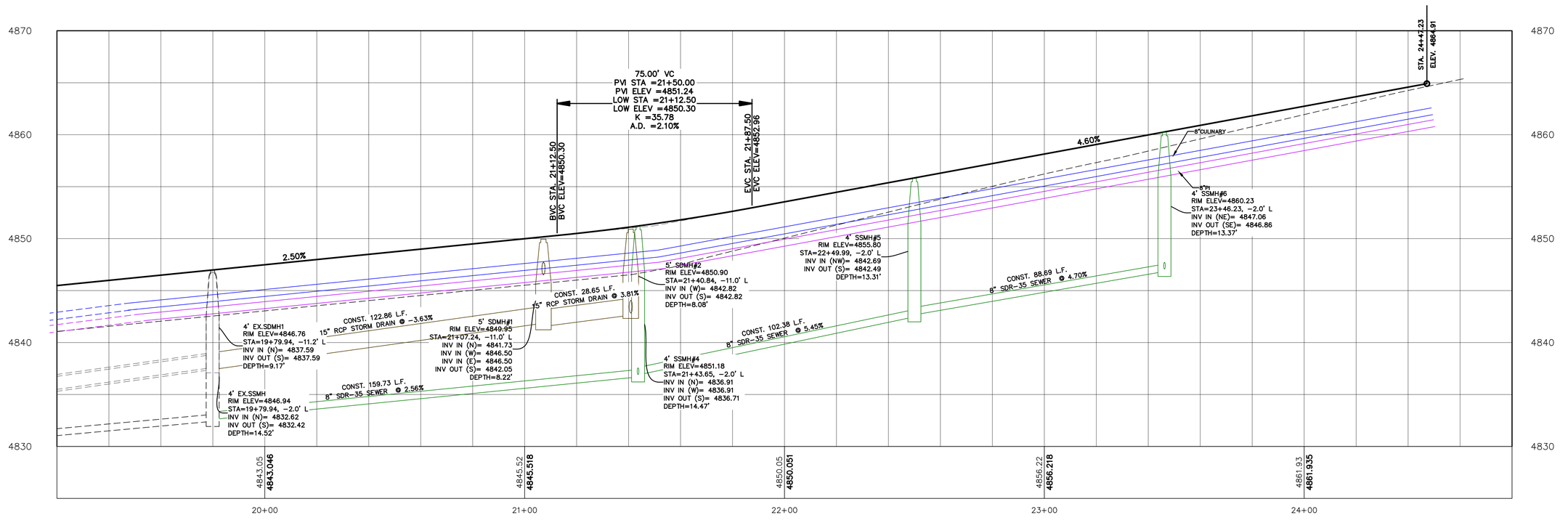
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CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING PI WATERLINE.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
5. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
6. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
10. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
11. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
12. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.
13. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
14. INSTALL 6" CULINARY VALVE PER LEHI CITY STANDARDS.
15. INSTALL 22.5° BEND.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

WINDSCAPE DRIVE
STA. 19+00 TO STA.24+60

LEHI, UTAH

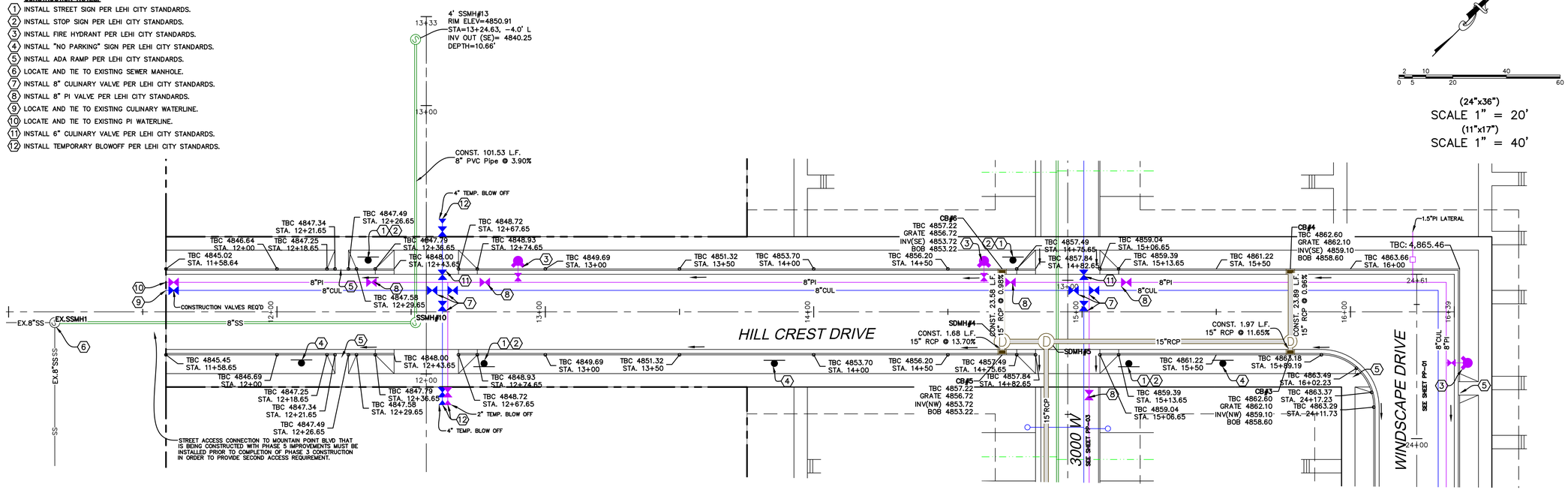
SHEET NO.
PP-01

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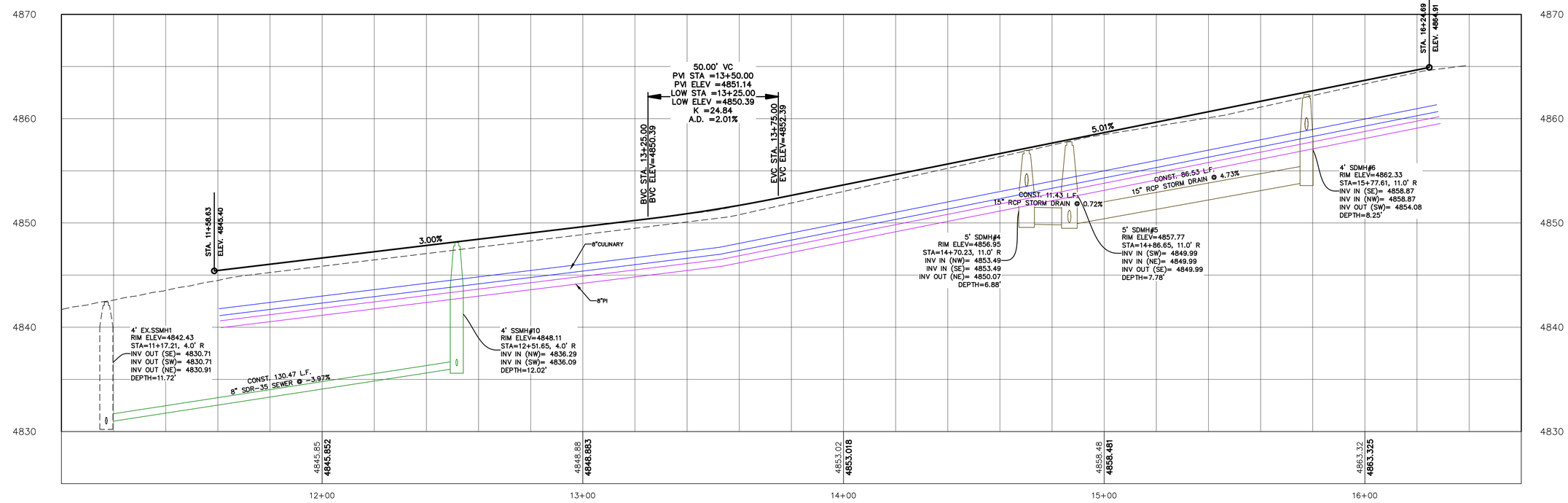
Z:\2019\19-071 VISTAS AT THE POINT\CAD\FINAL\PHASE 3\ARCHIVE 1-17-23 (REMOVED UNITS)\VP-3-PP.DWG

CONSTRUCTION NOTES:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
4. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
5. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
7. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
9. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
10. LOCATE AND TIE TO EXISTING PI WATERLINE.
11. INSTALL 6" CULINARY VALVE PER LEHI CITY STANDARDS.
12. INSTALL TEMPORARY BLOWOFF PER LEHI CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-02

HILL CREST DRIVE
STA. 11+50 TO STA.16+39

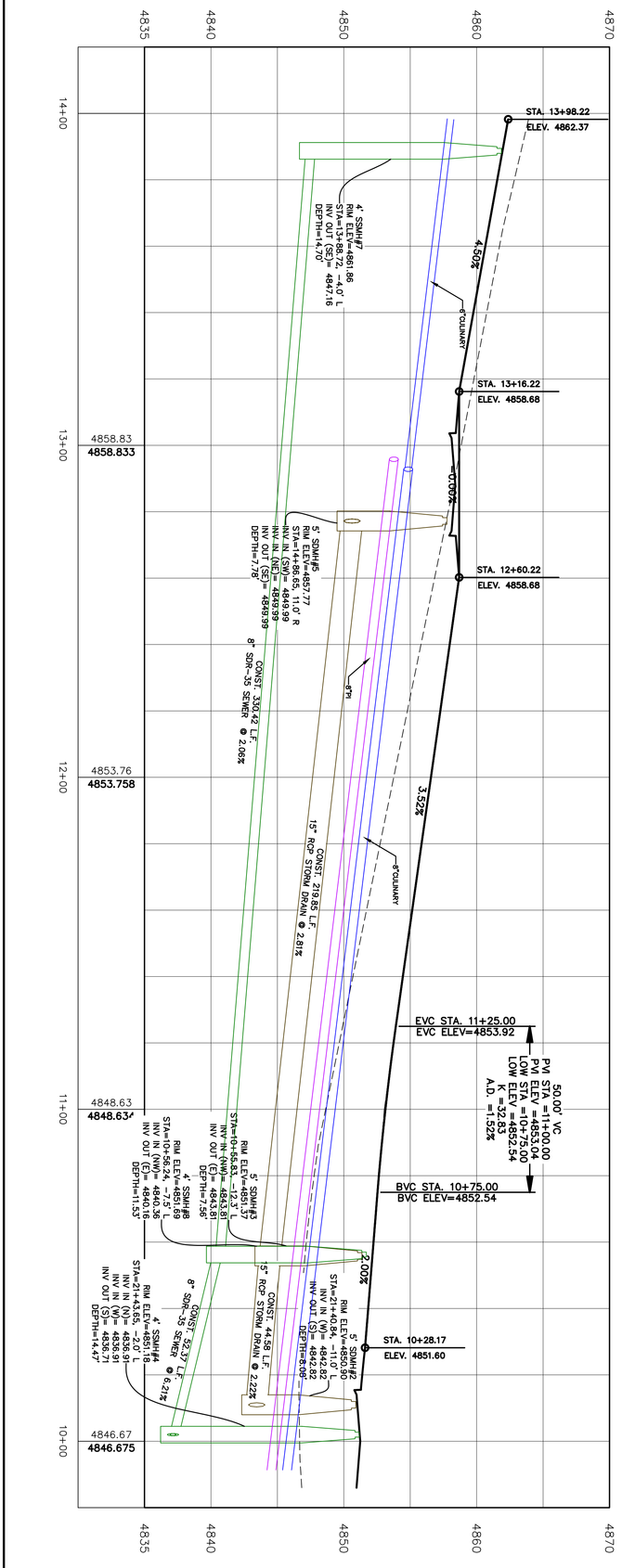
LEHI, UTAH

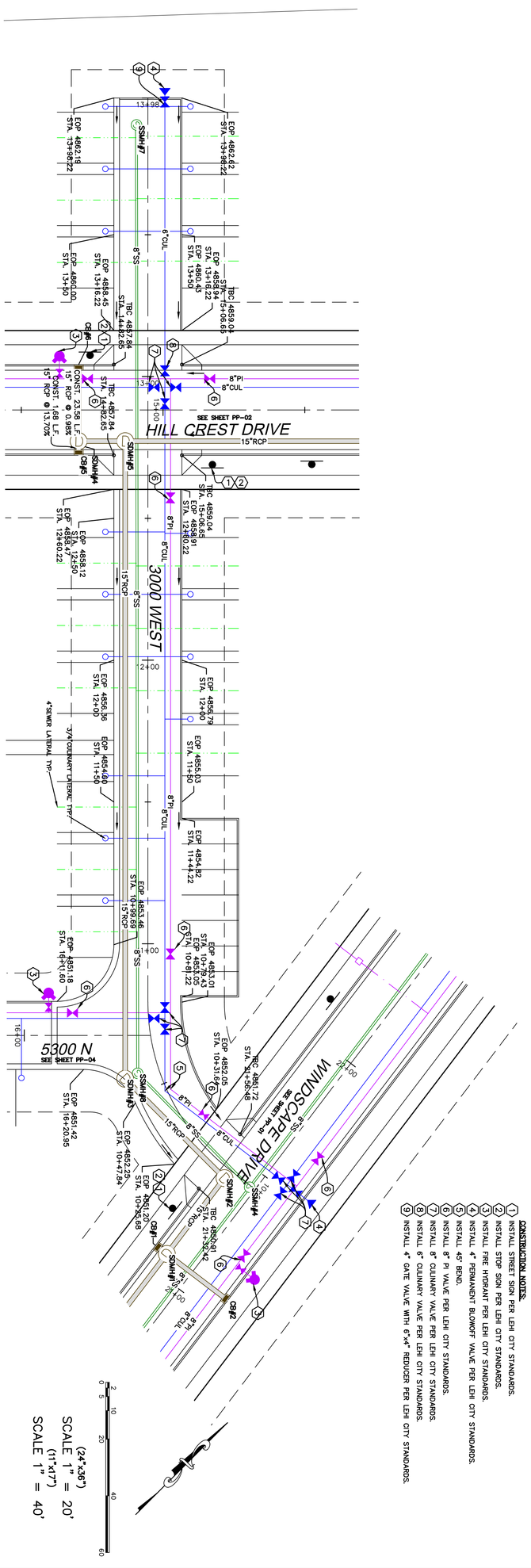
VISTAS AT THE POINT
PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:
1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
4. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
5. INSTALL 45° BEND.
6. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
7. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.
8. INSTALL 6" CULINARY VALVE PER LEHI CITY STANDARDS.
9. INSTALL 4" GATE VALVE WITH 6"x4" REDUCER PER LEHI CITY STANDARDS.

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VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.
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SPANISH FORK, UT 84660

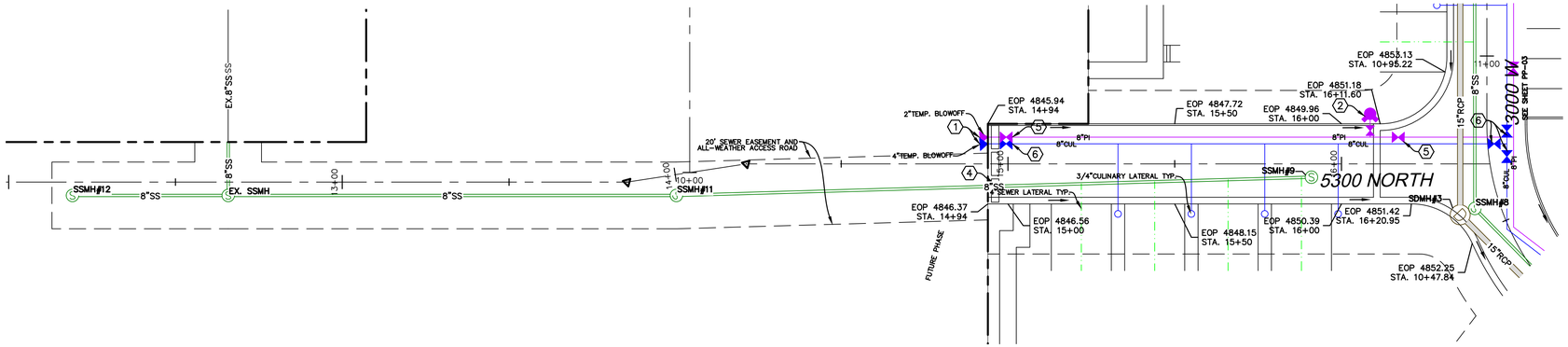
3000 WEST
STA. 10+00 TO STA.13+98

LEHI, UTAH

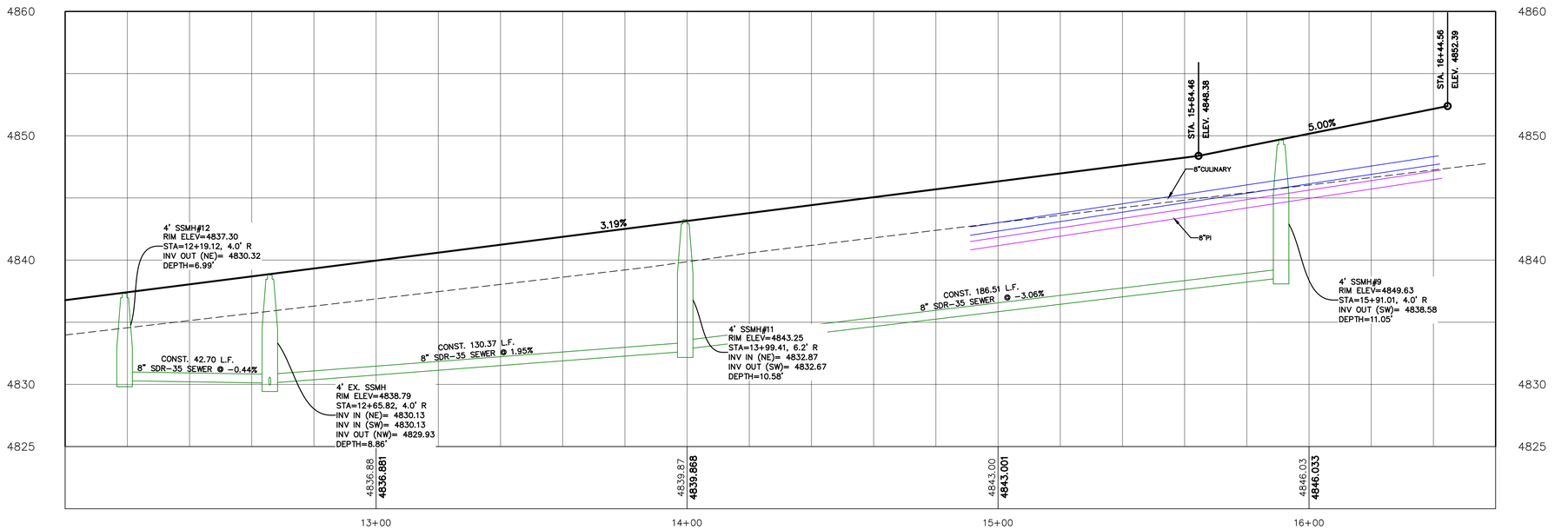
SHEET NO.
PP-03

CONSTRUCTION NOTES:

1. INSTALL TEMPORARY BLOWOFF PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL 4" PERMANENT BLOWOFF PER LEHI CITY STANDARDS.
4. INSTALL K-RAIL AT END OF ASPHALT.
5. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VISTAS AT THE POINT
PHASE 3
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

5300 NORTH
STA. 14+50 TO STA.16+50

LEHI, UTAH

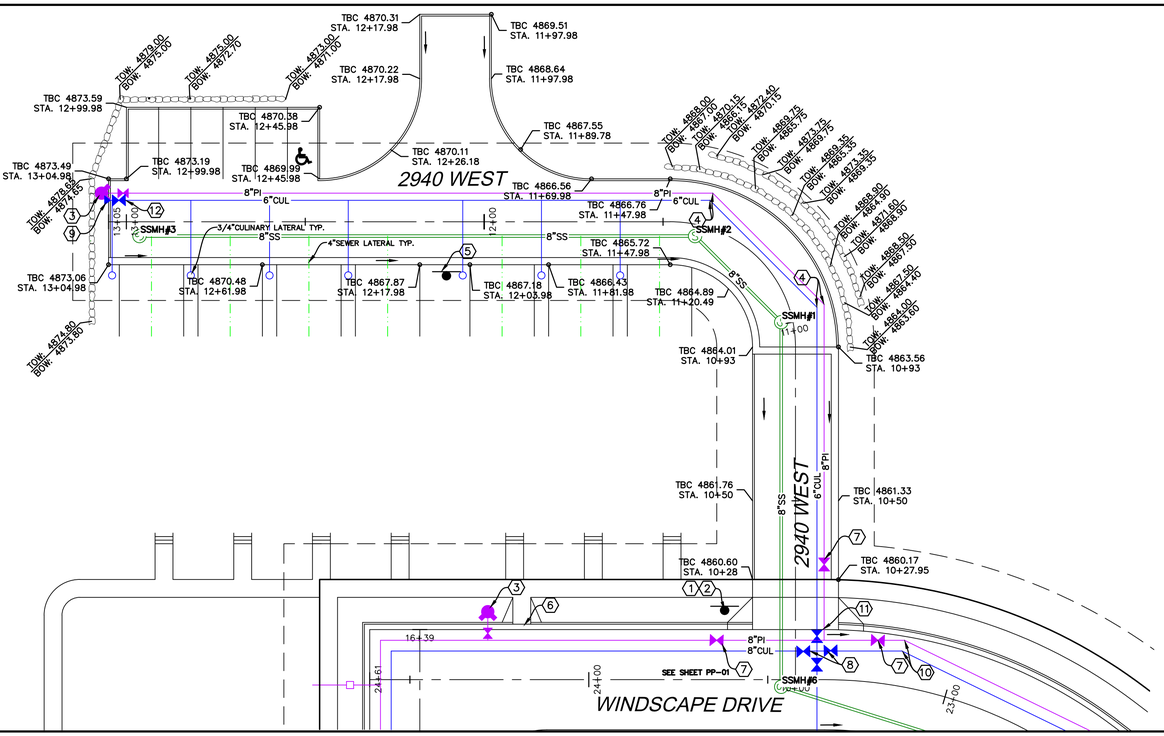
SHEET NO.
PP-04

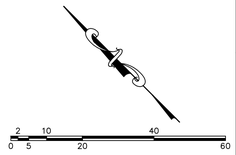
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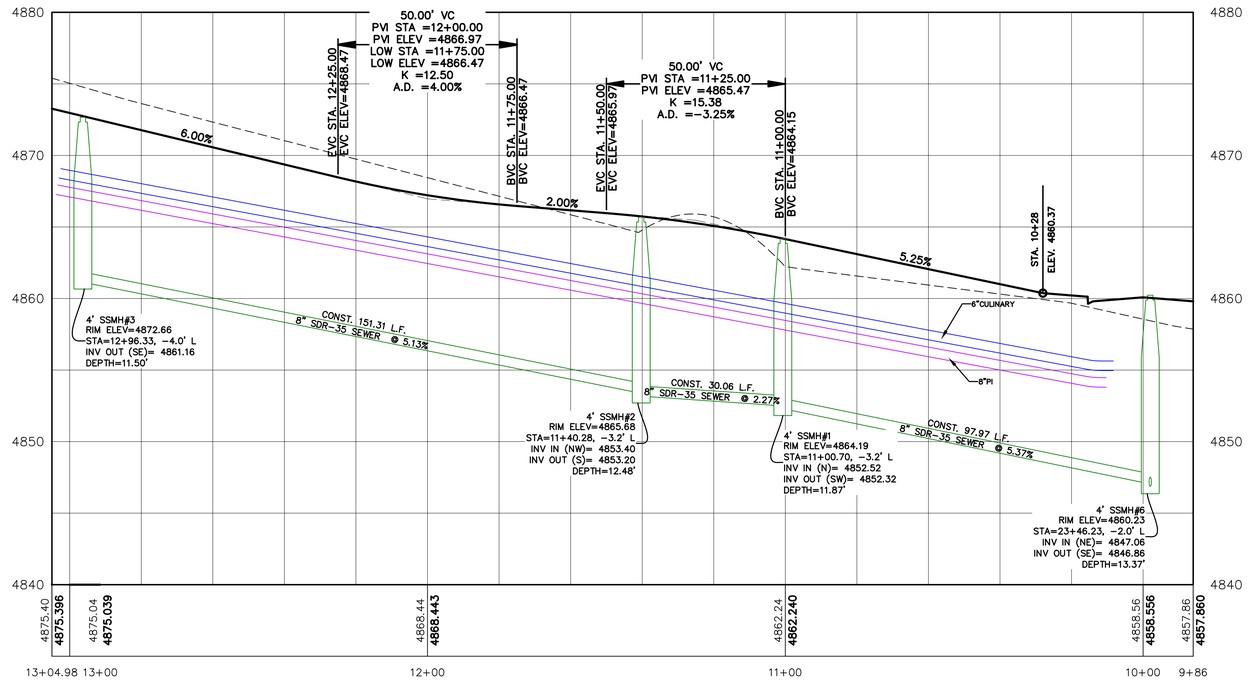
CONSTRUCTION NOTES:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL STOP SIGN PER LEHI CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
4. INSTALL 45° BEND.
5. INSTALL "NO PARKING" SIGN PER LEHI CITY STANDARDS.
6. INSTALL ADA RAMP PER LEHI CITY STANDARDS.
7. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.
9. INSTALL 4" PERMANENT BLOWOFF PER LEHI CITY STANDARDS.
10. INSTALL 22.5° BEND.
11. INSTALL 6" CULINARY VALVE PER LEHI CITY STANDARDS.
12. INSTALL 4" GATE VALVE WITH 6"x4" REDUCER PER LEHI CITY STANDARDS.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VISTAS AT THE POINT PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

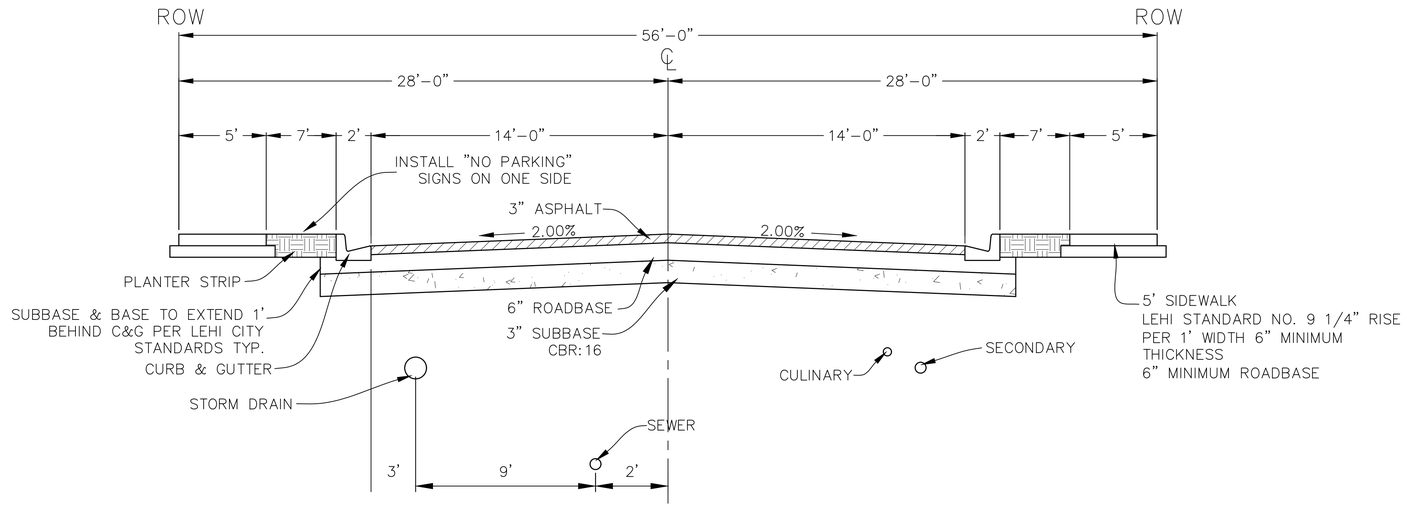
2940 WEST
STA. 10+00 TO STA.13+77

LEHI, UTAH

SHEET NO.
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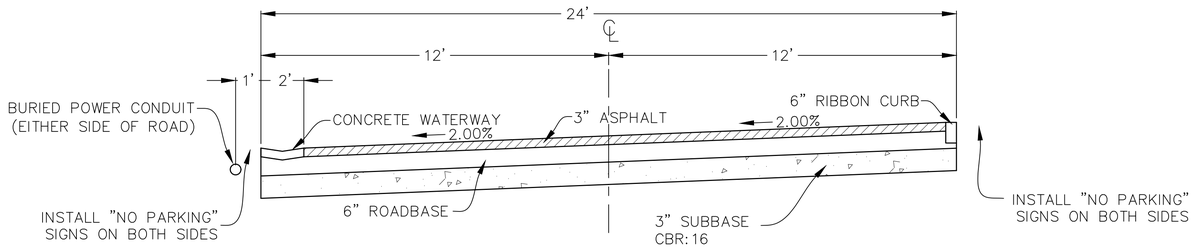
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DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

WINDSCAPE DRIVE

-NTS-

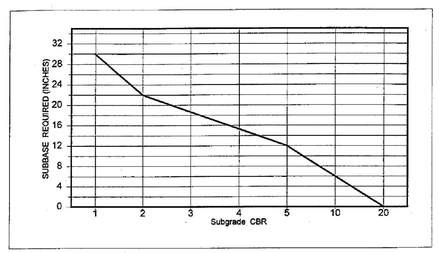


DETAIL - TYPICAL 24' PRIVATE DRIVE STREET SECTION

PRIVATE DRIVE

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

SHEET NO. DT-01

DETAILS

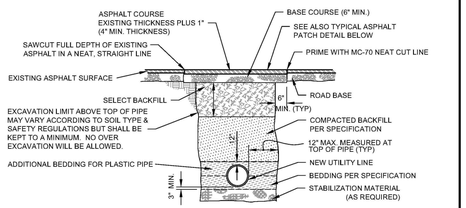
LEHI, UTAH

VISTAS AT THE POINT
PHASE 3
A RESIDENTIAL SUBDIVISION

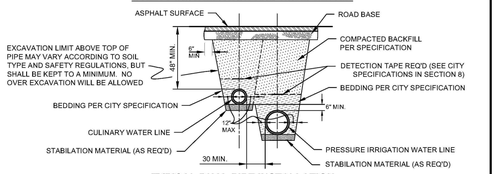
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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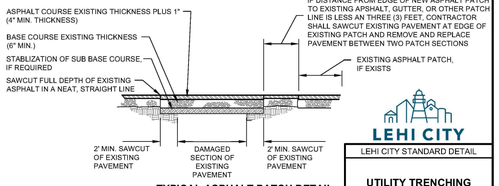


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



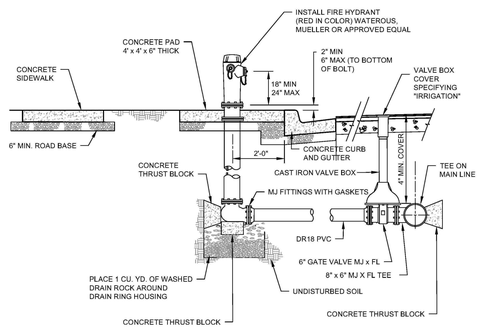
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: *JANUARY 2022*



FIRE HYDRANT WITH VALVE

NOTES:

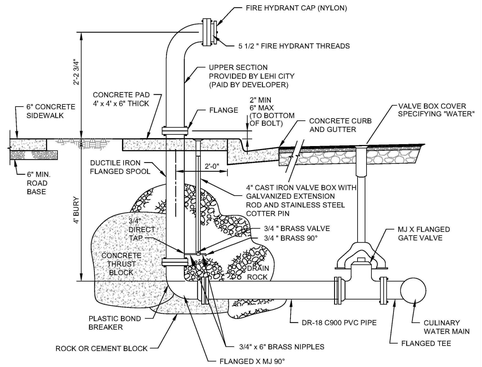
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: *JANUARY 2022*



NOTE:

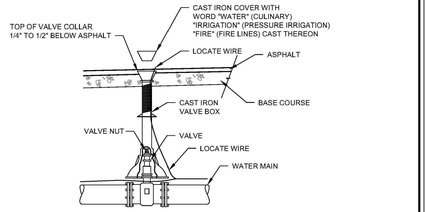
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: *JANUARY 2022*



NOTES:

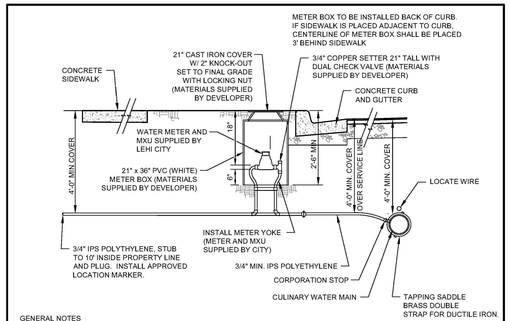
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: *JANUARY 2022*



GENERAL NOTES

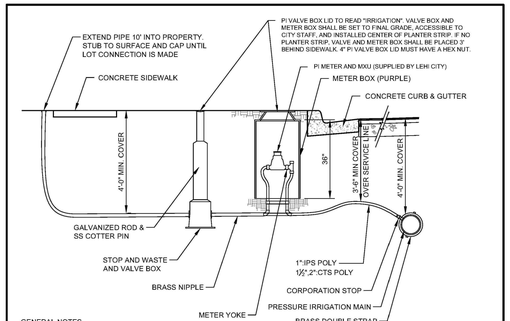
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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 METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: *JANUARY 2022*



GENERAL NOTES

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

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-1five-11-44	FORD VB876-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-5W 1	FORD B11-6660W-NL 1 1/2	Ford B11-7770W-NL 2
RING	DBLL-2244	DBLL-2242	
RING ADAPTER	NA	L-2336 SO-2 MTR ADPT RING	
LID	DFW12AUT-5WWY-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	91D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-2124336-PTR	SIGMA RMP-2230336-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

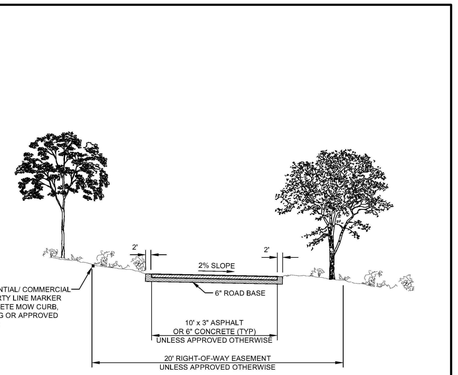
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



PROVIDE A TRAIL RAMP DETAIL?
RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

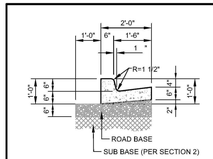
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

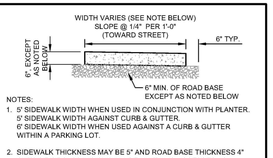
LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 DATE: *JANUARY 2022*



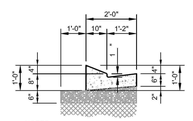
HIGH BACK CURB & GUTTER



NOTES:

1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

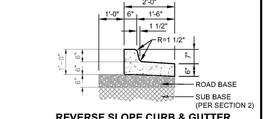
SIDEWALK



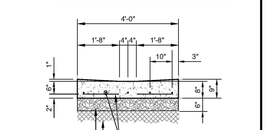
NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER
(MOUNTABLE TYPE)



REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

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

LEHI CITY

LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: *JANUARY 2022*

SHEET NO.
CS-01

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 3
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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LEHI CITY

LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 DATE: JANUARY 2022

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: JANUARY 2022

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: JANUARY 2022

NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 DATE: JANUARY 2022

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: JANUARY 2022

NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS. CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

COMBO BOX

SD-08 DATE: JANUARY 2022

SHEET NO. **CS-02**

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 3
A RESIDENTIAL SUBDIVISION
ATLAS ENGINEERING PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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TEMPORARY CONSTRUCTION POWER:

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

TEMPORARY POWER WILL BE CONSIDERED UPON REQUEST FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER/BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.2.1) 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 560 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 560 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 LOCATIONS 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, SECONDARY JUNCTION BOXES, COMMUNICATION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT AND COMMUNICATION NETWORK CONDUIT AND DUCT LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

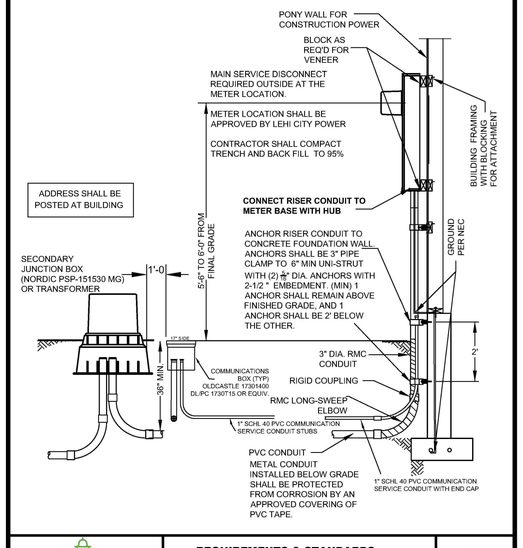
ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RMC LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR SHALL BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION PEDESTAL TO THE ABOVE GROUND UNISTRUT AT THE BUILDING AND CAPPED.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
ELECTRICAL SERVICE INFORMATION
MULTI-FAMILY & COMMERCIAL POWER SERVICE

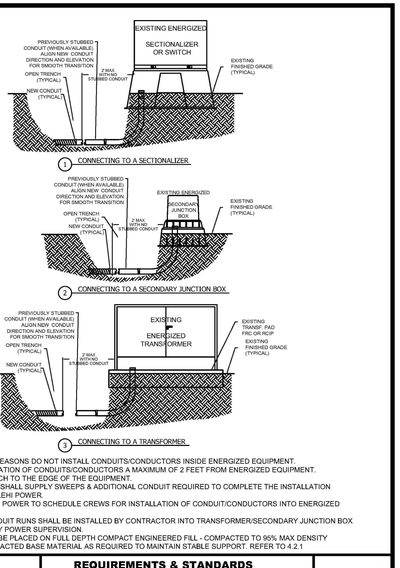
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LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
UNDERGROUND SERVICE 100-400 AMP (1 PHASE)
CONSTRUCTION POWER SERVICE

DWG: 3.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

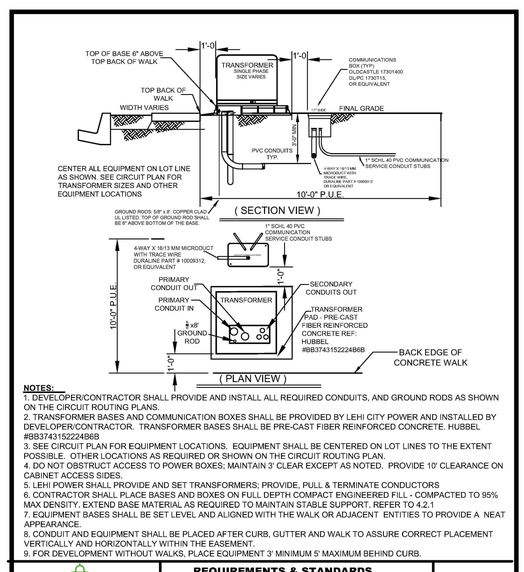


NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.0 | REV. 0.00 | BY: GWK/BT | DATE:12/10/17

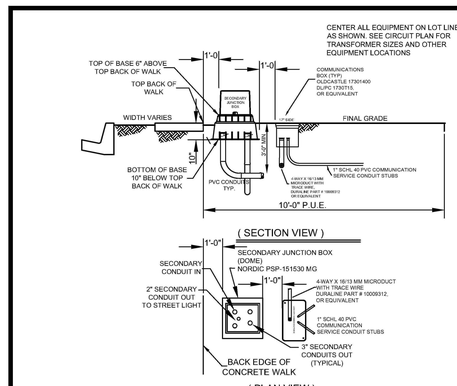


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB374315222486B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES AND BOXES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT, REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER SINGLE PHASE
(LOCATIONS IN THE P.U.E.)

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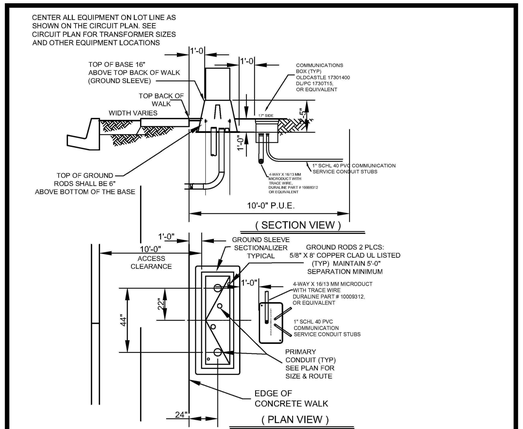


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED 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 AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.2 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

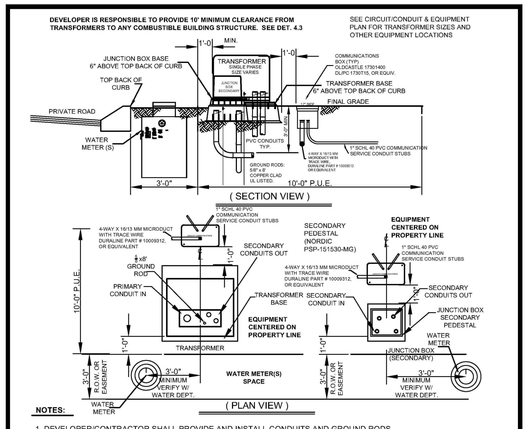
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
GROUND SLEEVE/ SECTIONALIZER
(TYPICAL LOCATION IN THE P.U.E.)

DWG: 4.1.3 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

DEVELOPER IS RESPONSIBLE TO PROVIDE 10' MINIMUM CLEARANCE FROM TRANSFORMERS TO ANY COMBUSTIBLE BUILDING STRUCTURE. SEE DET. 4.3

SEE CIRCUIT/CONDUIT & EQUIPMENT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS.
2. LEHI CITY POWER SHALL PROVIDE TRANSFORMER BASES, COMMUNICATION BOXES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION
(DEVELOPMENT WITHOUT WALK)

DWG: 4.1.7 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

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" MINIMUM 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 THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS 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 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

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 IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 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 (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT.
IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE.
LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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 RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE ½ YARD FLOWABLE FILL THRUST BLOCK 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", 2", AND 1" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP--WITH MINIMUM RADIUS OF 36 INCHES FOR 3", AND WITH MINIMUM RADIUS OF 24 INCHES FOR 2" AND 1". ALL RMC 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.

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.

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

LEHI CITY POWER DEPARTMENT

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

DWG: 4.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

SHEET NO. CS-03

CONSTRUCTION STANDARDS

LEHI, UTAH

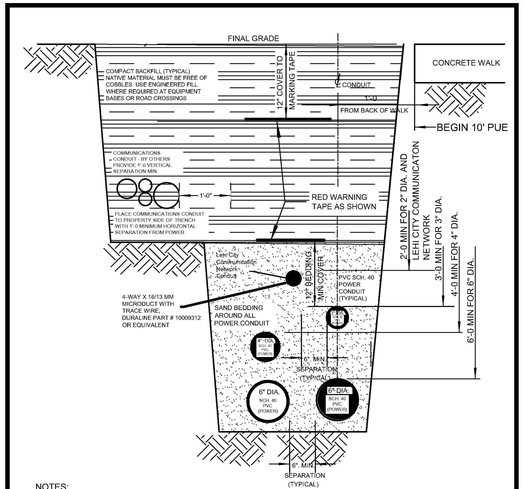
VISTAS AT THE POINT PHASE 3

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" 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
6. LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

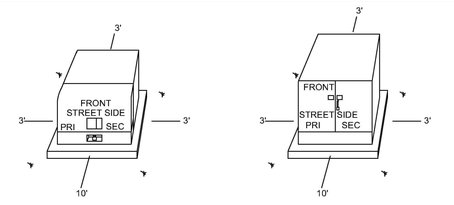
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:

IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.
EXCEPTION: LEHI CITY OWNED COMMUNICATION BOXES MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT (NON-ACCESS SIDE, AWAY FROM STREET) OF PADMOUNTED EQUIPMENT.
PLACEMENT SHALL BE AS INDICATED ON CONDUIT SYSTEM DESIGN DRAWINGS.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

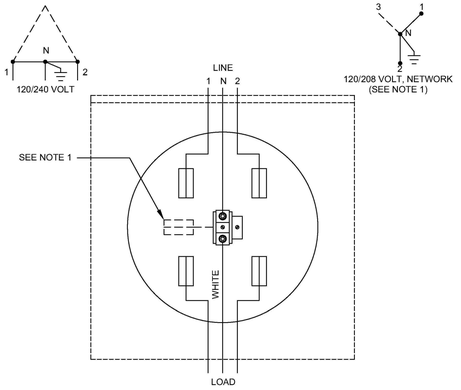
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.1**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



NOTES:

1. A FIFTH TERMINAL (STINGER) IS REQUIRED FOR A 120/208V SERVICE.
2. WIRE SIZE RANGE:
   2.1 - 100 AMP SOCKET: LUGS SUITABLE FOR #6 - #2/0 STRANDED CU/AL CONDUCTORS.
   2.2 - 200 AMP SOCKET: LUGS SUITABLE FOR #2 - 350 KCMIL CU/AL CONDUCTORS.
3. APPROXIMATE DIMENSIONS:
   3.1 - 100 AMP SOCKET: 3-5/16"(D) X 8"(W) X 11-1/2"(H).
   3.2 - 200 AMP SOCKET: 4-3/8"(D) X 11"(W) X 15-1/2"(H).
4. CONTACT LEHI CITY POWER FOR AVAILABLE SERVICE VOLTAGES.

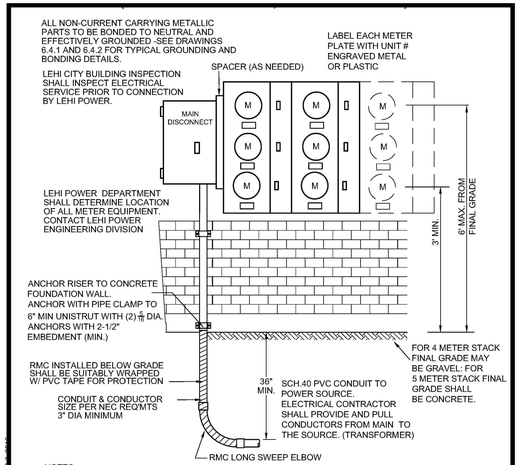
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

METER SOCKET SINGLE PHASE WIRING DIAGRAM 120/240 VOLT OR 120/208 VOLT

100 - 200 AMP RESIDENTIAL OR COMMERCIAL

DWG: **6.1.1**
REV. 0.00
BY: GWK/BT
DATE: 4/21/17



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. REFER TO 4.2.1
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

DWG: **6.1.4**
REV. 0.00
BY: GWK/BT
DATE: 3/28/16

SHEET NO. **CS-04**

CONSTRUCTION STANDARDS

LEHI, UTAH

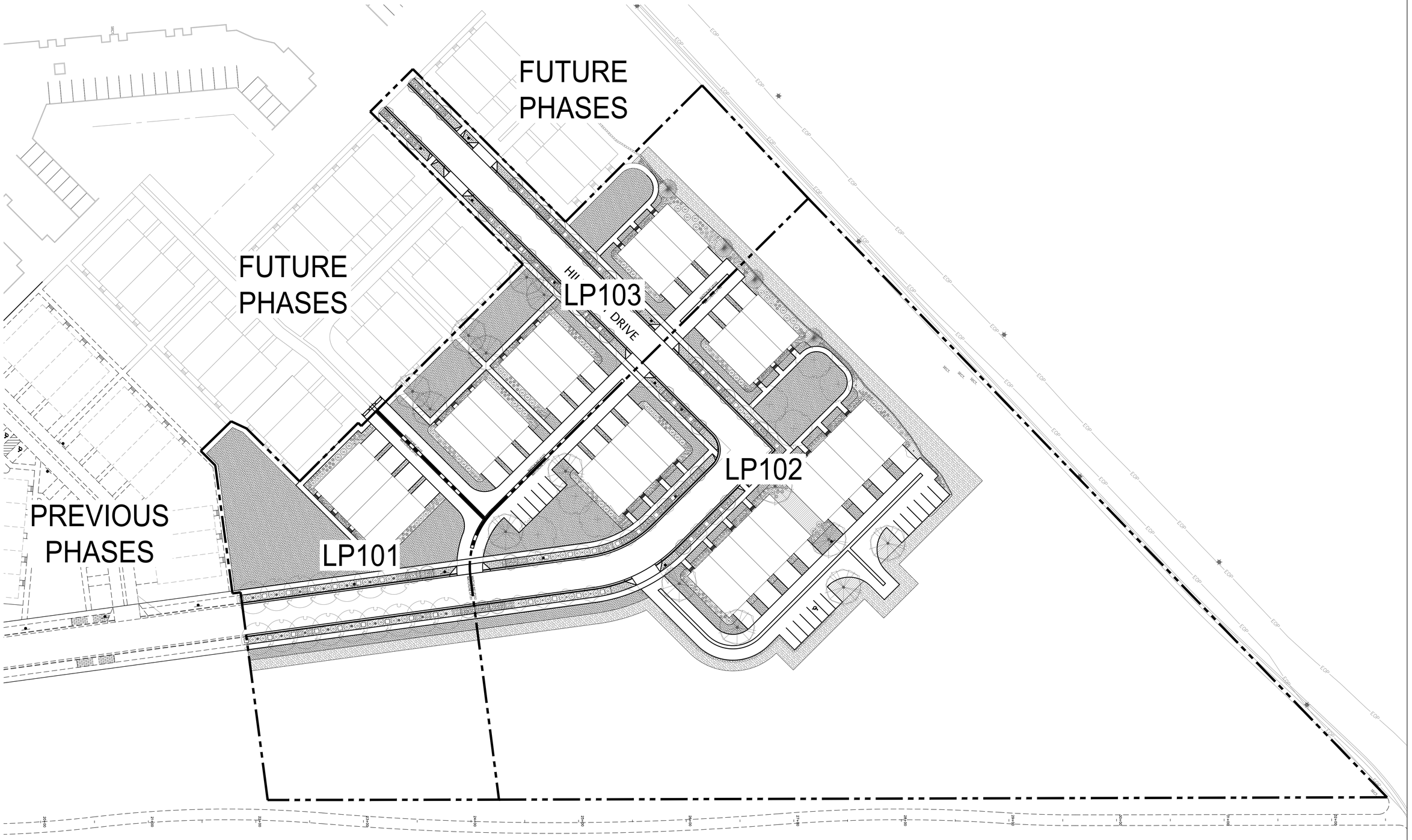
VISTAS AT THE POINT PHASE 3

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ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 3
LEHI, UTAH

REVISIONS

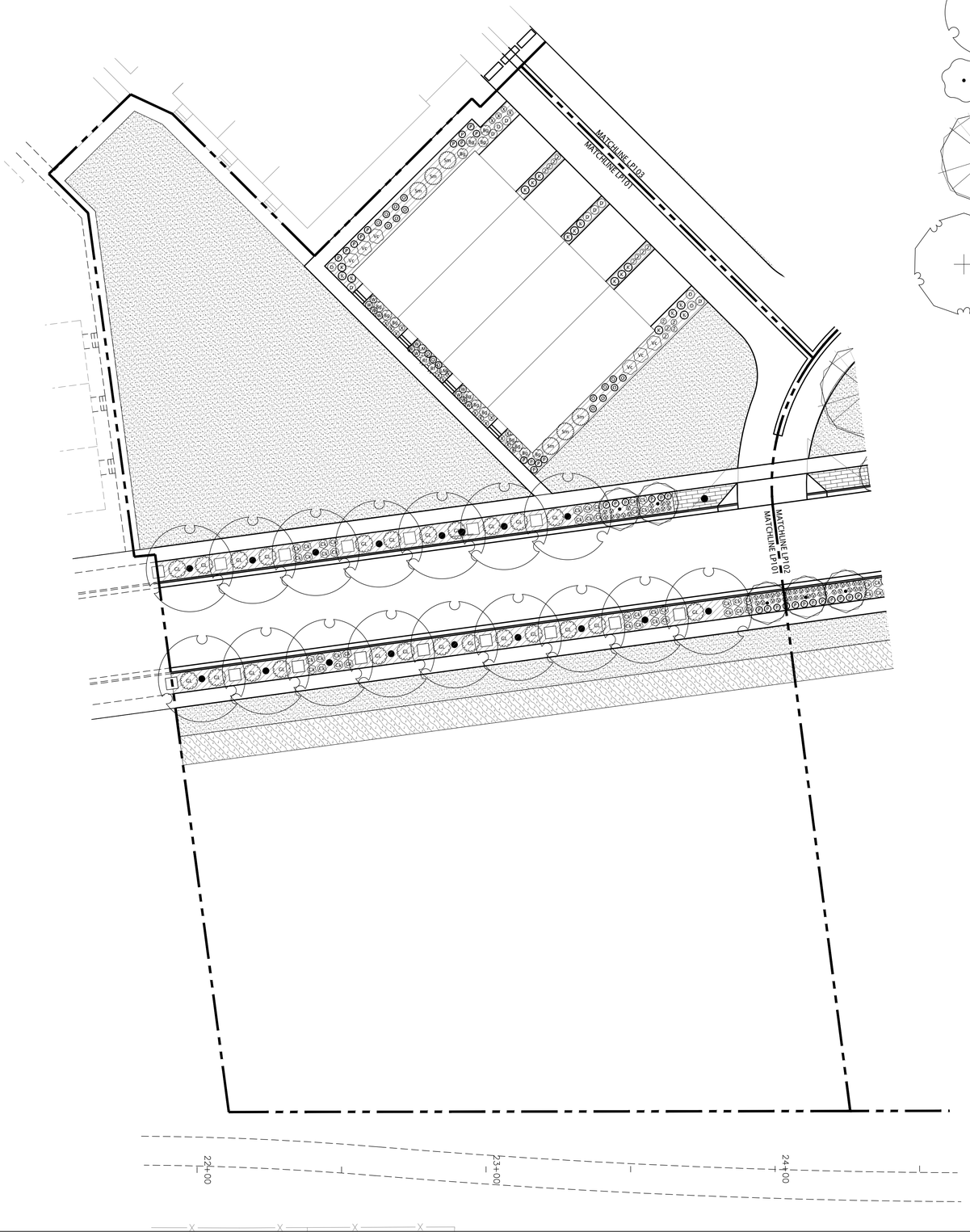
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Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100



PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
②	ASTER X FRIKARTII `MONCH` / MONCH ASTER
©	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
HR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
⑥	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
⑧	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX

Scale: 1" = 20'-0"

0 10 20 40 60

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

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Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101

PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
C	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
L	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
R	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
S	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
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P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
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	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX

MATCHLINE LP103
MATCHLINE LP104

MATCHLINE LP103
MATCHLINE LP104

MATCHLINE LP102
MATCHLINE LP101

Scale: 1" = 20'-0"

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VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

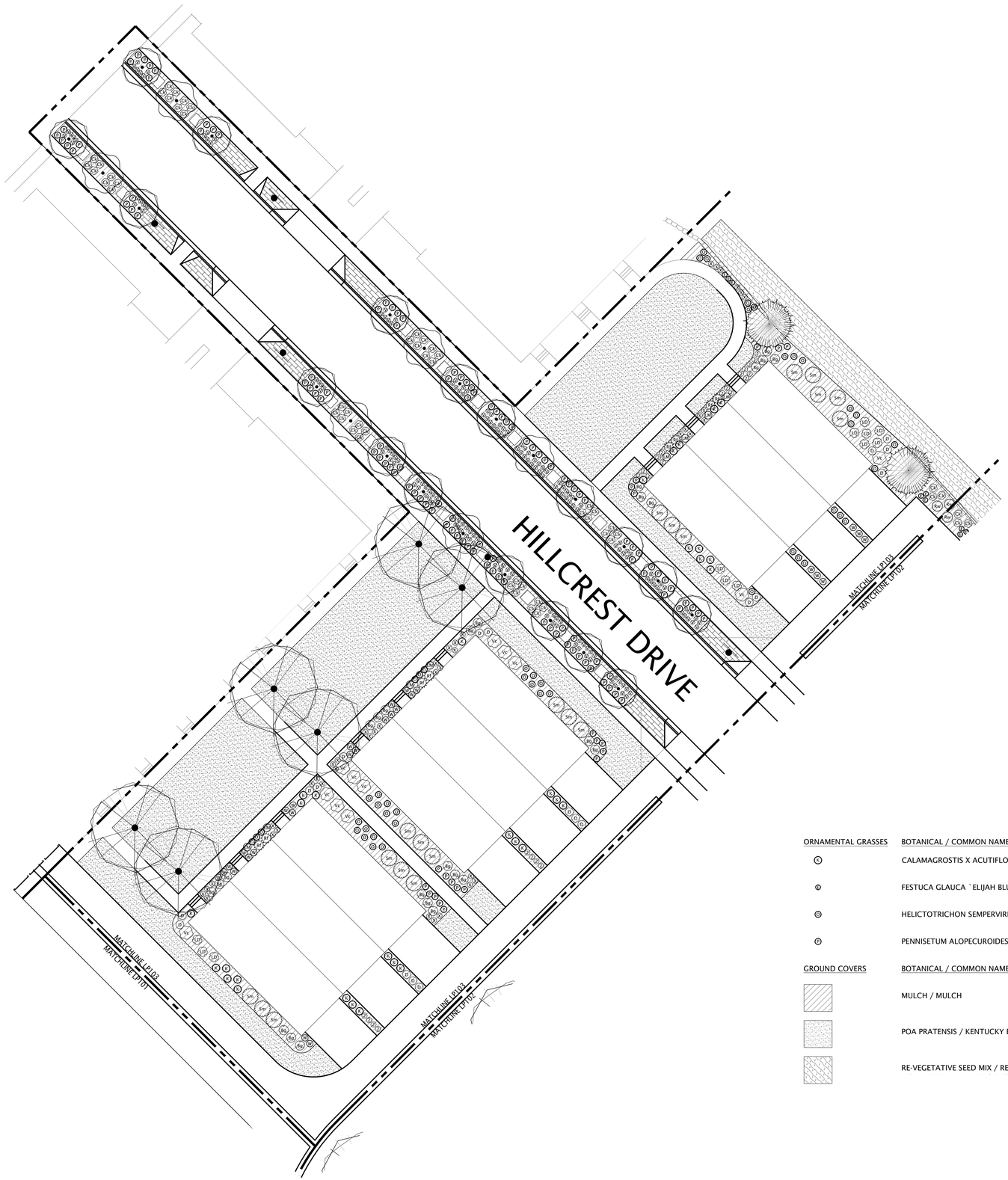
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Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP103



PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

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ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
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P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
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	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
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X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
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V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

Scale: 1" = 20'-0"

0 10 20 40 60

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

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Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP103

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE PHASE 3

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE	B&B	2" CAL	16
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM	B&B	2" CAL	27
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	14
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL	7

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PINUS NIGRA / AUSTRIAN BLACK PINE	B&B	6` HT MIN.	4

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL	33

SHRUBS	BOTANICAL / COMMON NAME	CONT	
Bt	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	7
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL	57
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL	21
Cs	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL	132
Lo	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	25
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	40
Rf	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	18
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL	20
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5 GAL	18
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5 GAL	43
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	35

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1 GAL	48
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1 GAL	11
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL	27
S	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1 GAL	26
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL	104
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	83
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	40
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE	1 GAL	438

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	99
F	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE	1 GAL	14
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1 GAL	127
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	308

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	MULCH / MULCH	3" DEPTH	24,216 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	44,846 SF
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	SEED	15,228 SF

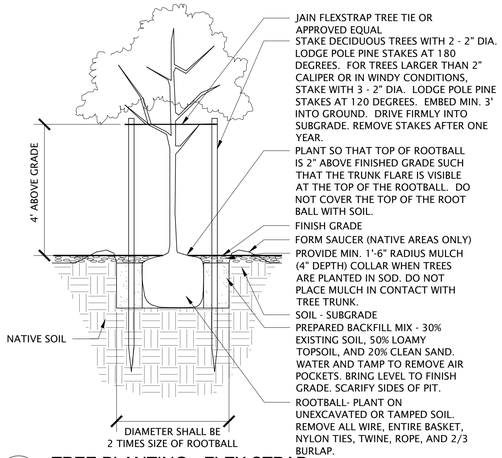
LANDSCAPE TABULATION

IRRIGATED TURF = 44,862 SF (53%)

WATER WISE DRIP IRRIGATED BED = 24,216 SF (29%)

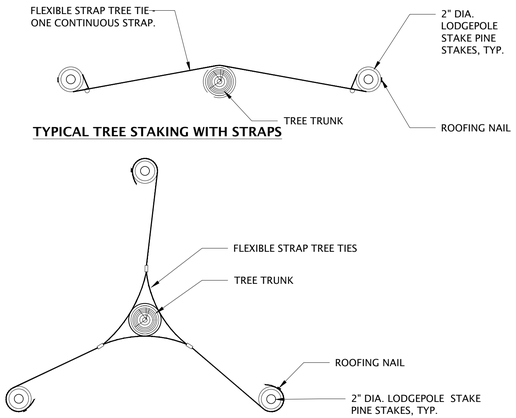
NATIVE SEED = 15,228 SF (18%)

TOTAL LANDSCAPE AREA = 84,306 SF



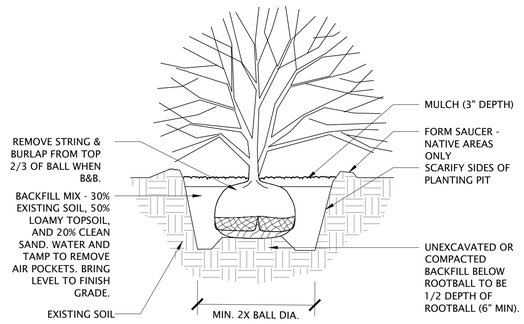
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 3
LEHI, UTAH

REVISIONS

NO.	symmday	DESCRIPTION

Stamp

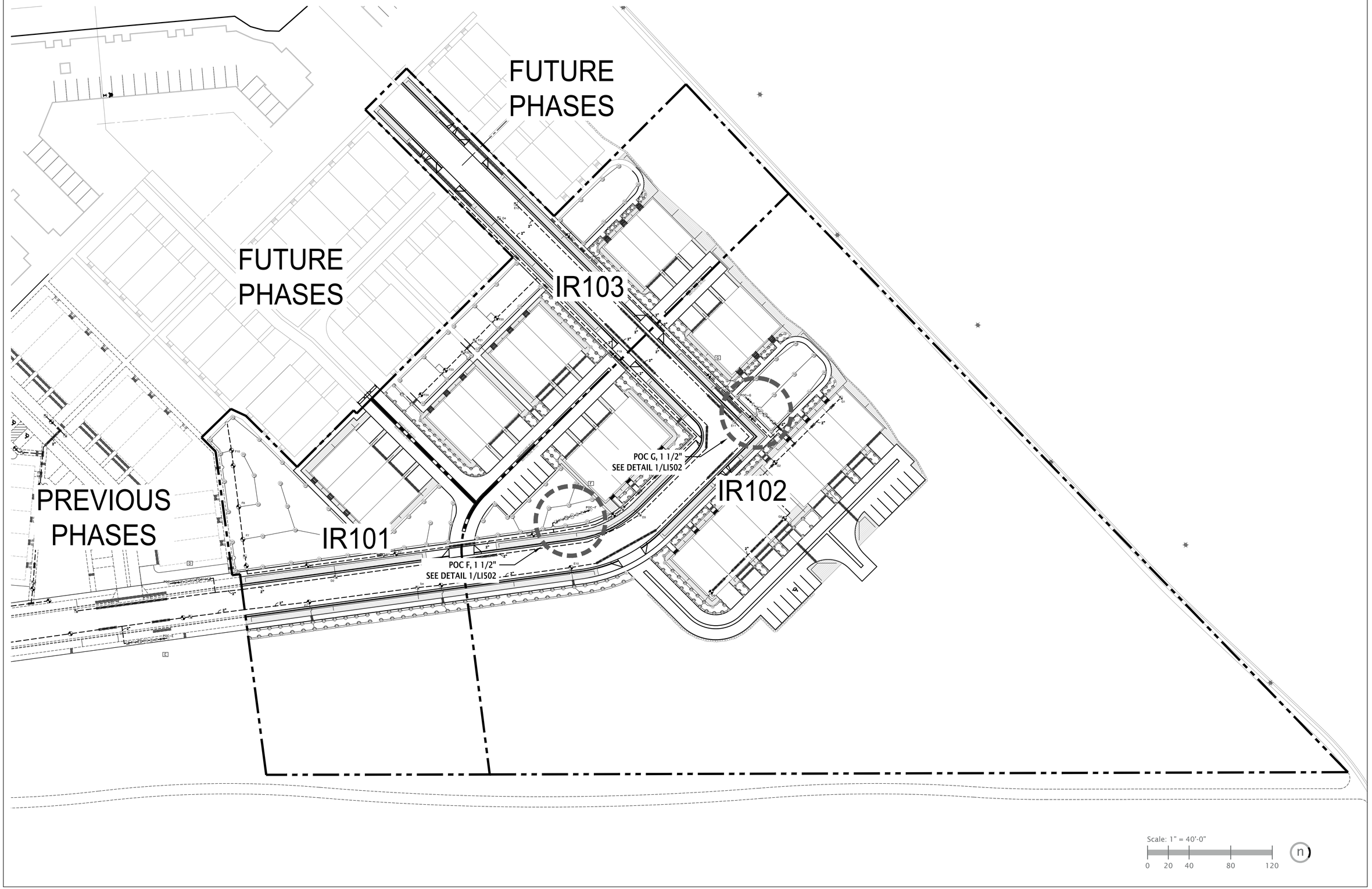
Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title

LANDSCAPE NOTES AND DETAILS

Drawing number

LP501



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VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

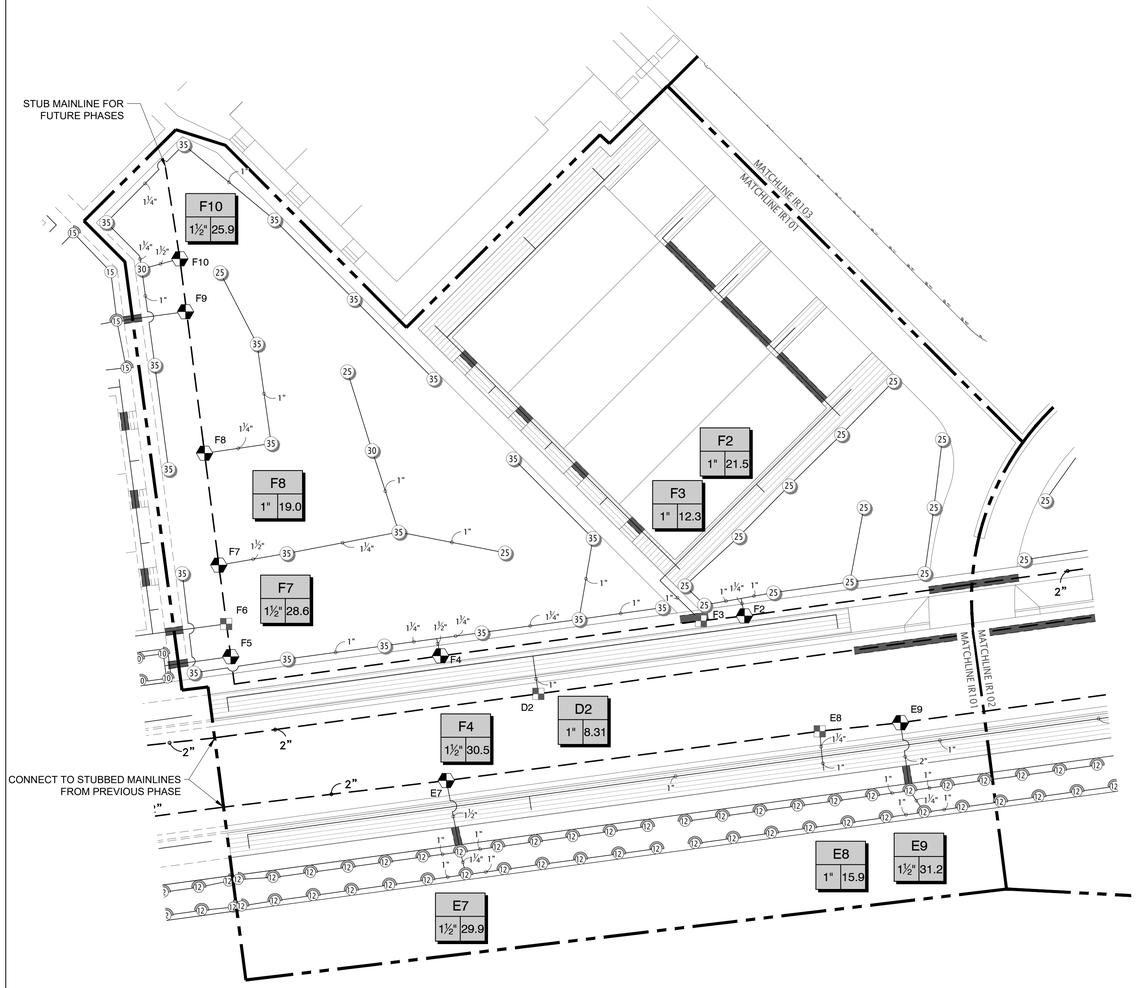
NO.	DATE	DESCRIPTION

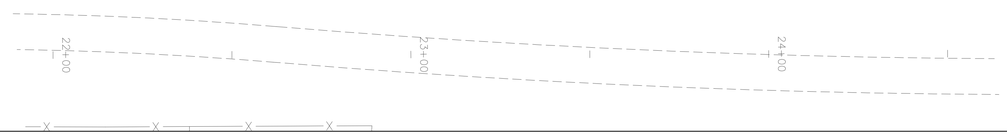
Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL
IRRIGATION
PLAN

Drawing number
IR100





IRRIGATION SCHEDULE PHASE 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 8 8 8 Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 10 10 10 Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
12 12 12 12 12 12 Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 15 15 15 15 15 Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 30 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2" MAINLINE
MV	RAIN BIRD PESB-PRS-D 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
D	MANUAL DRAIN - FORD B11-333
G	HUNTER HCC-2400-M (2) 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
F	HUNTER HCC-3200-M/ICC-PED 32 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & THREE ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN INSTALL IN VIT STRONGBOX ALUMINUM ENCLOSURE (SIZE TO FIT) PLUMB FILTER FLUSH LINE TO DRAIN LOCATION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout

— Valve Number

Scale: 1" = 20'-0"

0 10 20 40 60

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p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 3
LEHI, UTAH

REVISIONS

NO.	mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR101



IRRIGATION SCHEDULE PHASE 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 Q, 8 T, 8 H, 8 F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 Q, 10 T, 10 H, 10 F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
12 Q, 12 T, 12 H, 12 TT, 12 TQ, 12 F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 Q, 15 T, 15 H, 15 TT, 15 TQ, 15 F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN, 12 12HE-VAN, 10 10HE-VAN, 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 30 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
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D	MANUAL DRAIN - FORD B11-333
G	HUNTER HCC-2400-M (2) 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
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	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
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Valve Callout

— Valve Number

Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

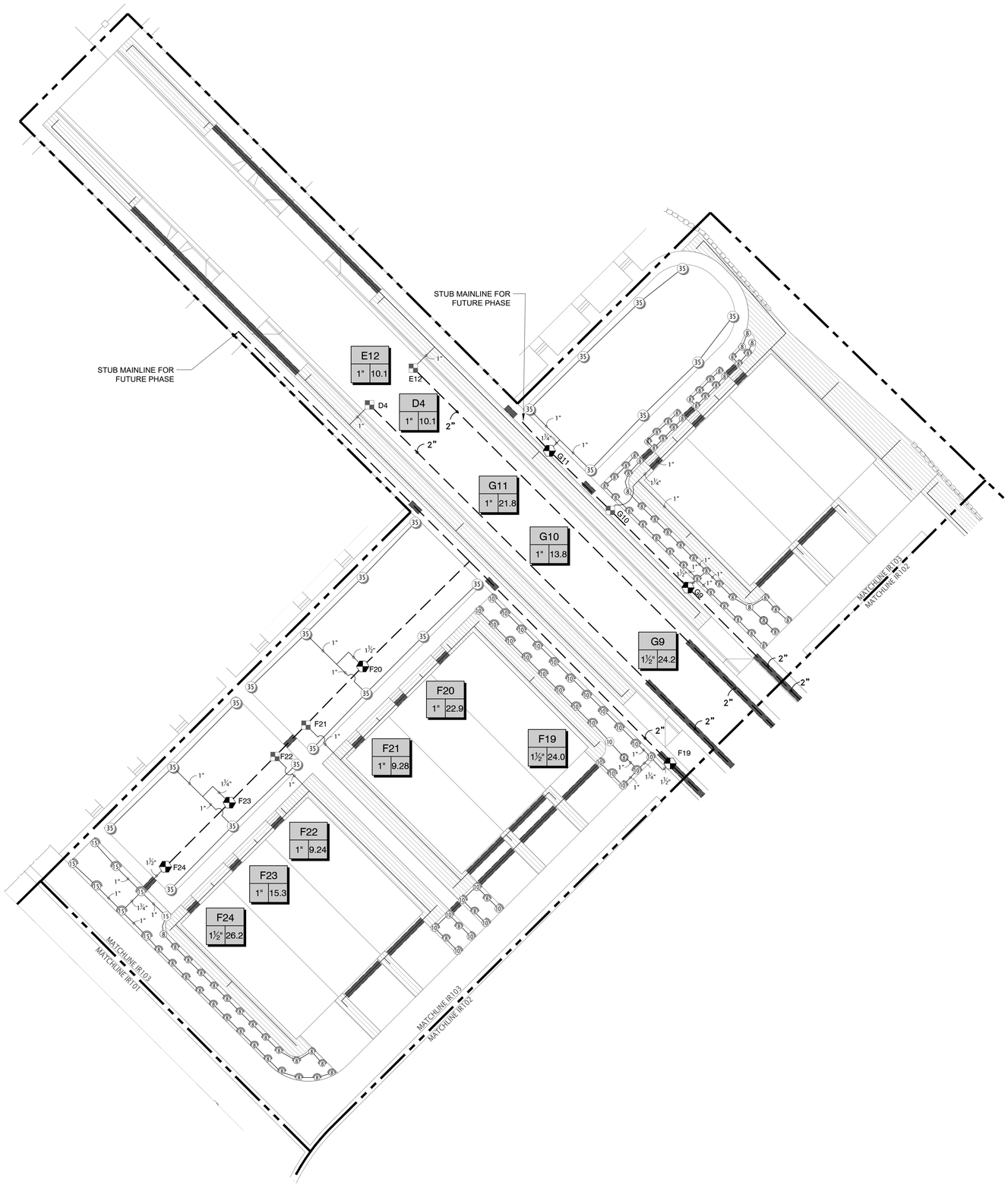
NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR102



IRRIGATION SCHEDULE PHASE 3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 Q, 8 T, 8 H, 8 F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
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8 08HE-VAN, 12 12HE-VAN, 10 10HE-VAN, 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

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	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2" MAINLINE
MV	RAIN BIRD PESB-PRS-D 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
D	MANUAL DRAIN - FORD B11-333
G	HUNTER HCC-2400-M (2) 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
F	HUNTER HCC-3200-M/ICC-PED 32 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & THREE ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN INSTALL IN VIT STRONGBOX ALUMINUM ENCLOSURE (SIZE TO FIT) PLUMB FILTER FLUSH LINE TO DRAIN LOCATION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout

Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

NO.	comments	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR103

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

IRRIGATION SCHEDULE PHASE 3

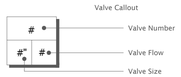
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 8 8 8 Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 10 10 10 Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
12 12 12 12 12 12 Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 15 15 15 15 15 Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN 10 10HE-VAN / 12 12HE-VAN 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 30 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2" MAINLINE
MV	RAIN BIRD PESB-PRS-D 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
D	MANUAL DRAIN - FORD B11-333
G	HUNTER HCC-2400-M (2) 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
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	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
D2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.31	31.9		0.64 in/h
D3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.14	36.2		0.64 in/h
D4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.08	33.4		0.64 in/h
E7	RAIN BIRD PESB	1-1/2"	TURF SPRAY	29.9	34.7		2.07 in/h
E8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.91	41.3		0.64 in/h
E9	RAIN BIRD PESB	1-1/2"	TURF SPRAY	31.2	34.4		2.0 in/h
E10	RAIN BIRD PESB	1-1/2"	TURF SPRAY	29.79	34.7		2.05 in/h
E11	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.5	32.4		0.64 in/h
E12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.08	33.4		0.64 in/h
F1	RAIN BIRD PESB	1-1/2"	TURF ROTOR	34.8	50.1		0.86 in/h
F2	RAIN BIRD PESB	1"	TURF ROTOR	21.46	49.7		0.87 in/h
F3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.27	36.9		0.64 in/h
F4	RAIN BIRD PESB	1-1/2"	TURF ROTOR	30.51	50.0		0.85 in/h
F7	RAIN BIRD PESB	1-1/2"	TURF ROTOR	28.58	50.8		0.77 in/h
F8	RAIN BIRD PESB	1"	TURF ROTOR	18.98	49.4		0.75 in/h
F10	RAIN BIRD PESB	1-1/2"	TURF ROTOR	25.85	51.6		0.79 in/h
F16	RAIN BIRD PESB	1"	TURF SPRAY	4.95	32.3		1.87 in/h
F17	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.24	33.7		0.64 in/h
F18	RAIN BIRD PESB	1-1/2"	TURF SPRAY	33.62	35.5		1.93 in/h
F19	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24.04	35.0		1.98 in/h
F20	RAIN BIRD PESB	1"	TURF ROTOR	22.92	49.9		0.85 in/h
F21	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.28	32.8		0.64 in/h
F22	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.24	32.7		0.64 in/h
F23	RAIN BIRD PESB	1"	TURF ROTOR	15.3	48.0		0.69 in/h
F24	RAIN BIRD PESB	1-1/2"	TURF SPRAY	26.17	34.9		1.9 in/h
G1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.22	39.0		0.64 in/h
G2	RAIN BIRD PESB	1-1/2"	TURF SPRAY	28.38	36.0		1.98 in/h
G3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.73	38.1		0.64 in/h
G4	RAIN BIRD PESB	1"	TURF SPRAY	20.77	33.8		1.93 in/h
G5	RAIN BIRD PESB	1"	TURF SPRAY	19.34	34.2		1.68 in/h
G6	RAIN BIRD PESB	1-1/2"	TURF ROTOR	33.76	49.9		0.84 in/h
G7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.25	37.2		0.64 in/h
G8	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24.97	35.0		1.98 in/h
G9	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24.19	36.0		1.82 in/h
G10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.81	39.0		0.64 in/h
G11	RAIN BIRD PESB	1"	TURF ROTOR	21.84	50.1		0.79 in/h

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VISTAS AT THE POINT
PHASE 3
LEHI, UTAH

REVISIONS

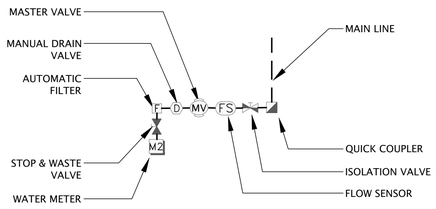
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Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

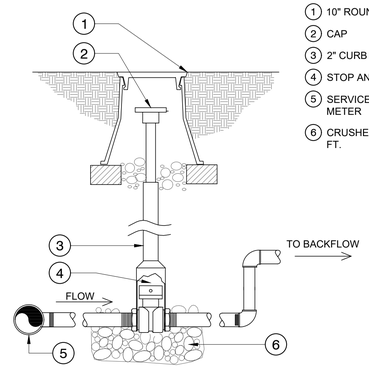
Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR501



NOTES:
1. SEE IRRIGATION SCHEDULE FOR SPECIFIC EQUIPMENT INFORMATION
2. DRAWING IS SCHEMATIC. ALL COMPONENTS SHALL BE INSTALLED IN PLANTING AREAS, SEE IRRIGATION NOTES LI5.1
3. EACH POINT OF CONNECTION TO HAVE SEPARATE CONTROLLER INSTALLED ON WALL OF CLOSEST BUILDING UNIT

1 TYPICAL POINT OF CONNECTION EQUIPMENT
NOT TO SCALE

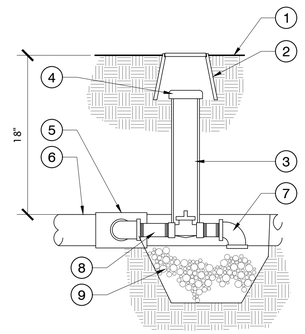


1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

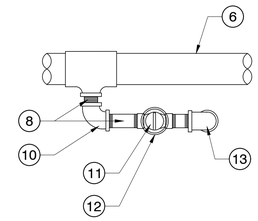
NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

2 STOP AND WASTE VALVE
NOT TO SCALE

P-20-181-03



SIDE VIEW

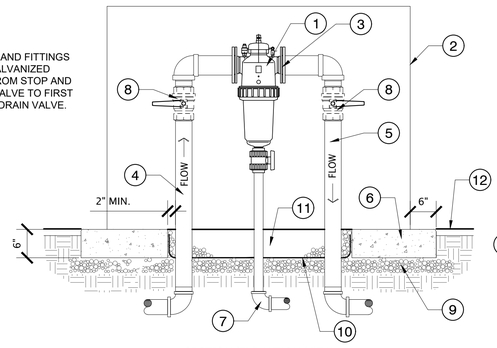


TOP VIEW

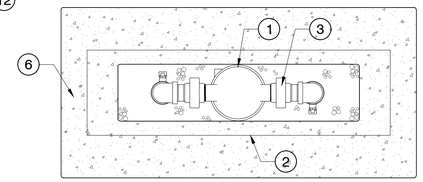
1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

3 MANUAL DRAIN VALVE
NOT TO SCALE

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



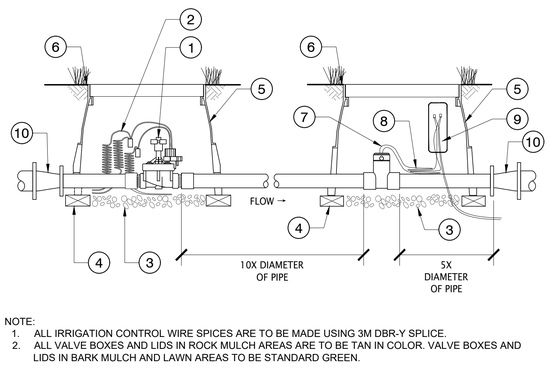
SECTION/ELEVATION VIEW



PLAN VIEW

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE

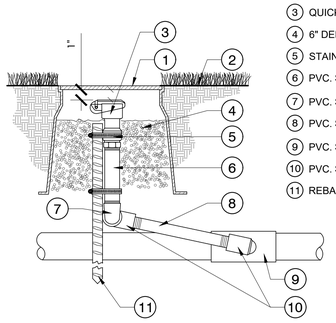
4 AUTOMATIC FILTER
NOT TO SCALE



1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

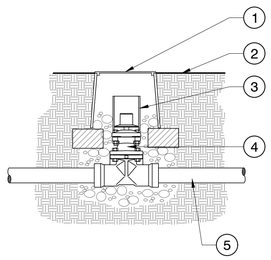
NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 MASTER VALVE/FLOW SENSOR
NOT TO SCALE



1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

6 QUICK COUPLER
NOT TO SCALE



1. 10" ROUND VALVE BOX
2. FINISH GRADE
3. P.V.C. EXTENSION-LENGTH AS REQUIRED
4. GATE VALVE
5. MAIN SUPPLY LINE

NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 RESILIENT WEDGE GATE VALVE
NOT TO SCALE

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 3
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

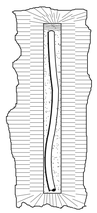
Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

1 PIPE TRENCH

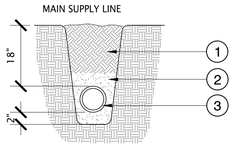
NOT TO SCALE

PLAN VIEW

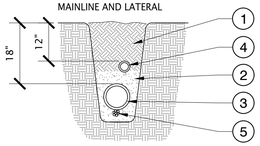


SECTIONS

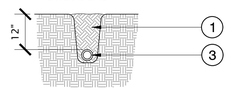
MAIN SUPPLY LINE



MAINLINE AND LATERAL



LATERAL LINE



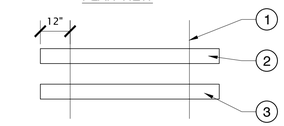
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

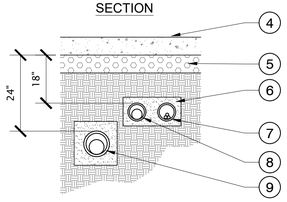
2 PIPE SLEEVE

NOT TO SCALE

PLAN VIEW



SECTION

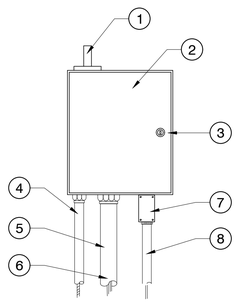


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 CONTROLLER WITH WALL MOUNT

NOT TO SCALE

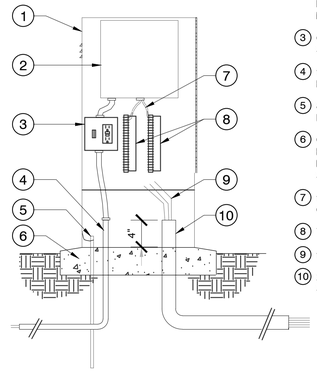


1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

4 PEDESTAL MOUNT CONTROLLER

1" = 1'-0"

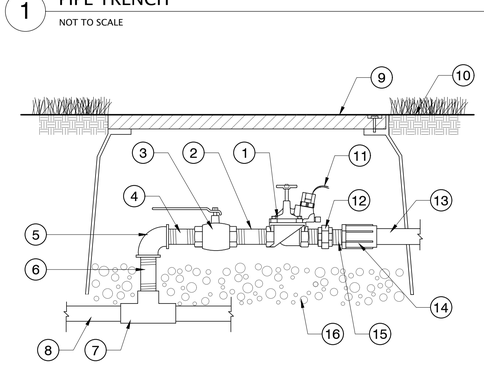
P-20-181-08



1. ENCLOSURE AS SPECIFIED
2. IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
3. GFI RECEPTACLE AND CONTROLLER SWITCH
4. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
5. 8 FT. COPPER GROUND AS PER LOCAL CODE.
6. CONCRETE BASE: 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
7. 18 GA. WIRE HARNESS TO CONTROLLER.
8. TERMINAL STRIPS, SIZE AS REQ.
9. 14 GA. WIRES FROM FIELD.
10. 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

5 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

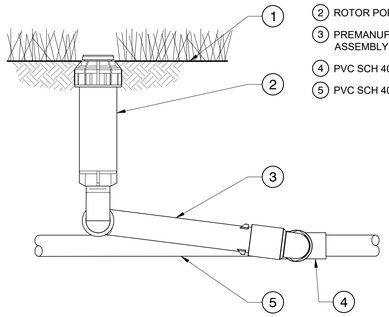


1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

6 POP UP ROTOR

NOT TO SCALE

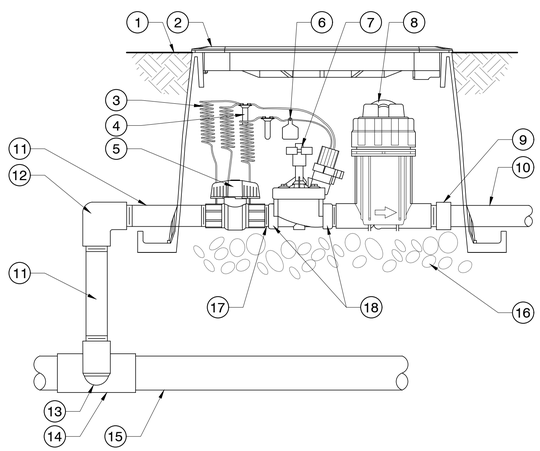


1. FINSIH GRADE/TURF CROWN
2. ROTOR POP-UP SPRINKLER
3. PREMANUFACTURED SWING JOINT ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, SBE-050, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE NOZZLE SPECIFIED ON PLAN.

7 DRIP CONTROL ZONE KIT (RAINBIRD)

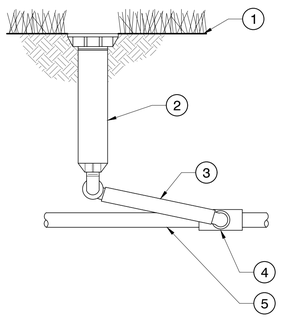
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

8 POP-UP SPRAY/ROTARY

NOT TO SCALE

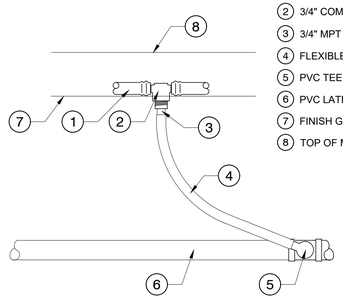


1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

10 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

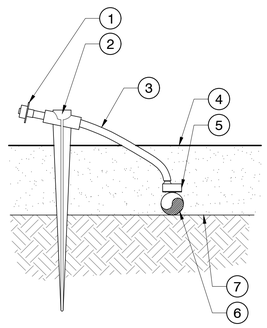


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

11 DRIP EMITTER

NOT TO SCALE

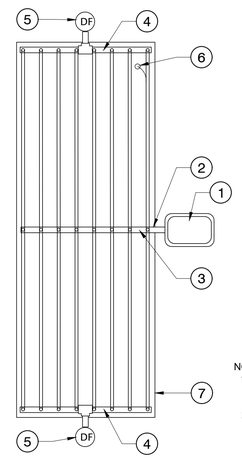


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

12 CENTER FEED IN LINE DRIP

NOT TO SCALE



1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE PHASE 3
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title

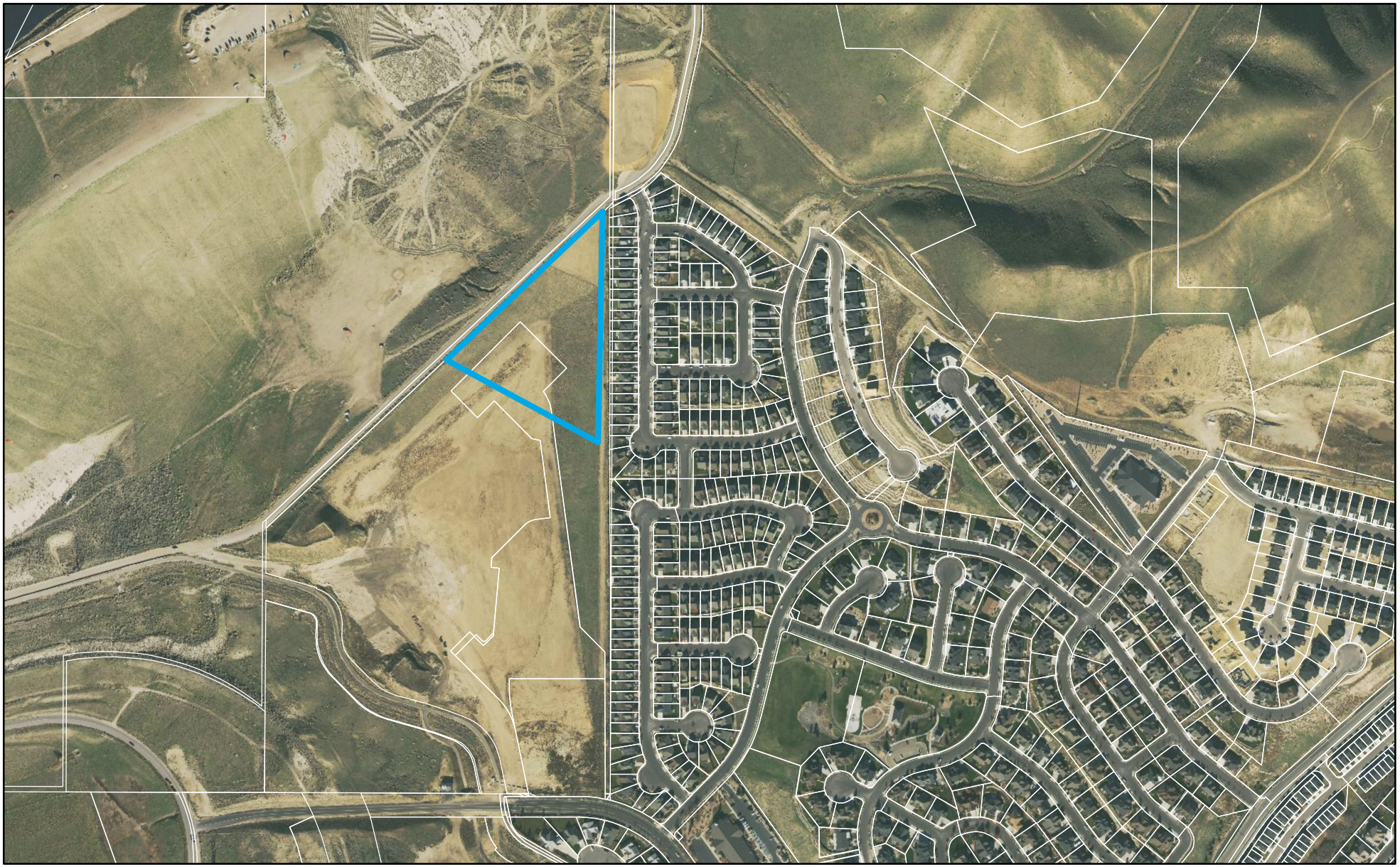
IRRIGATION NOTES AND DETAILS

Drawing number

IR503

Vistas at the Point Phase 3

Aerial



0 630 1,260 Feet

LEHI CITY

Vistas at the Point Phase 3

General Plan



0 630 1,260 Feet

LEHI CITY

Vistas at the Point Phase 3

Zoning



0 630 1,260 Feet

LEHI CITY

VISTAS AT THE POINT BACKBONE PHASE 4 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	GWC Capital		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3000 West Traverse Mountain Boulevard		
Existing Land Use	Undeveloped		
Existing Zoning	Transit Oriented Development (TOD)		
General Plan Land Use Designation	TOD		
Number of Lots/Units	0 Lots, roadway		
Adjacent Zoning and Land Use	*North*	TOD	Other Vistas Phases
	South	TOD	Other Vistas Phases
	East	TOD	Other Vistas Phases
	West	County	Flight Park
Date of DRC Review	March 29, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

December 12, 2017	City Council approved a general plan amendment to add a TOD land use designation
April 23, 2019	City Council approved the Vistas at the Point Concept Plan
August 31, 2020	Property came into Lehi as part of the Goulding Annexation
September 7, 2021	City Council approved the Vistas at the Point Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vistas at the Point Backbone Phase 4 located at approximately 3000 West Traverse Mountain Boulevard. This proposed backbone plat does not include any lots but includes a section of public streets and private drives.

The applicant has an approved preliminary subdivision that includes lots. However, they are still working to find a source and provide storage for water before any lots can be developed. The applicant worked with City Staff to develop an agreement allowing the approval of backbone plats before the required water infrastructure is in place. The agreement specifies that no lots can be approved until the water improvements are in place.

With the installation of the roadways, they will also install the pipes for future water and sewer. Putting in the backbone will help them get to building faster when the needed infrastructure is in place.

The DRC reviewed the proposed backbone subdivision and provided nine redline comments including:

1. An off-site parking plan will be required for this project. The goal of your plan is to control parking during construction. Only permitted vehicles will be allowed to park on streets <28' in width. All other vehicles will be required to park at a designated parking area. This parking area may be located at future of past phases of the project.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed backbone plat. Any motion should include findings. Possible findings include:

1. The proposed backbone plat will provide public and private roadways in preparation for the future residential subdivision plat.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Vistas at the Point Backbone Phase 4
DRC Redline Comments

Geneva- requests final subdivision review of Vistas at the Point Backbone Phase 4 located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Clayton Rackham and AJ
Date of Plans Reviewed: 3/21/23
Time Start: 2:50pm
Time End: 3:00pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Remove or clarify comments related to retaining for power equipment

Garion – Fire:
2. An off-site parking plan will be required for this project. The goal of your plan is to control parking during construction. Only permitted vehicles will be allowed to park on streets <28' in width. All other vehicles will be required to park at a designated parking area. This parking area may be located at future of past phases of the project. Please provide a plan for all phases of this project.

Ryan – Water/Sewer:
3. Add labels to install 2" temp blow offs at end of water main in phase 5
4. Move water service to the north off of valve
5. Move construction valve symbols in phase 3 to not interfere with water service.
6. Move 3 x 3 box. it is right in line with water service.
7. Show profile page on storm drain going into Phase 5 end with box or MH

Trent – Parks:
Arnie – Building/Inspections:
8. If P.I. meters are wanted now, connection and impact fees will need to be paid before connections.

Jacob – Public Works: SWPPP and LTSWM prior to precon
Ross – Engineering:
9. Show easement from Plat 1 as existing on Lot 1

Kim – Planning: No comments

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
6. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
7. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.

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

8. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

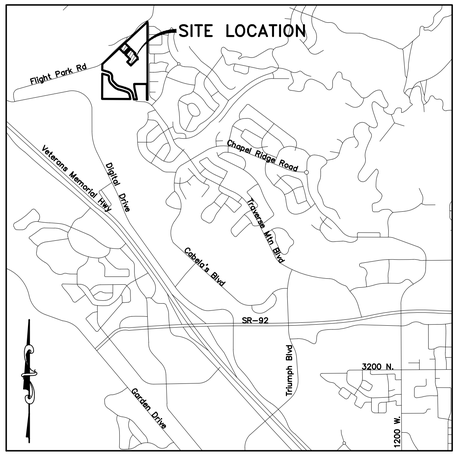
1. The public street through Phase 4 will need to connect to Mountain Point Boulevard to allow development of more than 50 units.
2. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
6. 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.
7. All signage will require a separate review and approval process
8. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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 CITY COUNCIL ON APRIL 11th

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.

VISTAS AT THE POINT PHASE 4

"BACKBONE" PLANS
LEHI, UTAH
FINAL PLAN SET



VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. ALL WELLS ON THIS PROPERTY MUST BE ELIMINATED BY A PROFESSIONAL WELL DRILLER WITH CERTIFICATION PROVIDED TO LEHI CITY.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELEVATION PLAN
8	FIRE ACCESS PLAN
9A,9B	POWER INFRASTRUCTURE
PP-01	PLAN & PROFILE - 3050 WEST - STA. 10+00 TO STA. 13+33
PP-02	PLAN & PROFILE - 5300 NORTH - STA. 11+50 TO STA. 15+00
DT-01	DETAIL SHEET
CS-01	CONSTRUCTION STANDARDS
CS-02	CONSTRUCTION STANDARDS
CS-03	CONSTRUCTION STANDARDS
CS-04	CONSTRUCTION STANDARDS

DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

DATA TABLE:
TOTAL ACRES: 2.82
TOTAL ACREAGE IN ROW: 0
ACREAGE OF OPEN SPACE=2.20
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)

REGISTERED PROFESSIONAL ENGINEER
LANDON B. PAYO
No. 8845723
03/21/2023
STATE OF UTAH

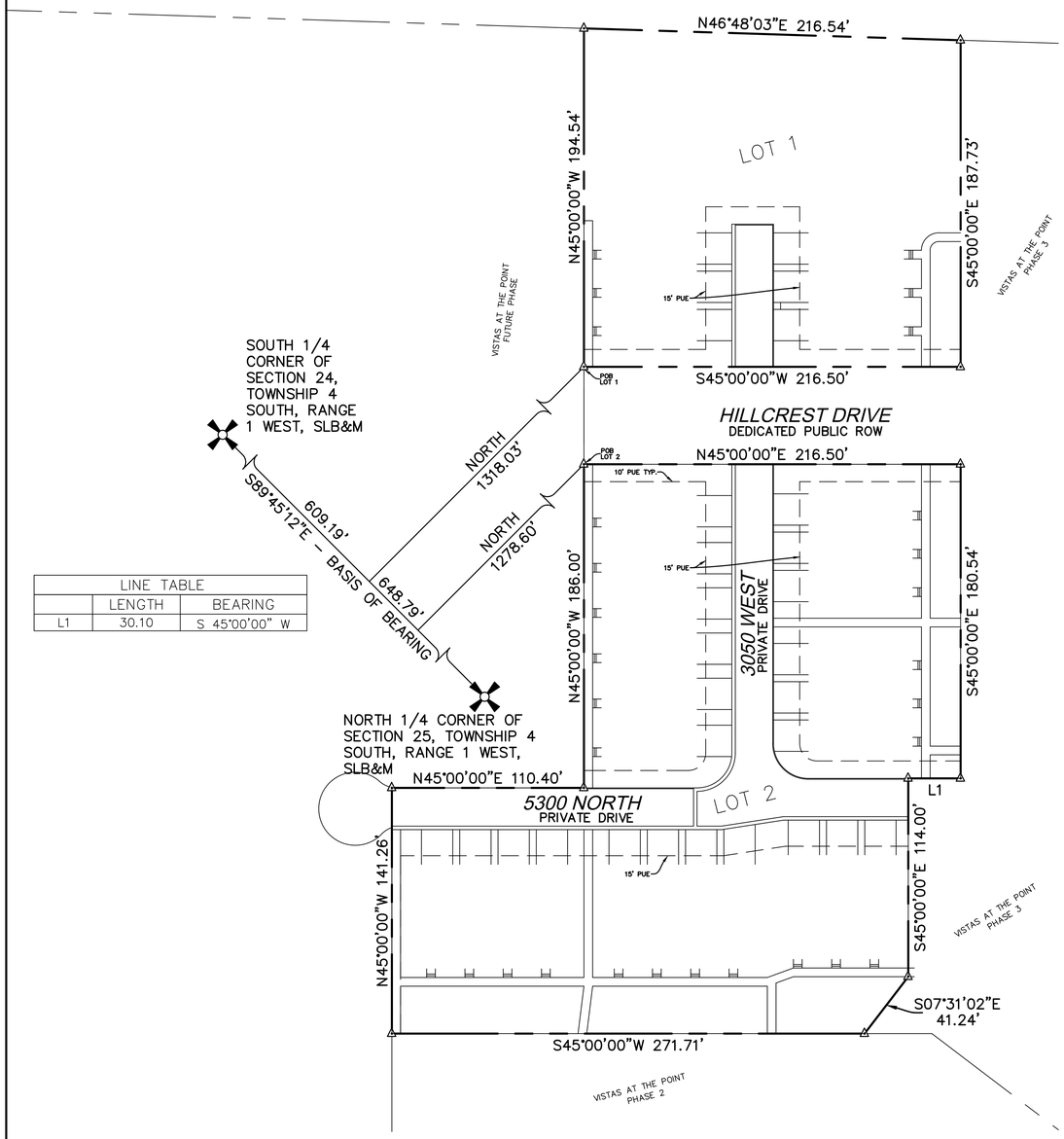
VISTAS AT THE POINT PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

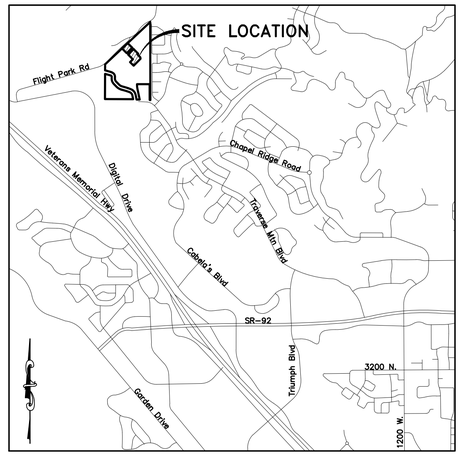
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GENERAL NOTES:
1. COMMON AREAS AND PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOA. PARK STRIPS ARE TO BE LANDSCAPED AND MAINTAINED BY THE HOA.
2. ALL DETENTION IS TO BE HANDLED OFF-SITE, STORM DRAIN SYSTEM WILL BE TIED INTO THE EXISTING STORM DRAIN LINE ON TRAVERSE MOUNTAIN BLVD. PAYMENT WILL BE MADE IN LIEU OF DETENTION.
3. ALL STORM DRAIN OUTSIDE OF THE CITY ROW IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HOA.
4. ALL PRIVATE DRIVES ARE PUBLIC UTILITY EASEMENTS.

DATA TABLE:
TOTAL ACRES: 2.82
TOTAL ACREAGE IN ROW: 0
ACREAGE OF OPEN SPACE=2.20
ZONING = TRANSIT-ORIENTED DEVELOPMENT (TOD)



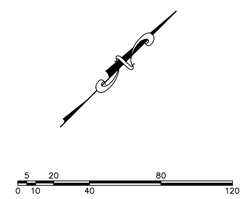
LINE TABLE		
	LENGTH	BEARING
L1	30.10	S 45°00'00" W



VICINITY MAP
-NTS-

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK
- EXISTING DEED LINE
- XXX N. ADDRESS



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

PI AREAS		
LOCATION	PI SERVICES	AREA
NORTH OF HILLCREST	1.5" (IN PHASE 3)	0.63 ACRES
SOUTH OF HILLCREST	1.5" (IN PHASE 3)	1.15 ACRES
TOTAL	(2) 1.5" (IN PHASE 3)	2.80 ACRES

SURVEYORS CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____ DATE

BOUNDARY DESCRIPTION

LOT 1:
BEGINNING AT A POINT WHICH LIES NORTH 1318.03 FEET AND S89°45'12"E 609.19 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST SLB&M, AND RUNNING THENCE N45°00'00"W 194.54 FEET; THENCE N46°48'03"E 216.54 FEET; THENCE S45°00'00"E 187.73 FEET; THENCE S45°00'00"W 216.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.95 ACRES.

LOT 2:
BEGINNING AT A POINT WHICH LIES NORTH 1278.60 FEET AND S89°45'12"E 648.79 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST SLB&M, AND RUNNING THENCE N45°00'00"E 216.50 FEET; THENCE S45°00'00"E 180.54 FEET; THENCE S45°00'00"W 30.10 FEET; THENCE S45°00'00"E 114.00 FEET; THENCE S07°31'02"E 41.24 FEET; THENCE S45°00'00"W 271.71 FEET; THENCE N45°00'00"W 141.26 FEET; THENCE N45°00'00"E 110.40 FEET; THENCE N45°00'00"W 186.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.87 ACRES.

OWNER'S DEDICATION

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

PURSUANT TO UTAH CODE 10-9A-604 (D), THE OWNER(S) HEREBY CONVEY ALL COMMON AREAS SHOWN ON THIS PLAT AS INDICATED HEREON TO THE HOA.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____. A.D. 2023.

MANAGING MEMBER: _____

MEMBER: _____ MEMBER: _____

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. 2023
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

_____ _____
MY COMMISION EXPIRES NOTARY PUBLIC (SEAL)

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. 2023.

MAYOR _____ _____

APPROVED_____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D. 2023, BY THE _____ PLANNING COMMISSION.

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

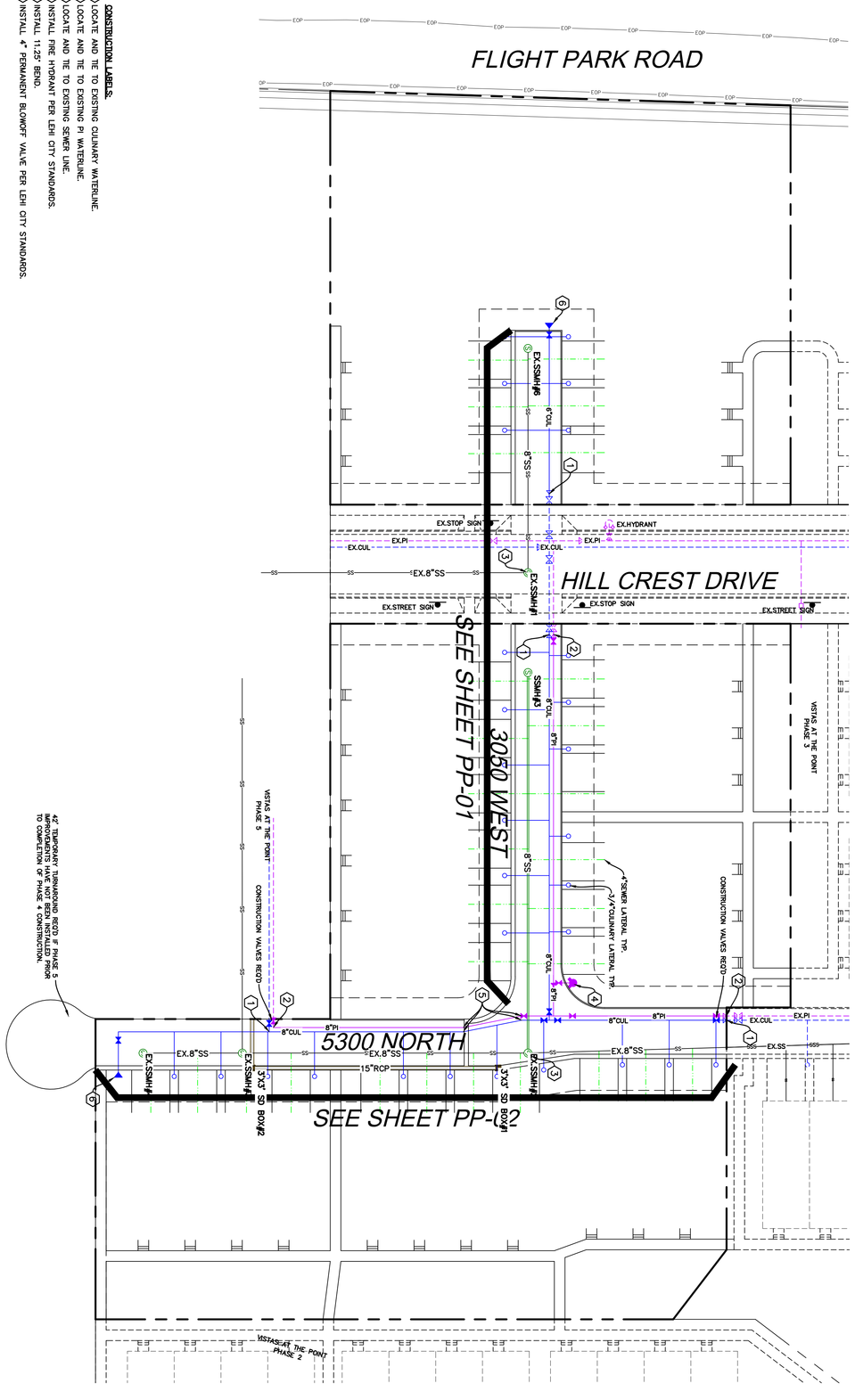
VISTAS AT THE POINT PHASE 4

A "BACKBONE" PLAT
LEHI CITY, UTAH COUNTY, UTAH
CONTAINING 2.82 ACRES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

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

GENERAL NOTES:
1. EXISTING WATER MAINS ON HILLCREST DRIVE INSTALLED WITH PHASE 3 CONSTRUCTION.

CONSTRUCTION LABELS:
1. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE AND TIE TO EXISTING PI WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER LINE.
4. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
5. INSTALL 11.25° BEND.
6. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.



CONSTRUCTION NOTES:
1. CONTRACTOR SHALL SUBMIT ELECTRONIC COPY OF AS-BUILT DRAWINGS, SURVEYED BY A LICENSED LAND SURVEYOR, TO THE CITY ENGINEER IN A FORMAT APPROVED BY THE CITY. AS-BUILT DRAWINGS SHALL BE FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2018 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND SHALL BE SUBMITTED PRIOR TO THE FINAL INSPECTION OF THE PUBLIC IMPROVEMENTS. THE AS-BUILT DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: WATER, SEWER, STORM DRAIN AND POWER.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, A CONSTRUCTION SEQUENCING AND TRAFFIC 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.

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

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VISTAS AT THE POINT PHASE 4

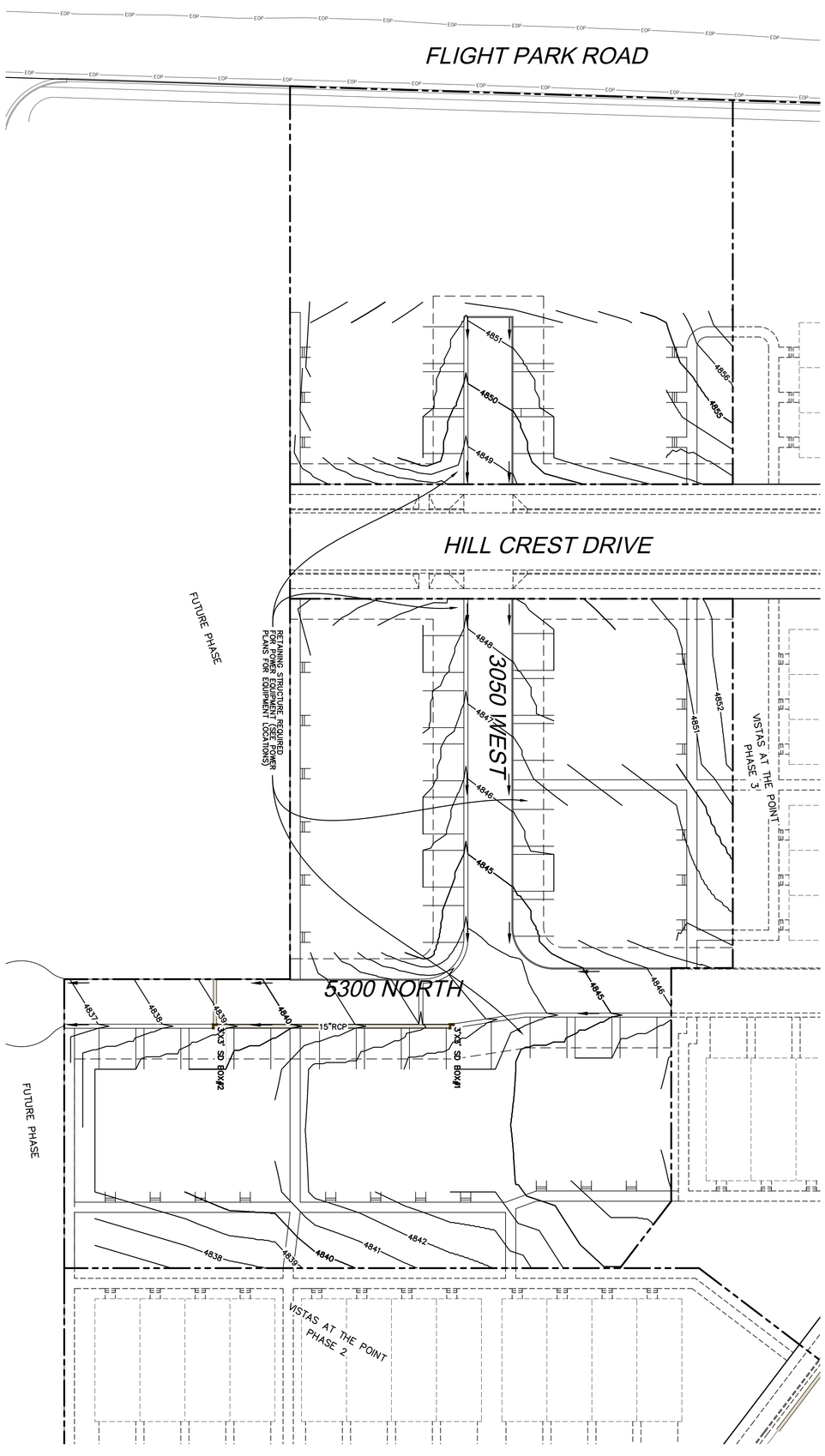
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

UTILITY & INDEX

LEHI, UTAH

SHEET NO. 3

Z:\2019\19-071 VISTAS AT THE POINT\CADD\FINAL\PHASE 4\ARCHIVE 1-17-23 (REMOVED UNITS)\03-UTILITY INDEX.DWG



NOTES:
1. FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILDLAND URBAN INTERFACE.

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

0 15 30 60 90

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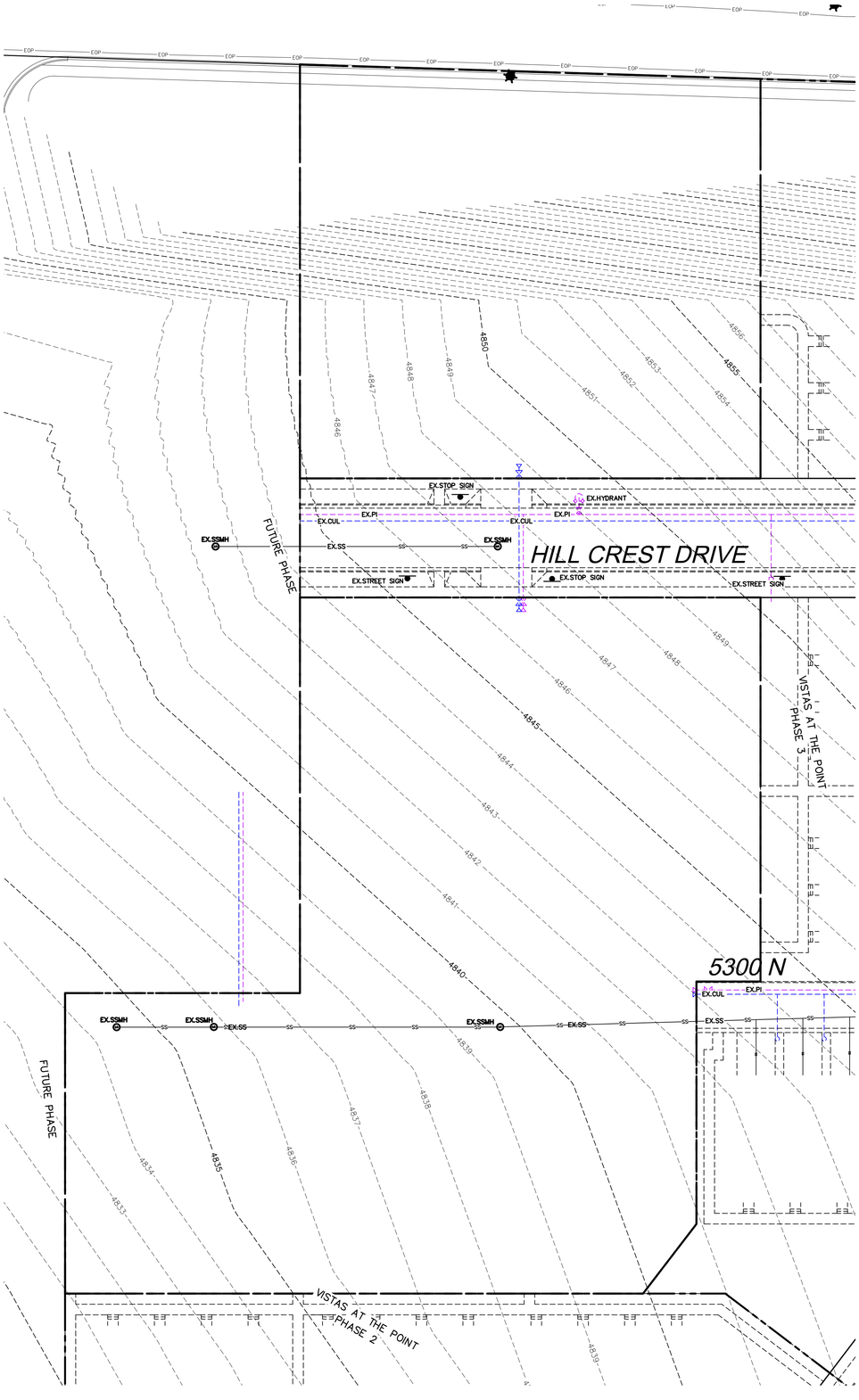
VISTAS AT THE POINT PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GRADING PLAN

LEHI, UTAH

SHEET NO.
4



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

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VISTAS AT THE POINT PHASE 4

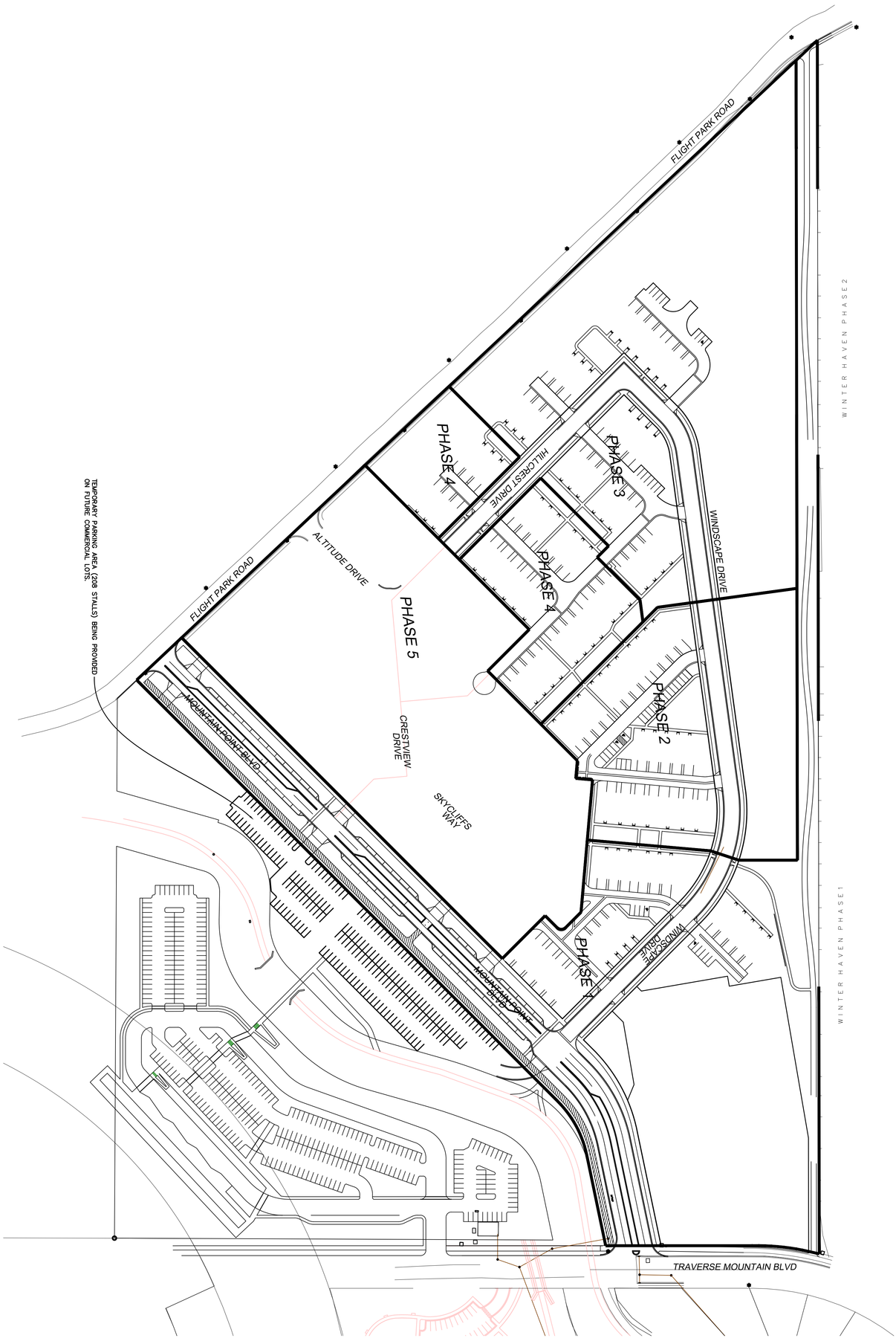
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.

5



0 25 50 100 200 300

(24"x36") SCALE 1" = 100'
(11"x17") SCALE 1" = 200'

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VISTAS AT THE POINT PHASE 4

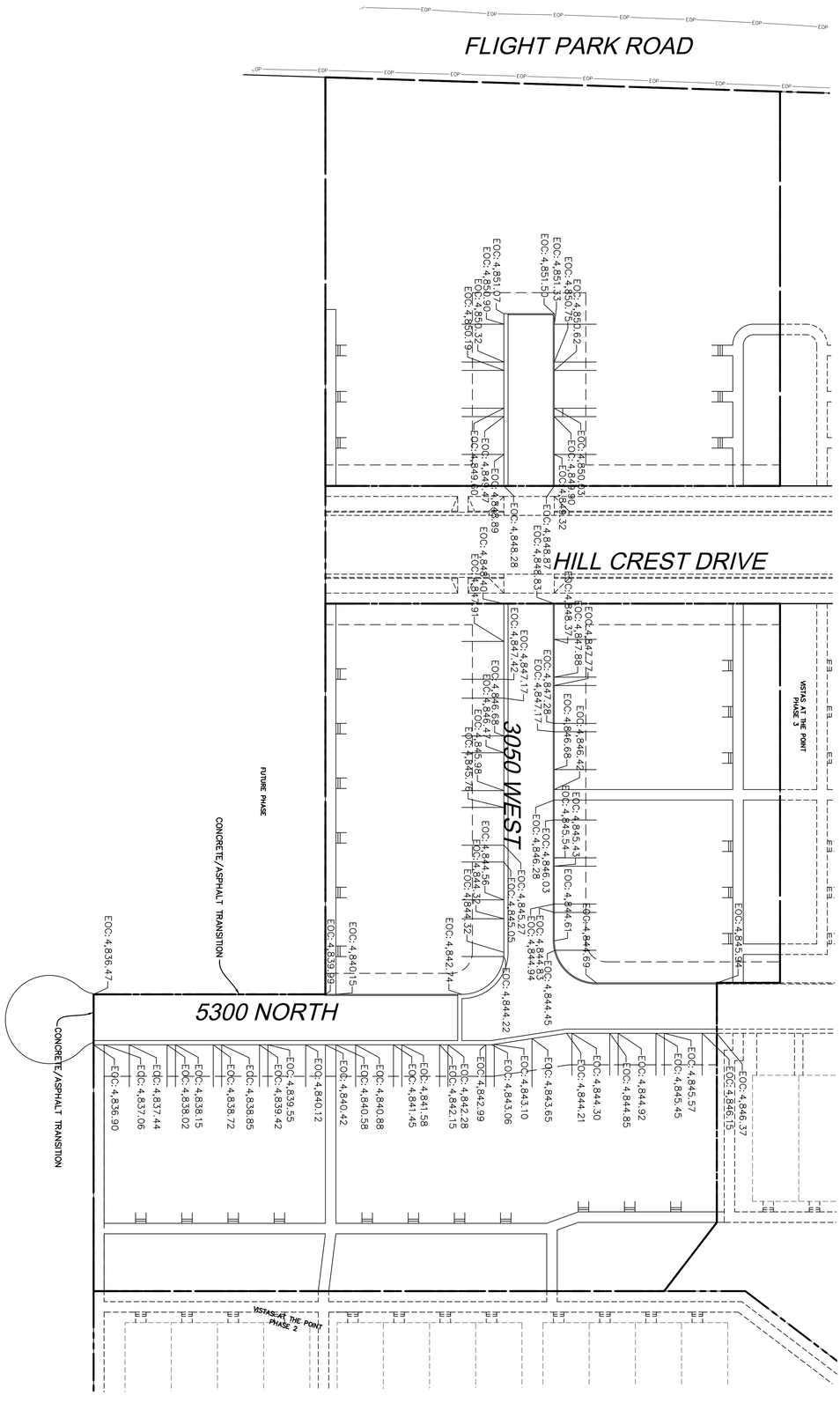
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

LEHI, UTAH

SHEET NO.

6



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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VISTAS AT THE POINT PHASE 4

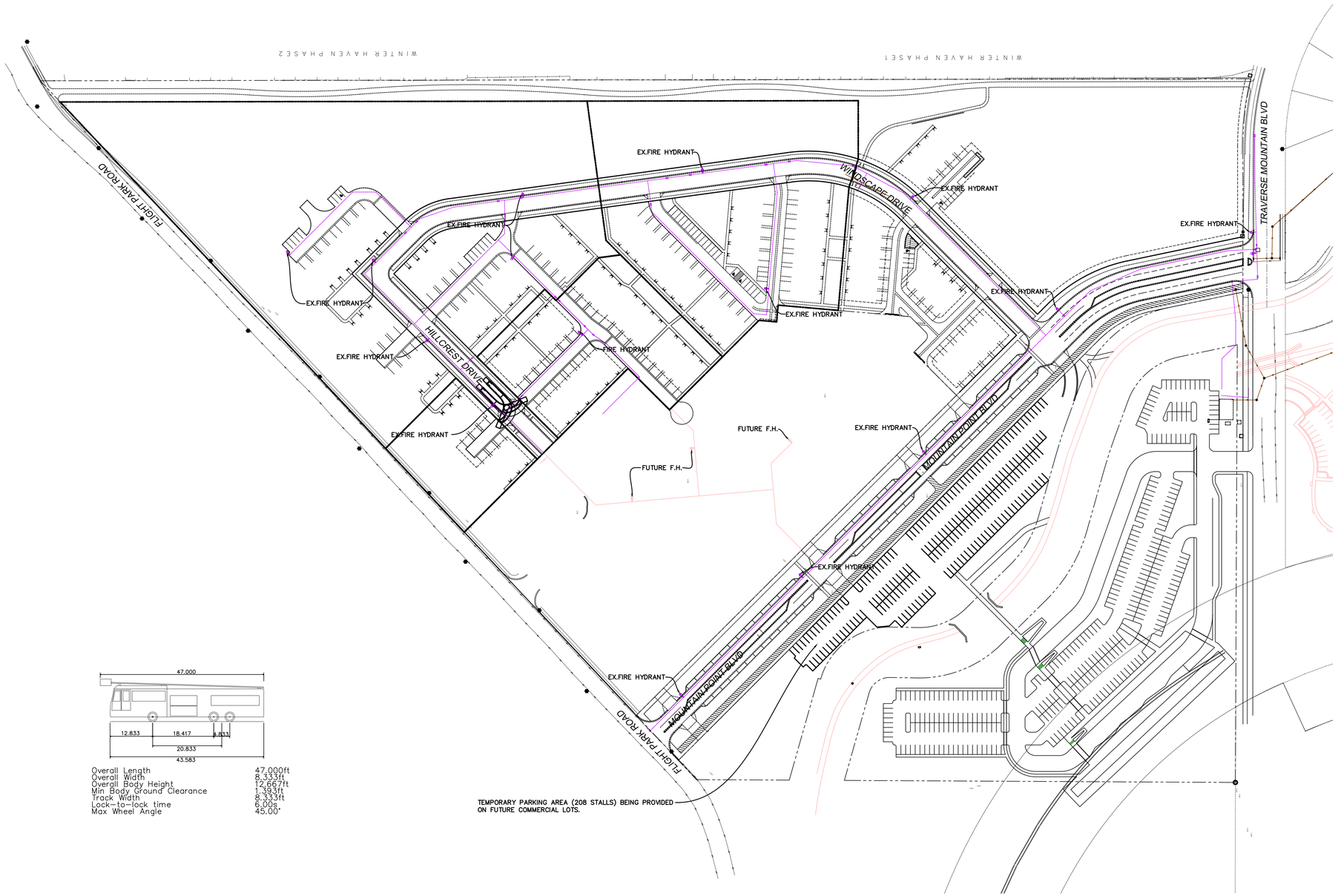
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ELEVATION PLAN

LEHI, UTAH

SHEET NO.
07

NOTES:
1. THE TEMPORARY PARKING AREA THAT IS BEING INSTALLED ON THE FUTURE COMMERCIAL LOTS WILL BE INSTALLED AT THE START OF CONSTRUCTION FOR PHASE 1 AND USED FOR CONSTRUCTION PARKING DURING ALL CONSTRUCTION PHASES.



Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	12.667ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 08

FIRE ACCESS PLAN

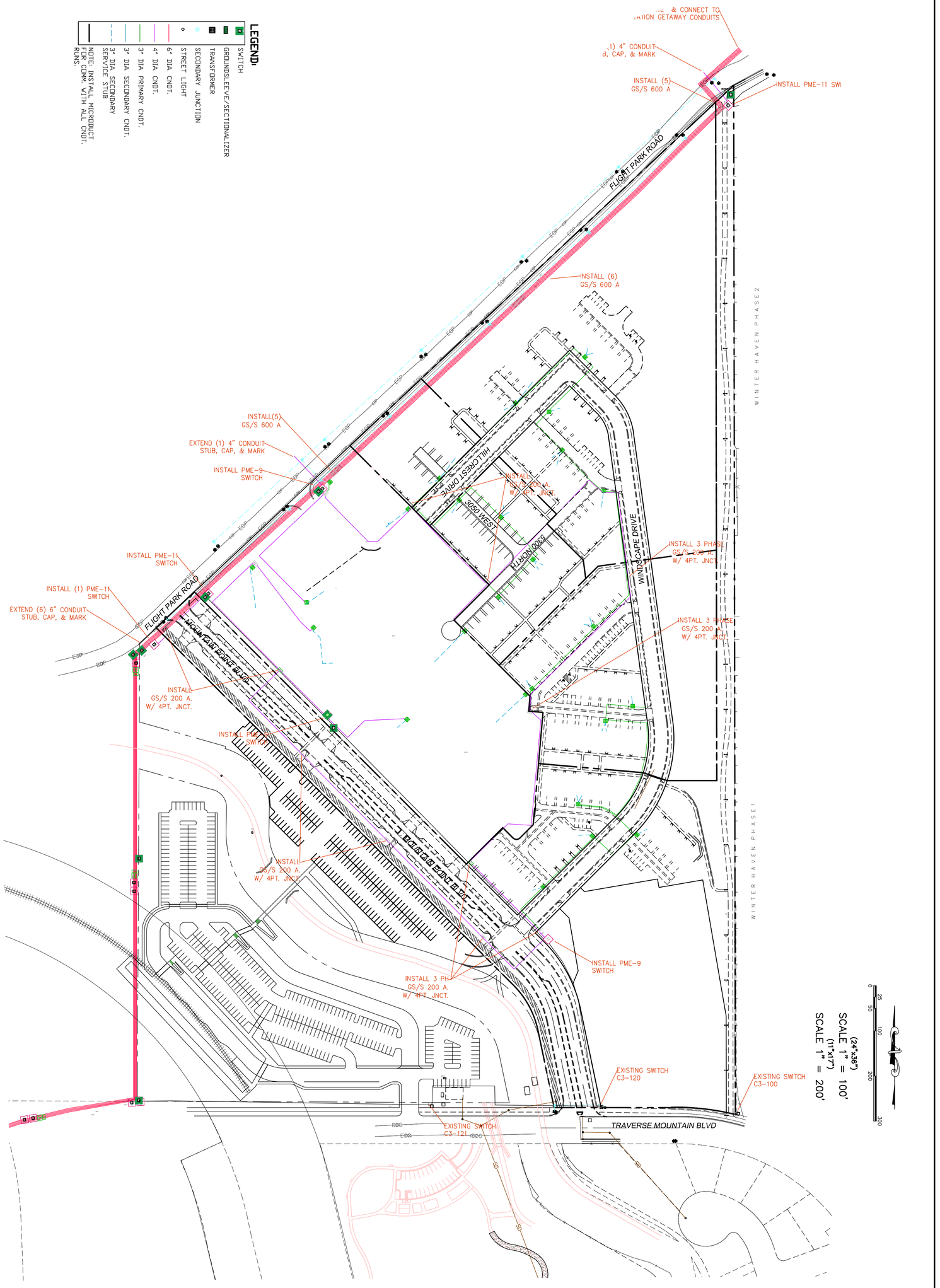
LEHI, UTAH

VISTAS AT THE POINT PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VISTAS AT THE POINT

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OVERALL POWER INFRASTRUCTURE

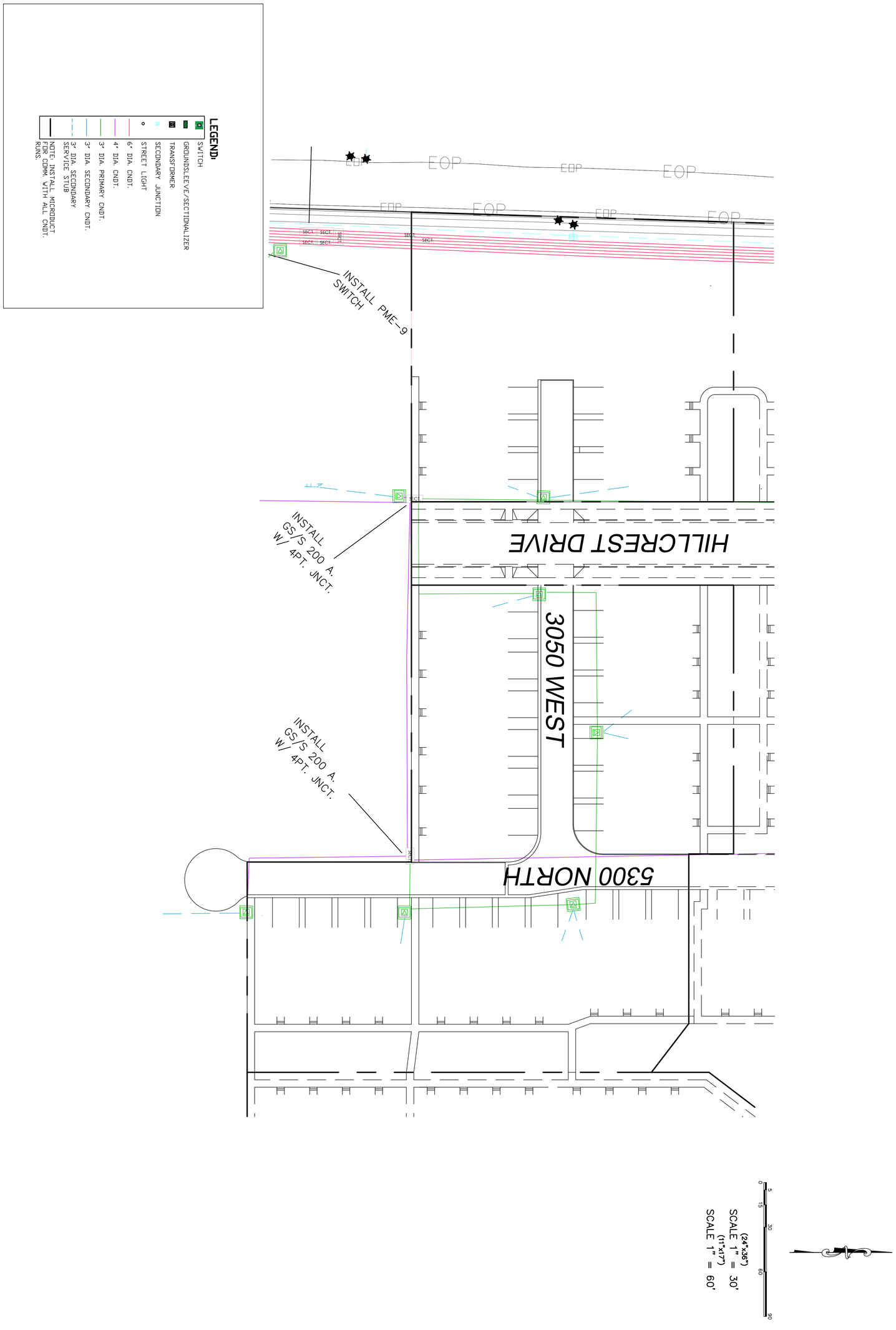
LEHI, UTAH

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SHEET NO.

9A

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VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.

A RESIDENTIAL SUBDIVISION

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASE 4 POWER INFRASTRUCTURE

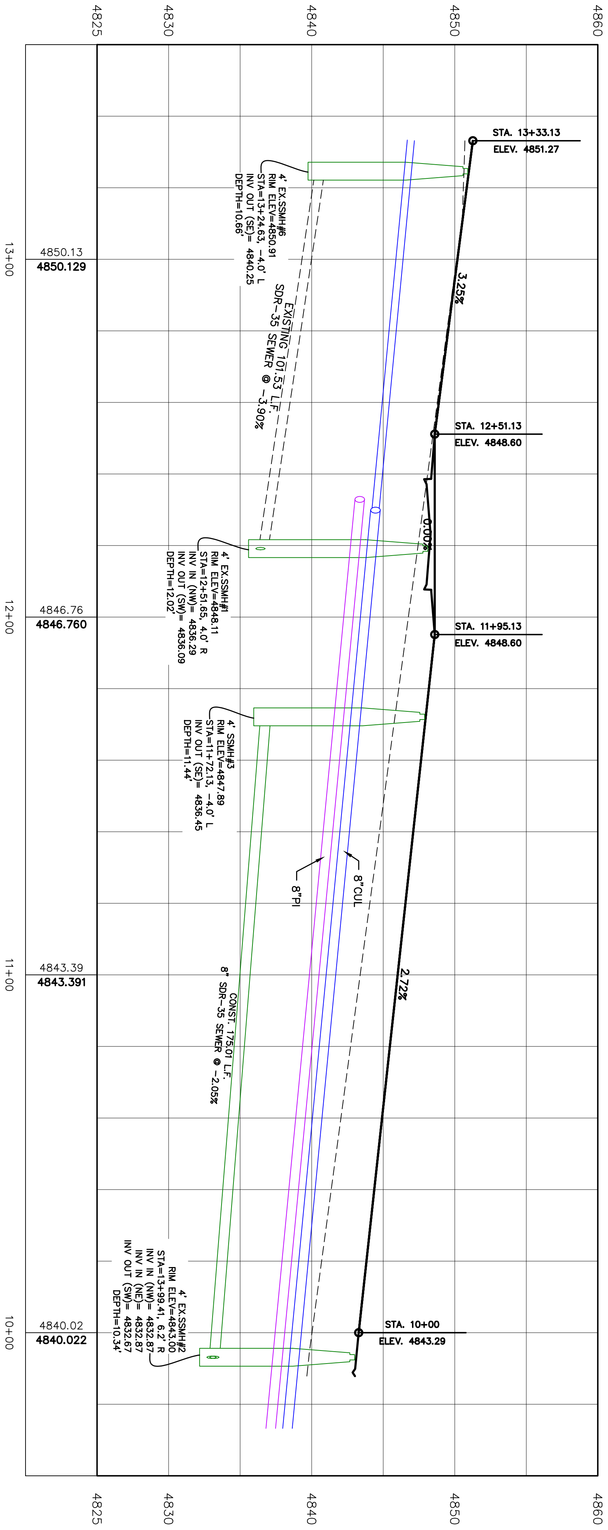
LEHI, UTAH

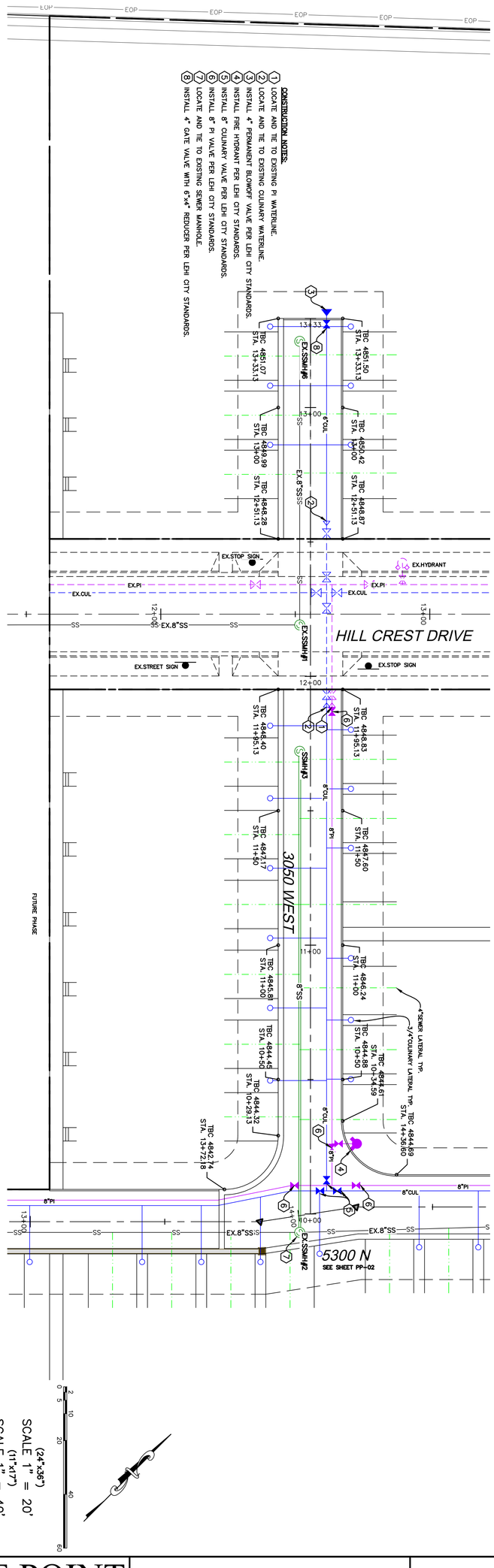
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SHEET NO.

9B

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VISTAS AT THE POINT PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

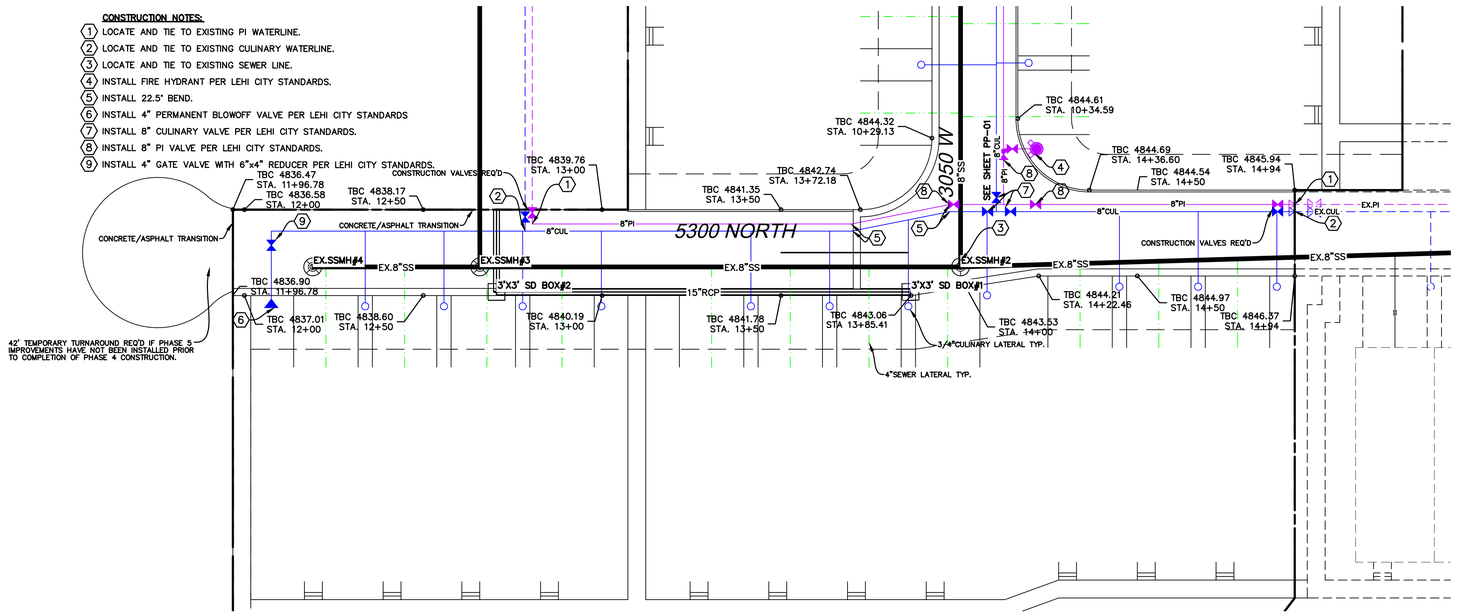
3050 WEST
STA. 10+00 TO STA.13+33

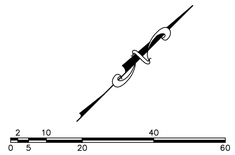
LEHI, UTAH

SHEET NO.
PP-01

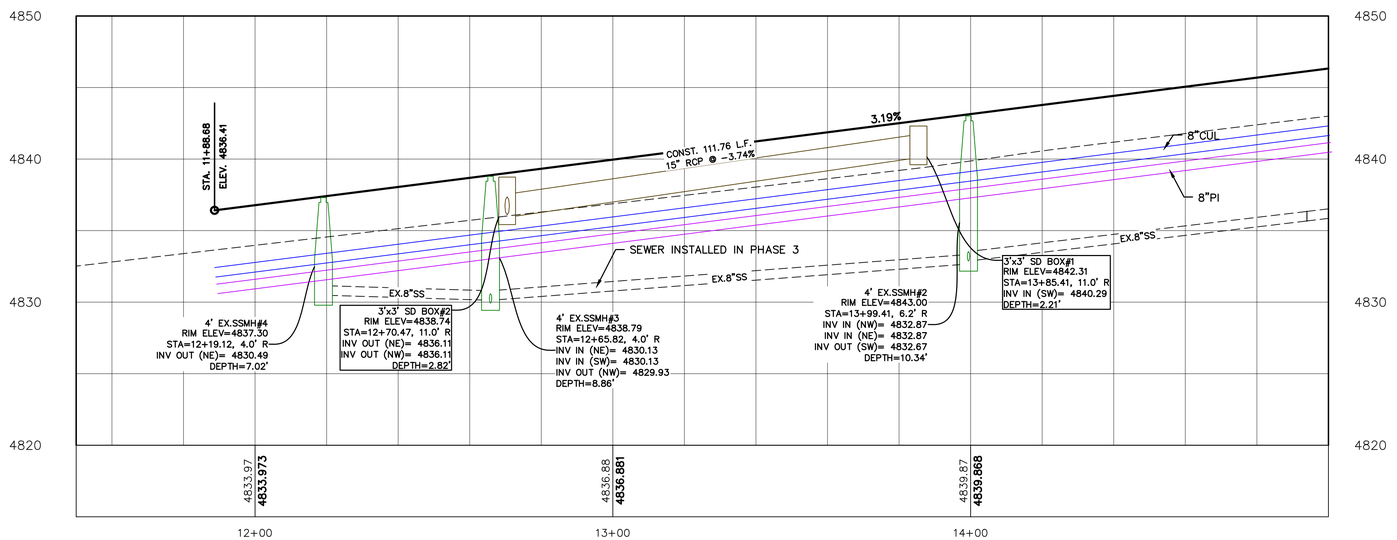
CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING PI WATERLINE.
2. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
3. LOCATE AND TIE TO EXISTING SEWER LINE.
4. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
5. INSTALL 22.5° BEND.
6. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS
7. INSTALL 8" CULINARY VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
9. INSTALL 4" GATE VALVE WITH 6"x4" REDUCER PER LEHI CITY STANDARDS.





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO.
PP-02

5300 NORTH
STA. 11+50 TO STA.15+00

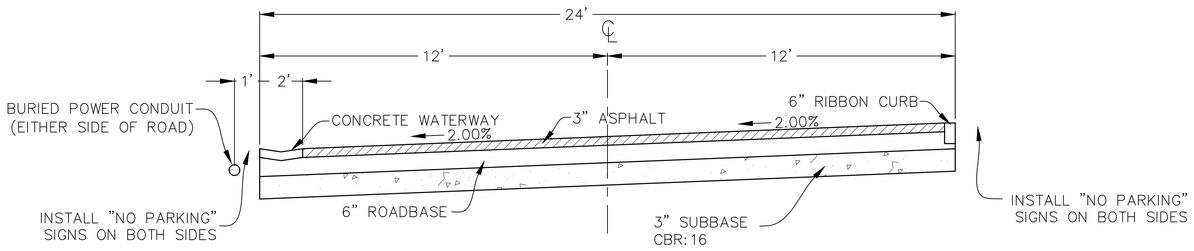
LEHI, UTAH

VISTAS AT THE POINT
PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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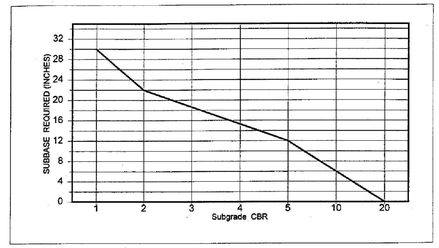


DETAIL - TYPICAL 24' PRIVATE DRIVE STREET SECTION

PRIVATE DRIVE

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

SHEET NO. DT-01

DETAILS

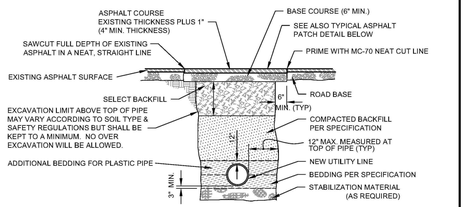
LEHI, UTAH

VISTAS AT THE POINT
PHASE 4
A RESIDENTIAL SUBDIVISION

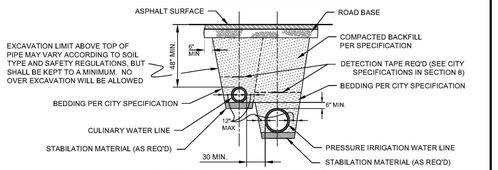
ATLAS ENGINEERING L.L.C.
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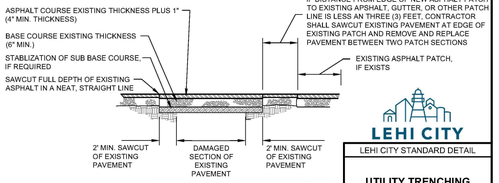


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



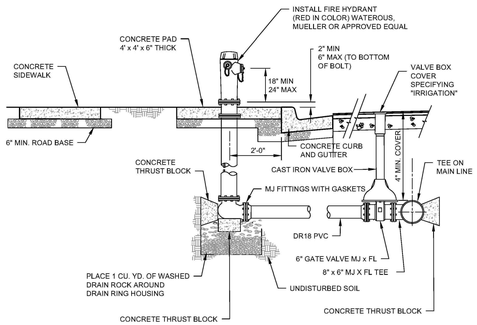
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: *JANUARY 2022*



FIRE HYDRANT WITH VALVE

NOTES:

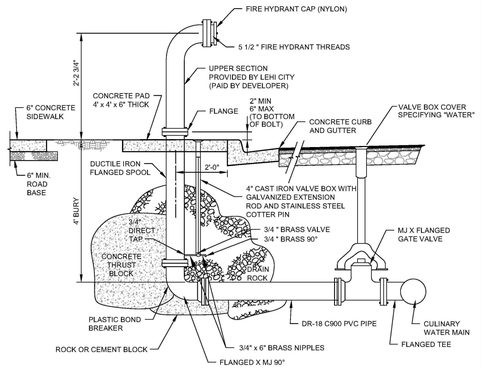
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: *JANUARY 2022*



NOTE:

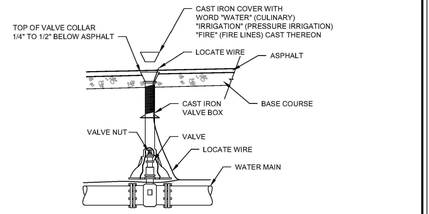
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: *JANUARY 2022*



NOTES:

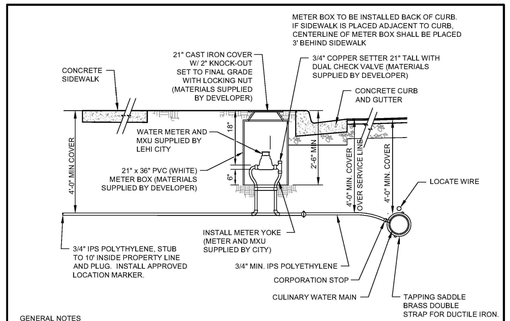
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: *JANUARY 2022*



GENERAL NOTES

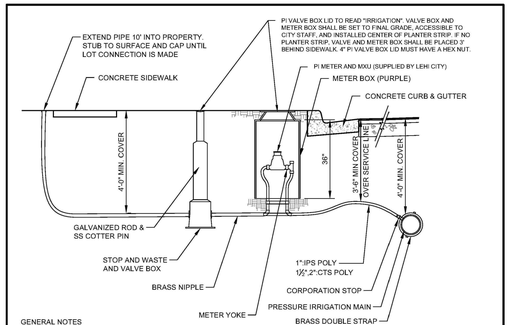
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: *JANUARY 2022*



GENERAL NOTES

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

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15W-11-44	FORD VB876-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW-1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	DBLL-2244	DBLL-2242	
RING ADAPTER	NA	L-2336 SO-Q MTR ADPT RING	
LID	DFW12AUT-5MWY-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	91D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-2124336-PTR	SIGMA RMP-2030364-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

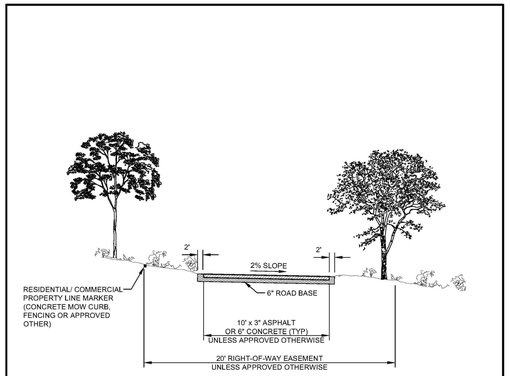
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: *JANUARY 2022*



PROVIDE A TRAIL RAMP DETAIL?
RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

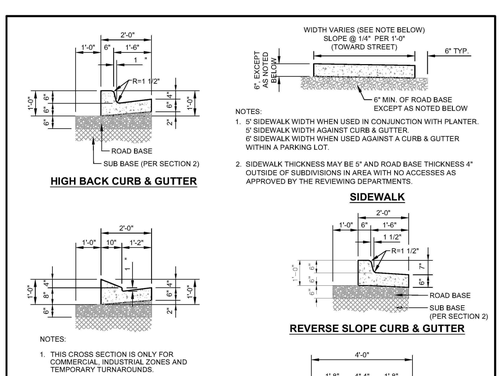
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 DATE: *JANUARY 2022*



HIGH BACK CURB & GUTTER

NOTES:

1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK

REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER
(MOUNTABLE TYPE)

GENERAL NOTES:

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

4' DRAIN GUTTER

LEHI CITY

LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: *JANUARY 2022*

SHEET NO.

CS-01

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 4

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.

MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

ALL WEATHER ACCESS

LEHI CITY

LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 | DATE: JANUARY 2022

SECTION A-A

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 | DATE: JANUARY 2022

SECTION B-B

NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 | DATE: JANUARY 2022

NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 | DATE: JANUARY 2022

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.

PLAN VIEW

SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 | DATE: JANUARY 2022

PLAN VIEW

SECTION A-A

NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS, CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

COMBO BOX

SD-08 | DATE: JANUARY 2022

SHEET NO. CS-02

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 4

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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TEMPORARY CONSTRUCTION POWER:

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

TEMPORARY POWER WILL BE CONSIDERED UPON REQUEST FOR RESIDENTIAL CONSTRUCTION. LEHI CITY POWER REQUIRES OWNER/BUILDER TO SUPPLY AND INSTALL THE PERMANENT SERVICE INCLUDING METER BASE, DISCONNECTS AND OUTLETS. (SEE DETAIL 3.2.1) 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 560 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 560 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 LOCATIONS 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, SECONDARY JUNCTION BOXES, COMMUNICATION BOXES, GROUND SLEEVE BASES AND SWITCH BASES WILL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY CONTRACTOR. THE UNDERGROUND ELECTRICAL DISTRIBUTION LAYOUT AND COMMUNICATION NETWORK CONDUIT AND DUCT LAYOUT SHALL BE COMPLETED BY OR APPROVED BY LEHI CITY POWER ENGINEERING DIVISION.

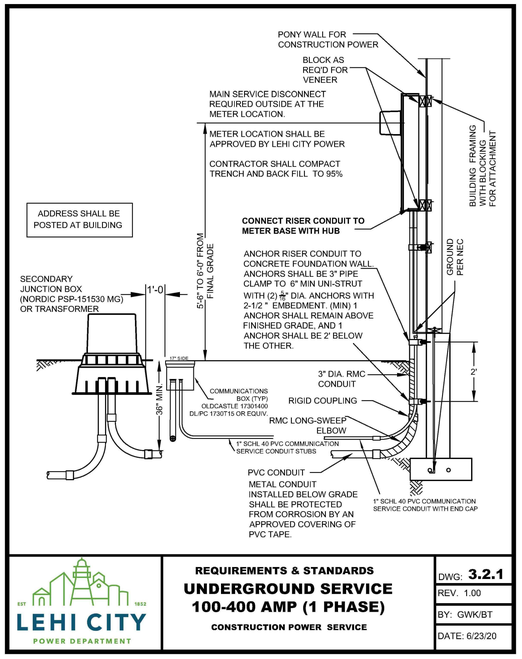
ALL SERVICES REQUIRE SCH. 40 PVC CONDUIT AND RMC LONG SWEEP (LS) 90 BEND AND RISER WITH LUG CONNECTION TO MAIN/METER BASE. FOR MULTI FAMILY UNITS AND COMMERCIAL INSTALLATIONS, THE CONDUCTOR SHALL BE SUPPLIED, INSTALLED, TERMINATED & MAINTAINED BY OWNER / CONTRACTOR PER NEC, FROM THE METER BASE TO THE POWER SOURCE SUPPLIED BY LEHI CITY.

COMMUNICATION NETWORK SERVICE LATERALS REQUIRE MICRODUCT, 1" SCH. 40 PVC CONDUIT AND PVC LONG SWEEP (LS) 90 BEND. THIS CONDUIT SHALL BE INSTALLED FROM THE COMMUNICATION PEDESTAL TO THE ABOVE GROUND UNISTRUT AT THE BUILDING AND CAPPED.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
ELECTRICAL SERVICE INFORMATION
MULTI-FAMILY & COMMERCIAL POWER SERVICE

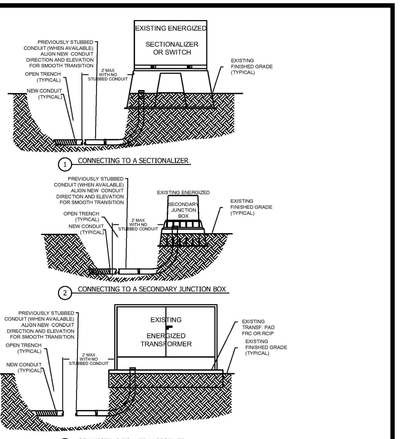
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LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
UNDERGROUND SERVICE 100-400 AMP (1 PHASE)
CONSTRUCTION POWER SERVICE

DWG: 3.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

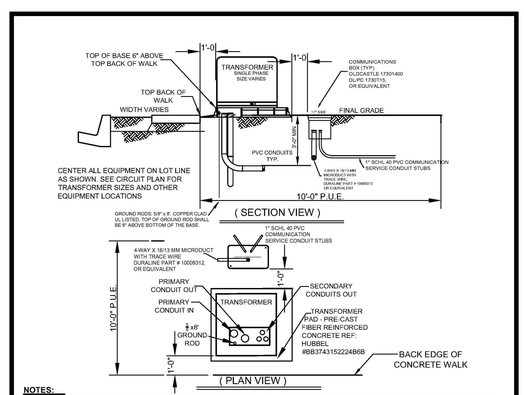


NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.0 | REV. 0.00 | BY: GWK/BT | DATE:12/10/17

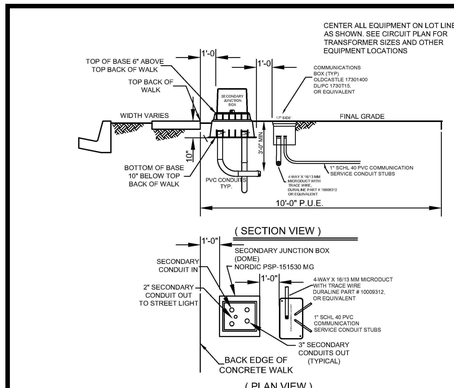


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB374315222486B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES AND BOXES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT, REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER SINGLE PHASE
(LOCATIONS IN THE P.U.E.)

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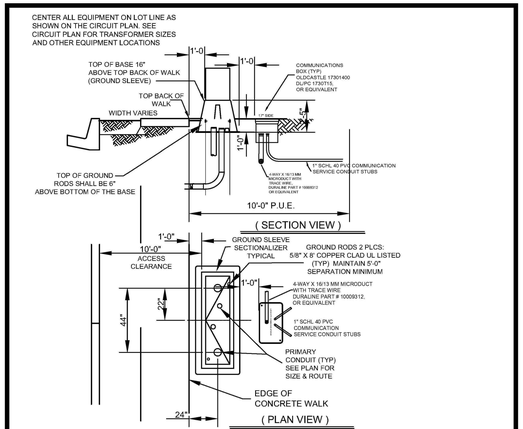


NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES AND COMMUNICATION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED 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 AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

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

DWG: 4.1.2 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES AND COMMUNICATION BOXES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE AND BOXES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

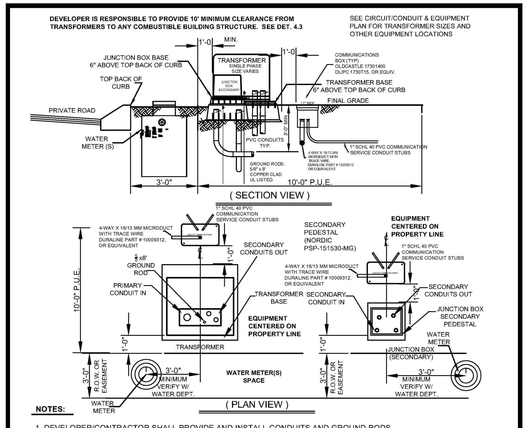
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
GROUND SLEEVE/ SECTIONALIZER
(TYPICAL LOCATION IN THE P.U.E.)

DWG: 4.1.3 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

DEVELOPER IS RESPONSIBLE TO PROVIDE 10' MINIMUM CLEARANCE FROM TRANSFORMERS TO ANY COMBUSTIBLE BUILDING STRUCTURE. SEE DET. 4.3

SEE CIRCUIT/CONDUIT & EQUIPMENT PLAN FOR TRANSFORMER SIZES AND OTHER EQUIPMENT LOCATIONS



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS.
2. LEHI CITY POWER SHALL PROVIDE TRANSFORMER BASES, COMMUNICATION BOXES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES AND BOXES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY, EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS
TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION
(DEVELOPMENT WITHOUT WALK)

DWG: 4.1.7 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

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" MINIMUM 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 THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS 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 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

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 IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 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 (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT.
IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE.
LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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 RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE ½ YARD FLOWABLE FILL THRUST BLOCK 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", 2", AND 1" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP--WITH MINIMUM RADIUS OF 36 INCHES FOR 3", AND WITH MINIMUM RADIUS OF 24 INCHES FOR 2" AND 1". ALL RMC 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.

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.

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

LEHI CITY POWER DEPARTMENT

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

DWG: 4.2.1 | REV. 1.00 | BY: GWK/BT | DATE: 6/23/20

SHEET NO. CS-03

CONSTRUCTION STANDARDS

LEHI, UTAH

VISTAS AT THE POINT PHASE 4

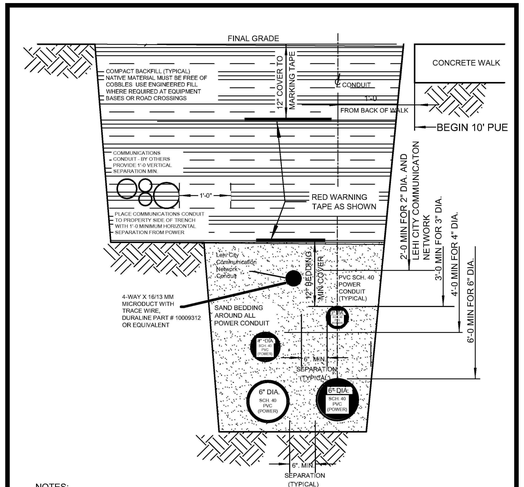
A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING

PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" 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
6. LEHI POWER REQUIRES A 4-WAY x 16/13MM MICRODUCT TO ACCOMPANY ALL POWER CONDUIT RUNS.

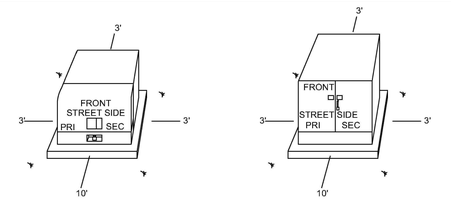
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:

IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.
EXCEPTION: LEHI CITY OWNED COMMUNICATION BOXES MAY BE INSTALLED AS CLOSE AS ONE (1) FOOT (NON-ACCESS SIDE, AWAY FROM STREET) OF PADMOUNTED EQUIPMENT. PLACEMENT SHALL BE AS INDICATED ON CONDUIT SYSTEM DESIGN DRAWINGS.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

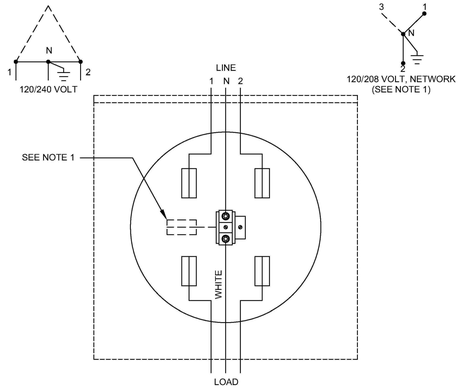
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.1**
REV. 1.00
BY: GWK/BT
DATE: 6/23/20



NOTES:

1. A FIFTH TERMINAL (STINGER) IS REQUIRED FOR A 120/208V SERVICE.
2. WIRE SIZE RANGE:
   2.1 - 100 AMP SOCKET: LUGS SUITABLE FOR #6 - #2/0 STRANDED CU/AL CONDUCTORS.
   2.2 - 200 AMP SOCKET: LUGS SUITABLE FOR #2 - 350 KCMIL CU/AL CONDUCTORS.
3. APPROXIMATE DIMENSIONS:
   3.1 - 100 AMP SOCKET: 3-5/16"(D) X 8"(W) X 11-1/2"(H).
   3.2 - 200 AMP SOCKET: 4-3/8"(D) X 11"(W) X 15-1/2"(H).
4. CONTACT LEHI CITY POWER FOR AVAILABLE SERVICE VOLTAGES.

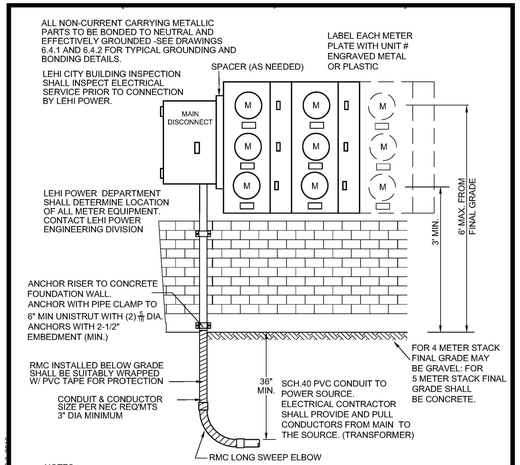
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

METER SOCKET SINGLE PHASE WIRING DIAGRAM 120/240 VOLT OR 120/208 VOLT

100 - 200 AMP RESIDENTIAL OR COMMERCIAL

DWG: **6.1.1**
REV. 0.00
BY: GWK/BT
DATE: 4/21/17



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. REFER TO 4.2.1
5. INSPECTION REQUIRED PRIOR TO PERMANENT POWER CONNECTION.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

DWG: **6.1.4**
REV. 0.00
BY: GWK/BT
DATE: 3/28/16

SHEET NO. **CS-04**

CONSTRUCTION STANDARDS

LEHI, UTAH

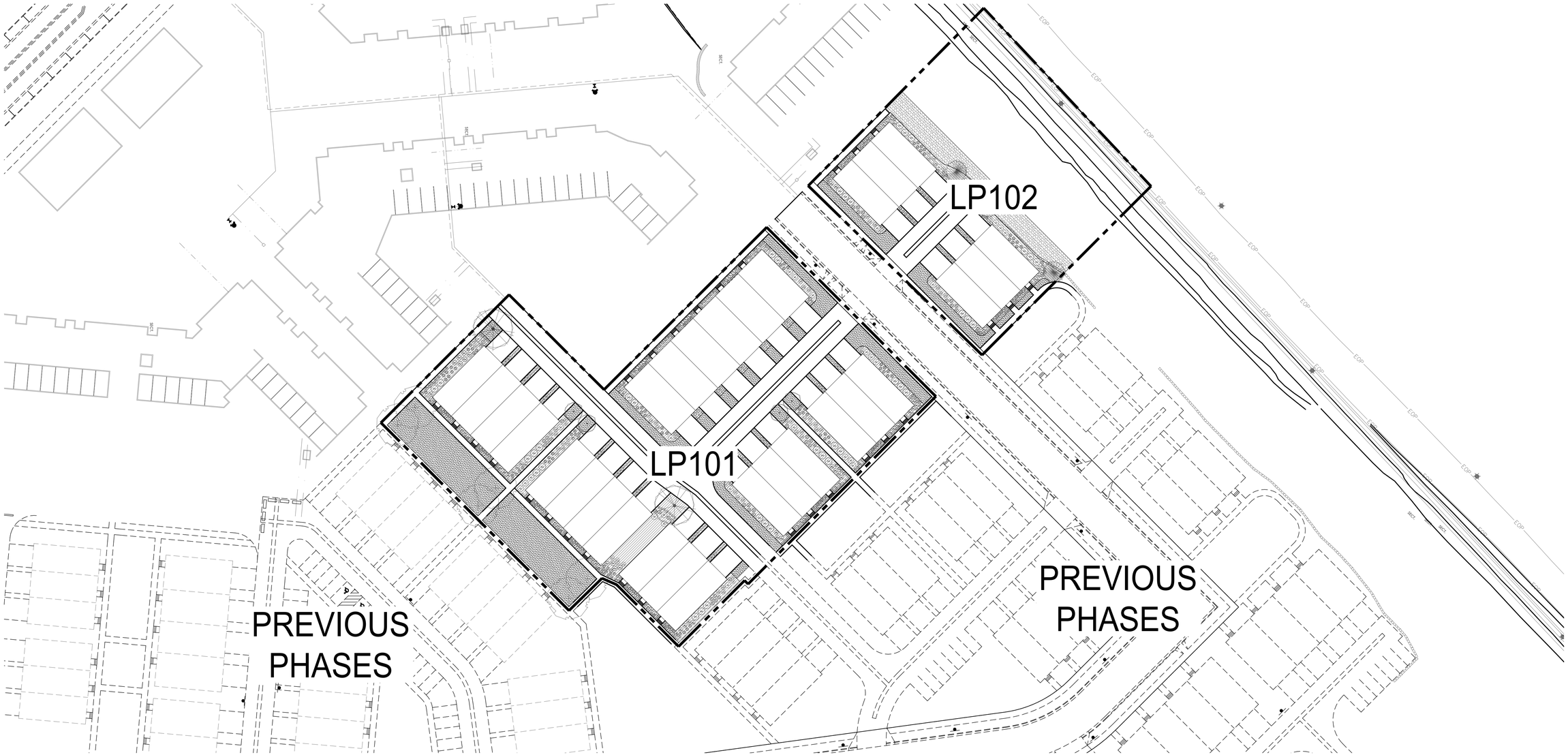
VISTAS AT THE POINT PHASE 4

A RESIDENTIAL SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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blu line designs
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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 4
LEHI, UTAH

REVISIONS

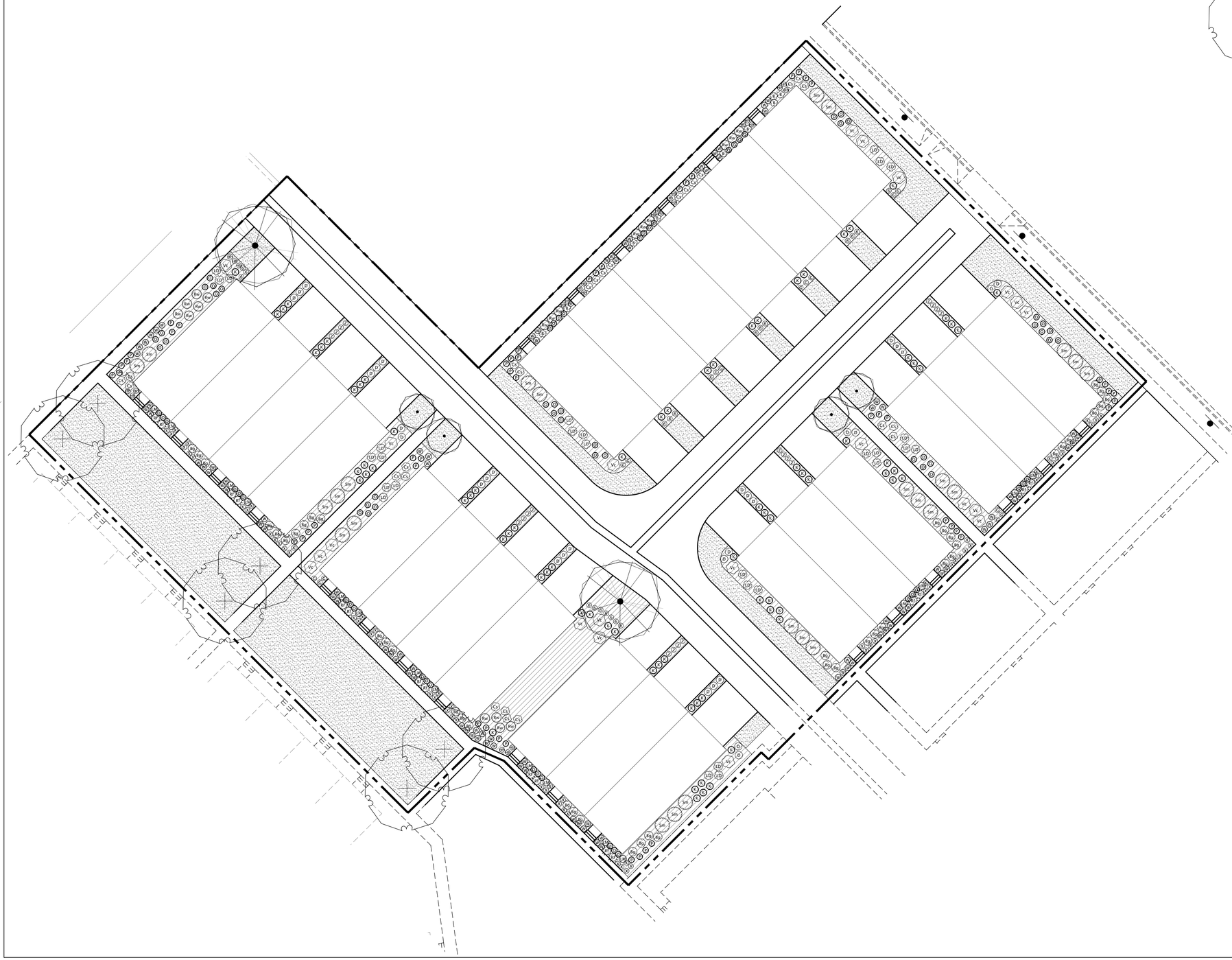
NO.	MM/DD/YY	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100



PLANT SCHEDULE PHASE 4

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
S	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
R	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX

Scale: 1" = 20'-0"

0 10 20 40 60

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
PHASE 4
LEHI, UTAH

REVISIONS

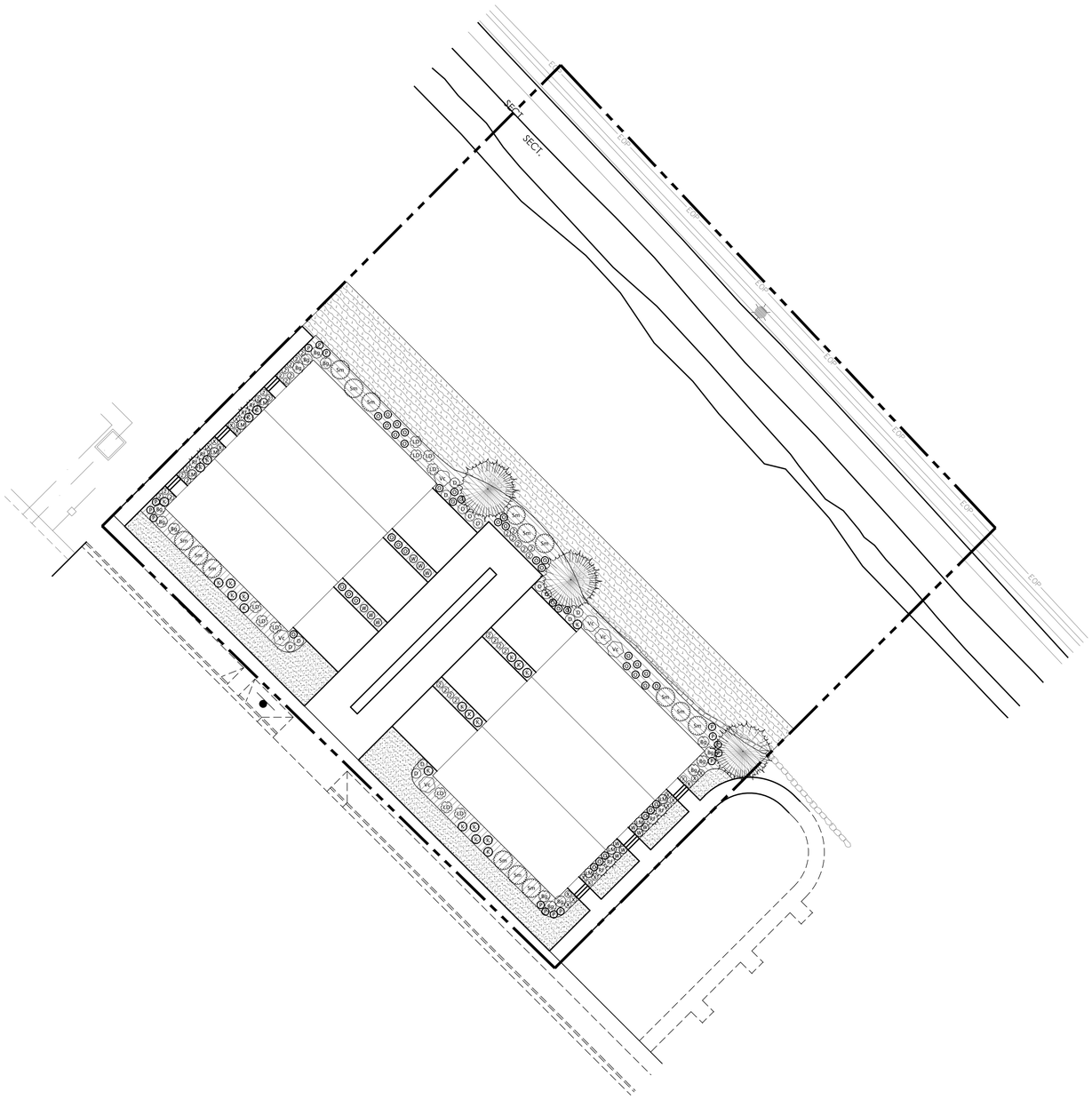
NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101



PLANT SCHEDULE PHASE 4

DECIDUOUS TREES	BOTANICAL / COMMON NAME	C
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B

EVERGREEN TREES	BOTANICAL / COMMON NAME	C
	PINUS NIGRA / AUSTRIAN BLACK PINE	B

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	C
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B

SHRUBS	BOTANICAL / COMMON NAME	C
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5
BG	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5
CS	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5
VC	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	C
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1
HR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	C
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1

GROUND COVERS	BOTANICAL / COMMON NAME	C
	MULCH / MULCH	3
	POA PRATENSIS / KENTUCKY BLUEGRASS	S
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX	S

Scale: 1" = 20'-0"

0 10 20 40 60

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Sandy, UT 84070
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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT PHASE 4
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP102

669

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE PHASE 4

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL
	PINUS NIGRA / AUSTRIAN BLACK PINE	B&B	6` HT MIN.

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL

SHRUBS	BOTANICAL / COMMON NAME	CONT	
Bg	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	6
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL	57
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL	26
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	38
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	24
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL	19
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5 GAL	24
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5 GAL	40
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	27

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1 GAL	51
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1 GAL	14
HR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL	27
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1 GAL	22
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL	85
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	106
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	39

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	102
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1 GAL	108
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	67

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
	MULCH / MULCH	3" DEPTH	13,215 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	12,623 SF
	RE-VEGETATIVE SEED MIX / RE-VEGETAIVE SEED MIX ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS ARTEMISIA TRIDENTATA / BIG SAGEBRUSH ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY FESTUCA OVINA / SHEEP FESCUE GAILLARDIA ARISTATA / COMMON GAILLARDIA LINUM PERENNE / PERENNIAL FLAX PASCOPYRUM SMITHII / WESTERN WHEATGRASS POA SANDBERGII / SANDBERG BLUEGRASS PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	SEED	3,186 SF

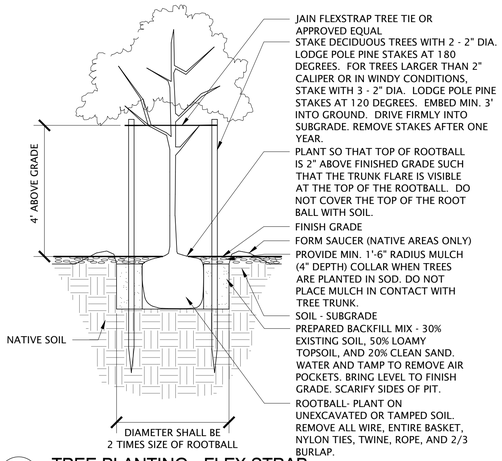
LANDSCAPE TABULATION

IRRIGATED TURF = 12,623 SF (43%)

WATER WISE DRIP IRRIGATED BED = 13,215 SF (46%)

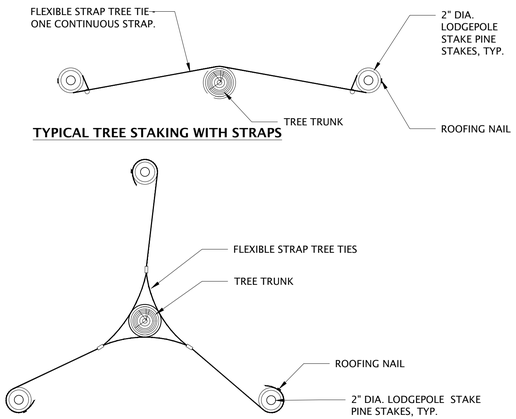
NATIVE SEED = 3,186 SF (11%)

TOTAL LANDSCAPE AREA = 29,024 SF



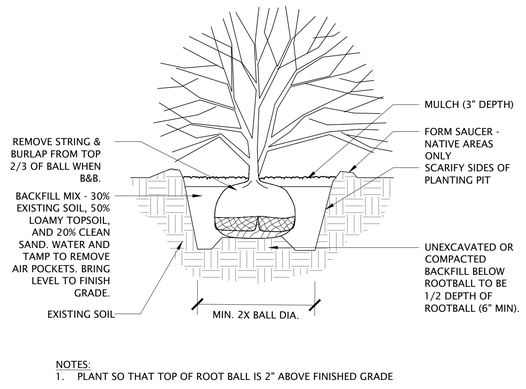
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

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p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 4
LEHI, UTAH

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

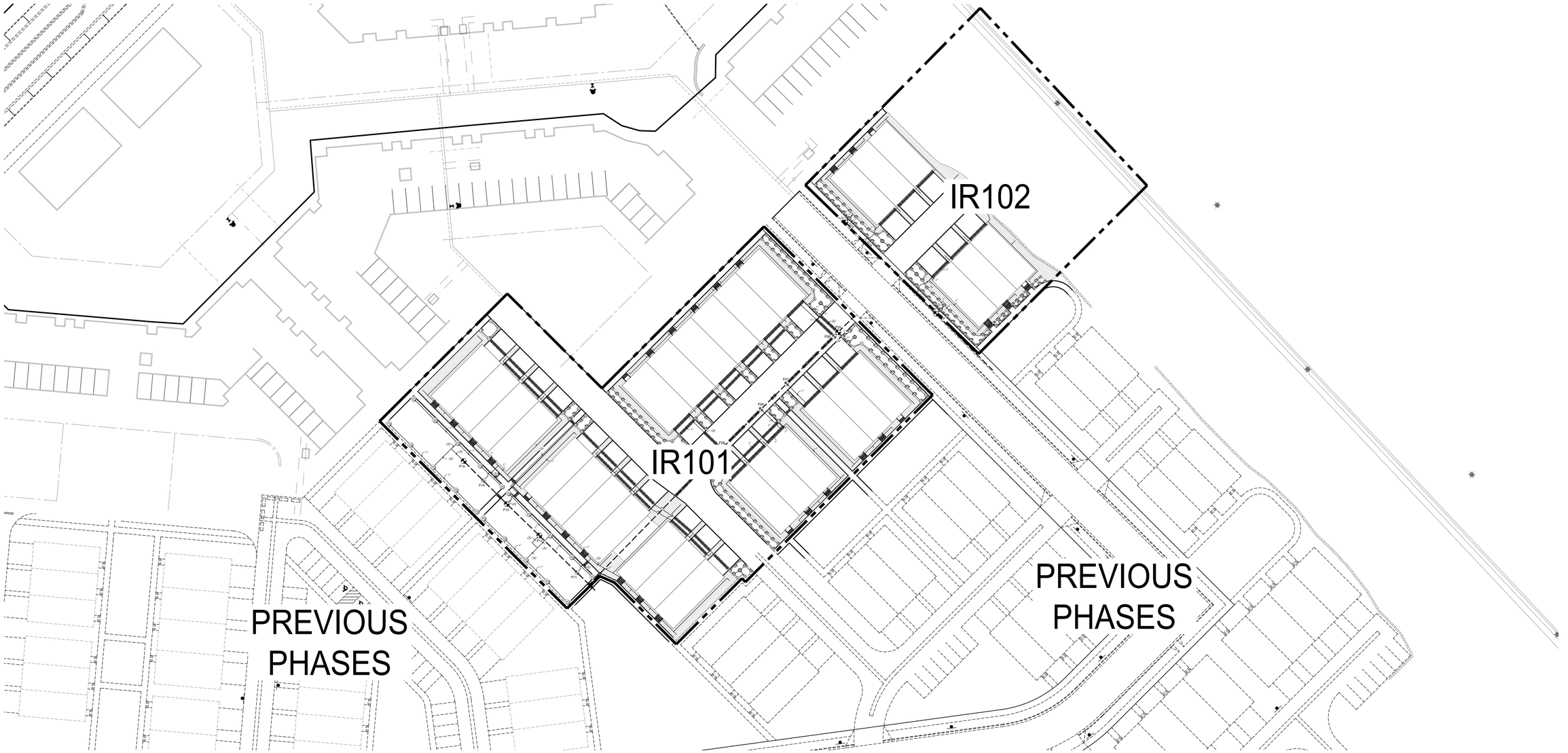
Drawing Title

LANDSCAPE NOTES AND DETAILS

Drawing number

LP501

700



Scale: 1" = 40'-0"

0 20 40 80 120

N

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Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

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VISTAS AT THE POINT
PHASE 4
LEHI, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL IRRIGATION PLAN

Drawing number
IR100

IRRIGATION SCHEDULE PHASE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 8 8 6 Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 10 10 10 Q T H F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
15 15 15 15 15 15 Q T H TT TQ F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

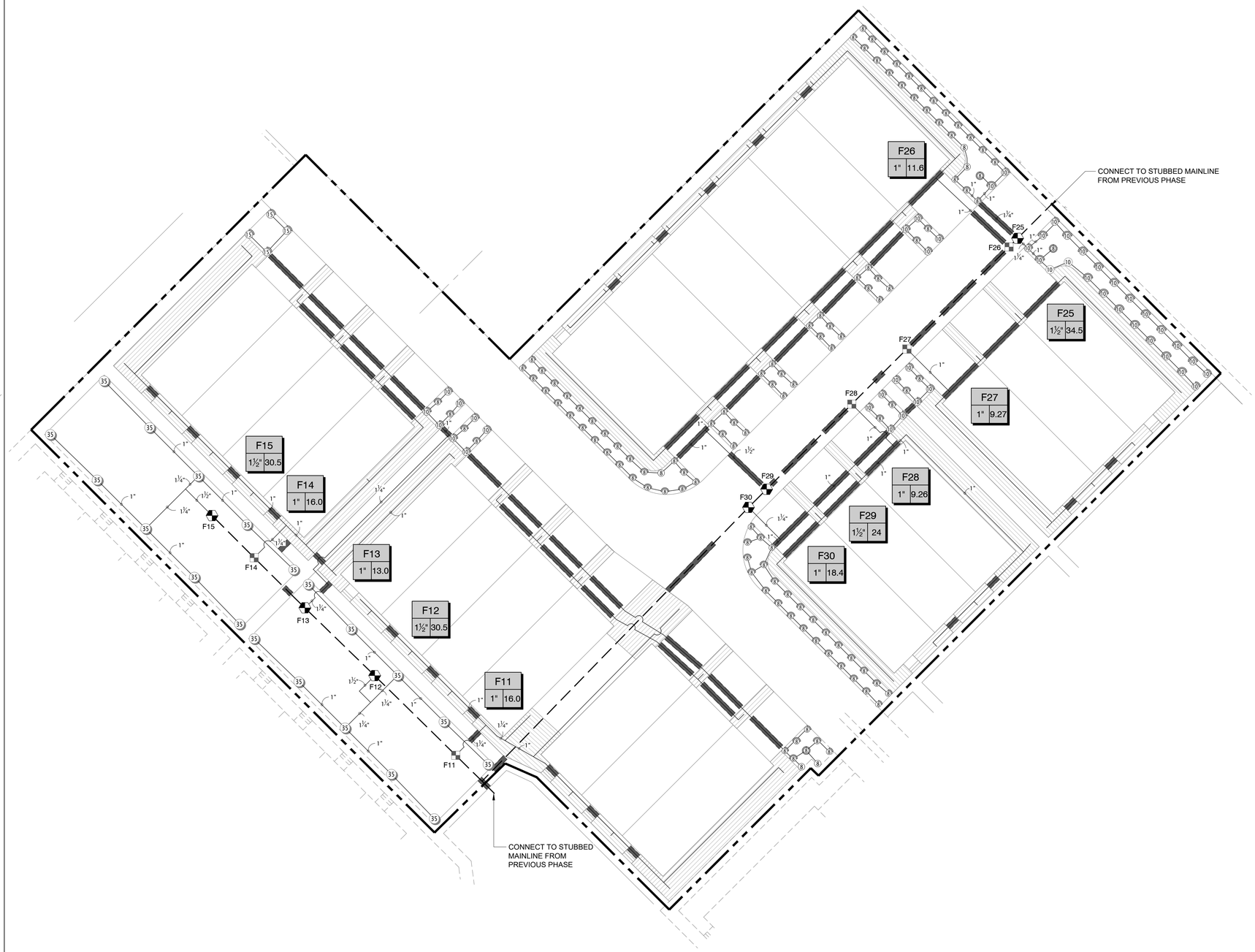
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
35 30 25	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout





Scale: 1" = 20'-0"

0 10 20 40 60

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p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 4
LEHI, UTAH

REVISIONS

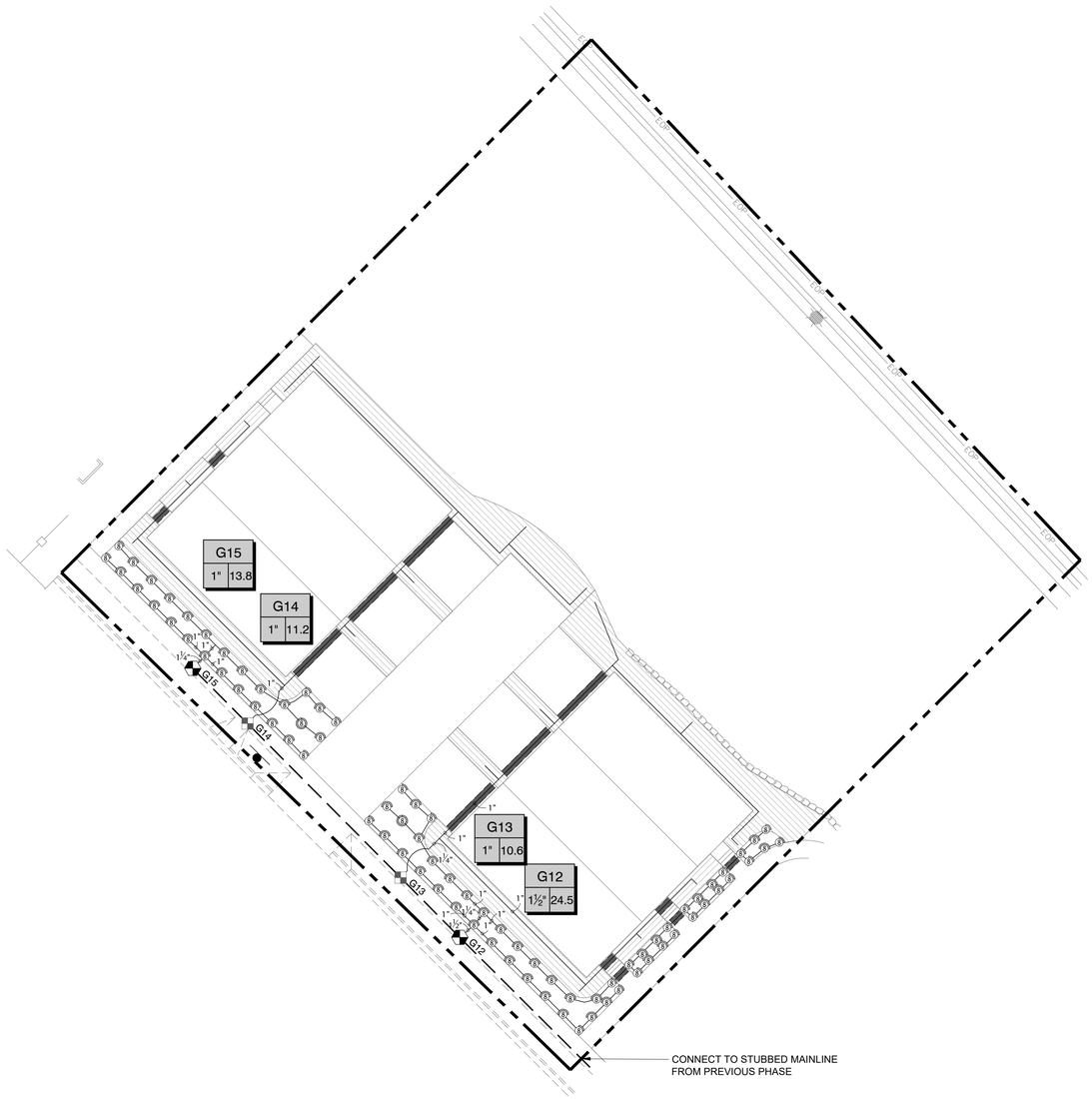
NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR101



IRRIGATION SCHEDULE PHASE 4

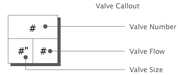
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(8) Q (8) T (8) H (8) F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(10) Q (10) T (10) H (10) F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(15) Q (15) T (15) H (15) TT (15) TQ (15) F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(8) 08HE-VAN (12) 12HE-VAN (10) 10HE-VAN (15) 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(35) (30) (25)	RAIN BIRD 5004-PL-PC-SAM-R-MPR TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND IN-STEM PRESSURE REGULATOR.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



Scale: 1" = 20'-0"

0 10 20 40 60

N

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VISTAS AT THE POINT
PHASE 4
LEHI, UTAH

REVISIONS

NO.	APPROVED	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR102

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **75** PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

IRRIGATION SCHEDULE PHASE 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 Q, 8 T, 8 H, 8 F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
10 Q, 10 T, 10 H, 10 F	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
13 Q, 13 T, 13 H, 13 TT, 13 TQ, 13 F	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
8 08HE-VAN, 12 12HE-VAN 10 10HE-VAN, 15 15HE-VAN	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

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	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIMENSION OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
F11	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	15.96	41.5		0.64 in/h
F12	RAIN BIRD PESB	1-1/2"	TURF ROTOR	30.54	49.5		0.79 in/h
F13	RAIN BIRD PESB	1"	TURF SPRAY	12.95	34.2		1.93 in/h
F14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	16.01	41.3		0.64 in/h
F15	RAIN BIRD PESB	1-1/2"	TURF ROTOR	30.54	49.7		0.78 in/h
F25	RAIN BIRD PESB	1-1/2"	TURF SPRAY	34.48	34.6		2.01 in/h
F26	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.59	36.6		0.64 in/h
F27	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.27	32.9		0.64 in/h
F28	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	9.26	33.0		0.64 in/h
F29	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24	35.8		1.84 in/h
F30	RAIN BIRD PESB	1"	TURF SPRAY	18.36	33.8		1.82 in/h
G12	RAIN BIRD PESB	1-1/2"	TURF SPRAY	24.45	35.7		2.04 in/h
G13	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.62	34.2		0.64 in/h
G14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.22	35.3		0.64 in/h
G15	RAIN BIRD PESB	1"	TURF SPRAY	13.79	32.5		1.93 in/h

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OWNER:
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CONTACT:
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PH: 801-712-1553

VISTAS AT THE POINT PHASE 4
LEHI, UTAH

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

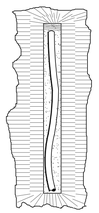
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Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

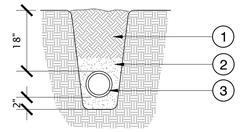
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IR501

PLAN VIEW

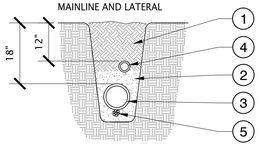


SECTIONS

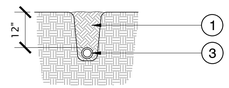
MAIN SUPPLY LINE



MAINLINE AND LATERAL



LATERAL LINE



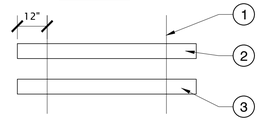
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

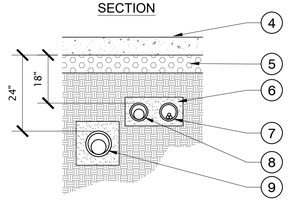
1 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTION

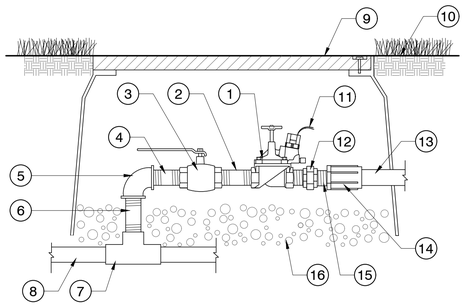


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

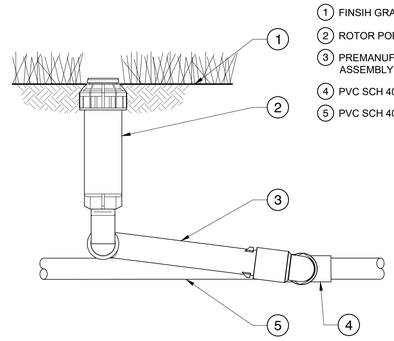
2 PIPE SLEEVE

NOT TO SCALE



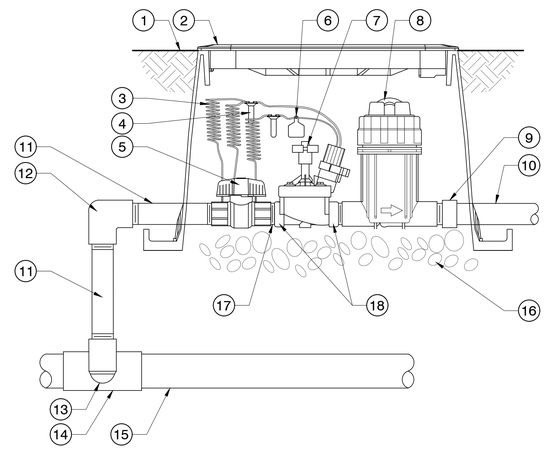
1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
4. SCH. 80 PVC THREADED NIPPLE
5. SCH. 80 PVC THREADED ELL
6. SCH. 80 PVC THREADED NIPPLE
7. PVC MAINLINE TEE (SXSXT)
8. MAINLINE (SIZE AS NOTED ON THE PLAN)
9. VALVE BOX, SIZE AS REQUIRED
10. FINISH GRADE
11. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
12. SCHEDULE 80 PVC UNION
13. LATERAL LINE TO HEADS
14. PVC ADAPTOR TYP.
15. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
16. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.



1. FINSIH GRADE/TURF CROWN
2. ROTOR POP-UP SPRINKLER
3. PREMANUFACTURED SWING JOINT ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

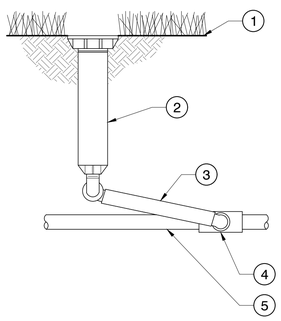
NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, SBE-050, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE NOZZLE SPECIFIED ON PLAN.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
18. ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

5 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE



1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

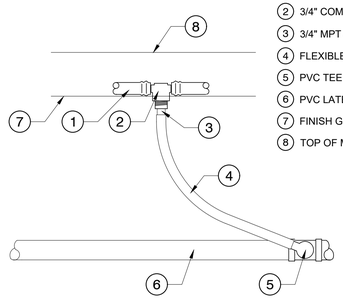
NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

8 POP-UP SPRAY/ROTARY

NOT TO SCALE

6 POP UP ROTOR

NOT TO SCALE

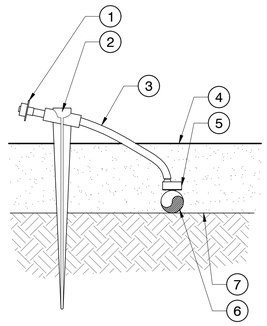


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

10 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

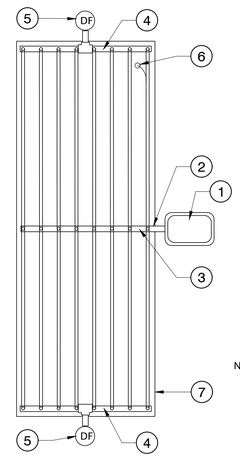


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

11 DRIP EMITTER

NOT TO SCALE



1. IRRIGATION CONTROL VALVE
2. PVC TO DRIP TUBING CONNECTION (SEE DETAIL)
3. PVC SUPPLY HEADER
4. PVC EXHAUST HEADER (DRIP TUBING MAY BE USED IN PLACE OF PVC FOR SUB HEADERS PER MANUFACTURER'S DESIGN GUIDELINES)
5. DRIP FLUSH VALVE (SEE DETAIL)
6. INDICATOR EMITTER - (1) 1 GPH EMITTER INTO IN-LINE DRIP TUBING
7. MAINTAIN 4" GAP BETWEEN DRIP TUBING AND PERIMETER OF IRRIGATED AREA

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

12 CENTER FEED IN LINE DRIP

NOT TO SCALE

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
PHASE 4
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

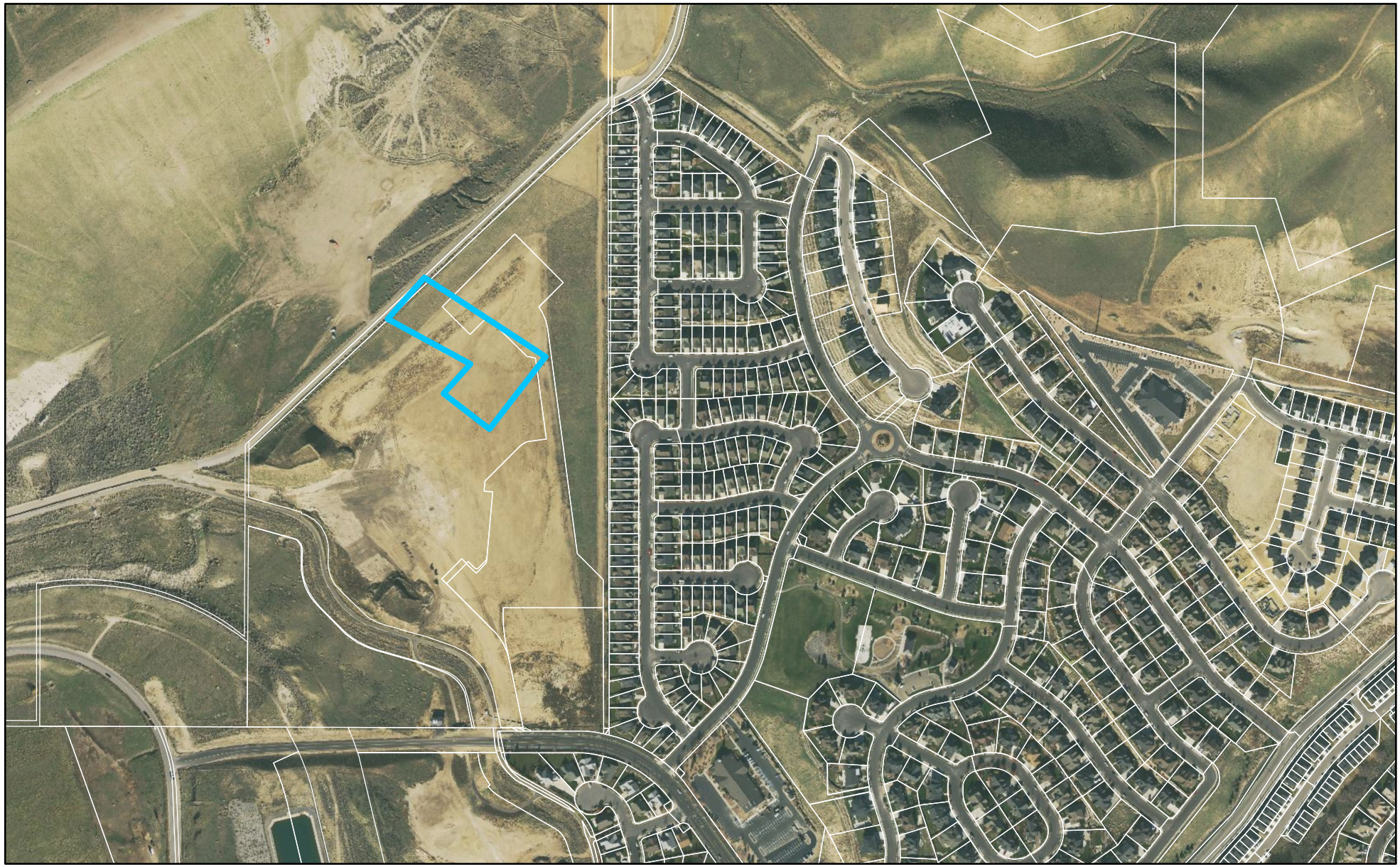
Designed By:	RBD
Drawn By:	TJ
Date:	03.10.23
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

Vistas at the Point Phase 4

Aerial

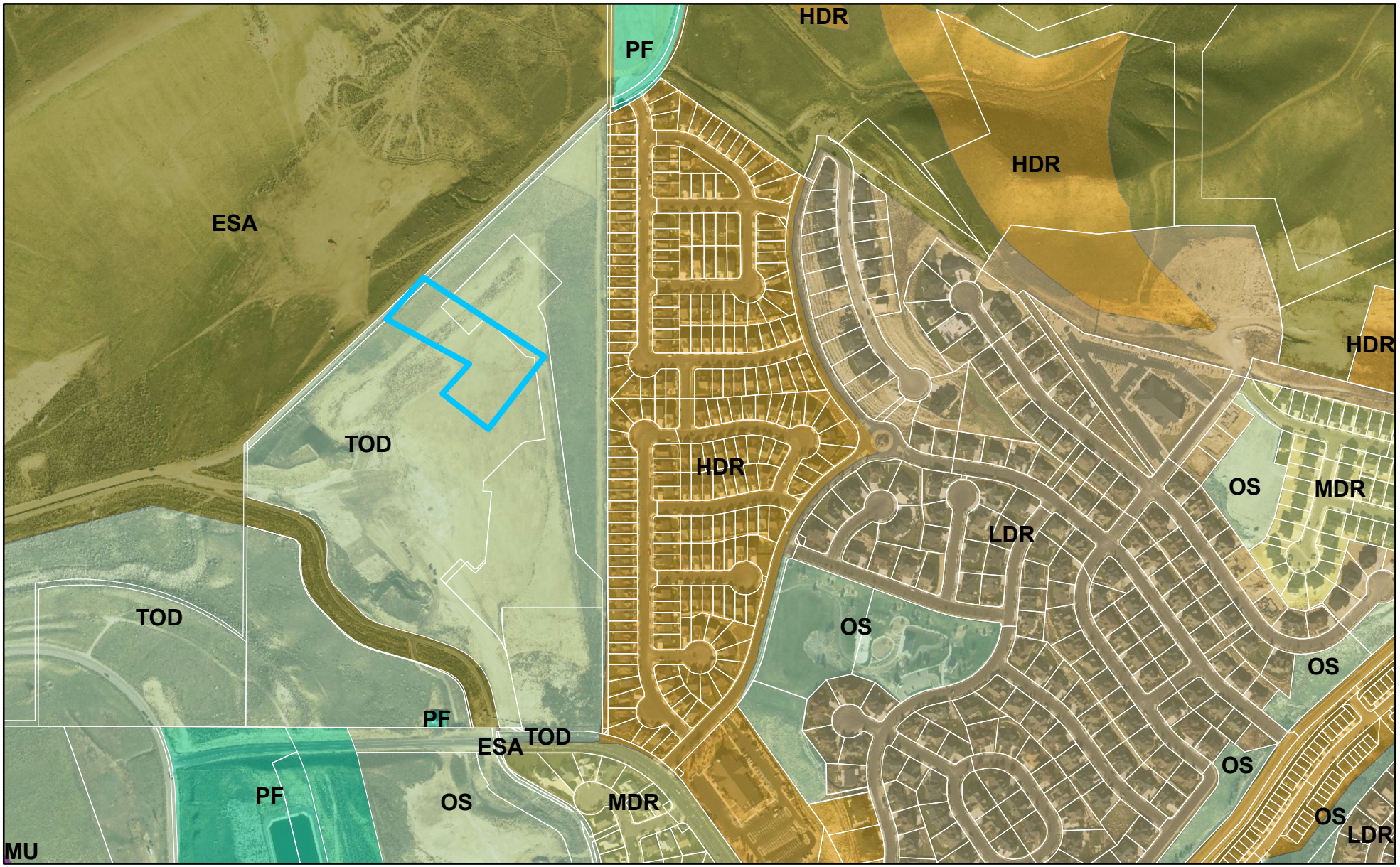


0 600 1,200 Feet

LEHI CITY

Vistas at the Point Phase 4

General Plan



0 600 1,200 Feet

LEHI CITY

Vistas at the Point Phase 4

Zoning



0 600 1,200 Feet

LEHI CITY

Agenda Item No: 22

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #25-2023 an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning.

Suggested Action:

Attachments:

CC Staff Report Lehi City Z-Act Open Space GPA & Zone Change 04.11.23.docx

Lehi City Z-Act Open Space GPA & Zone Change DRC 03.01.23.docx

Ord 25-2023.docx

Lehi City Z-Act Open Space GPA & Zone Change 03.01.23.pdf

Lehi City Open Space GPA & ZC Aerial.pdf

Lehi City Open Space GPA & ZC General Plan.pdf

Lehi City Open Space GPA & ZC Zoning.pdf

LEHI CITY Z-ACT OPEN SPACE
GENERAL PLAN AMENDMENT & ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	April 11, 2023		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 975 South 1350 West		
Project Area	Approximately 1 acre		
Existing Zoning	R-1-22		
Proposed Zoning	PF (Public Facility)		
Existing General Plan Land Use Designation	VLDRA (Proposed Change to Open Space)		
Adjacent Zoning and Land Use	*North*	R-1-22	Z-Act Subdivision
	South	R-1-22/C	Undeveloped future commercial
	East	TH-5	Undeveloped
	West	R-1-22	Holladay Acres Subdivision
Date of DRC Review	March 1, 2023		
Date of Planning Commission Review	March 23, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

PUBLIC FACILITY – The Public Facilities classification includes uses such as schools, places of worship, government facilities, recreation centers, parks, police and fire stations, libraries, and public utilities.

PARKS/OPEN SPACE (OS) – The Parks/Open Space (OS) classification is intended to create diverse and well-connected park and open space amenities which may include playgrounds, pocket parks, recreation facilities, plazas, trails, and natural areas.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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

Section 10.050. Combined Actions Permitted.

B. Combined actions shall only be considered, and if deemed appropriate, permitted as follows:

4. Application for a General Plan amendment may be combined with an Application for a Zone District Map amendment when the designations for both are proposed to be Public Facility.

PROPERTY HISTORY

October 22, 2019 The City Council approved the Z-Act Subdivision.

REPORT ANALYSIS

The applicant is seeking approval of a proposed general plan amendment and zone change from Very Low Density Residential Agricultural (VLDRA) to an Open Space (OS) land use designation and Public Facility zoning. The property is located at approximately 975 South 1350 West and is approximately 1-acre in size.

The parcel was designated as open space within the Z-Act subdivision plans so this General Plan amendment and zone change is consistent with the plan for the area. Staff feels that the Open Space General Plan designation matches up with the Public Facility zone based on the other parks throughout the City that we have zoned as Public Facility.

The DRC had one comment on the proposed zone change:

1. Application for a General Plan amendment may be combined with an Application for a Zone District Map amendment when the designations for both are proposed to be Public Facility. Staff feels that the Open Space designation correlates with the Public Facility zone.

Please consider the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed zone change is in accordance with the Zoning Administrator's view of the Lehi City General Plan Land Use designation for open space being connected to Public Facilities.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on March 23, 2023. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of Lehi City's request for review of an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning.

Jacob Curtis presented information on the agenda item.

Lehi City has done public re-zones in the past. When the concept plan was reviewed, there were some buffering concerns, and it does make sense to clean up the area while it is being done.

Commission Chair Newall opened and closed the public hearing.

Motion: Commissioner Bunker moved to recommend approval **Lehi City's request for review of an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning**, including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

Lehi City Z-Act Open Space GPA & Zone Change
DRC Redline Comments

Lehi City – Requests review of an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a Very Low Density Residential Agricultural (VLDRA) to an Open Space (OS) land use designation and Public Facility zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 2/21/23
Time Start: 1:22 pm
Time End: 1:27 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. Application for a General Plan amendment may be combined with an Application for a Zone District Map amendment when the designations for both are proposed to be Public Facility. Staff feels that the Open Space dedication correlates with the Public Facility zone.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 23, 2023
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 25-2023

AN ORDINANCE APPROVING A GENERAL PLAN AMENDMENTAND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 975 SOUTH 1350 WEST

WHEREAS, Lehi City, owner of property located at approximately 975 South 1350 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Lehi City General Plan Land Use Map and Land Use Element as well as the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as Open Space (OS) on the General Plan Land Use Map and Public Facility (PF) on the Zoning District Map; and

WHEREAS, following a public hearing on March 23, 2023, the Lehi City Planning Commission reviewed the proposed Lehi City General Plan Land Use Map and Land Use Element amendment as well as the Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on April 11, 2023, 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 March 23, 2023; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the request for the Lehi City General Plan Land Use Map and Land Use Element amendment as well as for the Zone District Designation amendment and Zoning District amendment furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from VLDRA to OS. The total amendment will include approximately 1-acre of property located at approximately 975 South 1350 West, more specifically shown on Exhibit "A" attached hereto.

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Public Facility.

PART II:

A. If a provision of this Ordinance 25 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 11th day of April 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Lehi City Z-Act Open Space General Plan Amendment and Zone Change

PARCEL A, Z-ACT SUB AREA 0.943 AC.

Parcel #: 56:045:0111 (Owned by Lehi City)

Address: Approximately 975 South and 1350 West

Current General Plan shows VLDRA- proposed change to OS (Open Space)

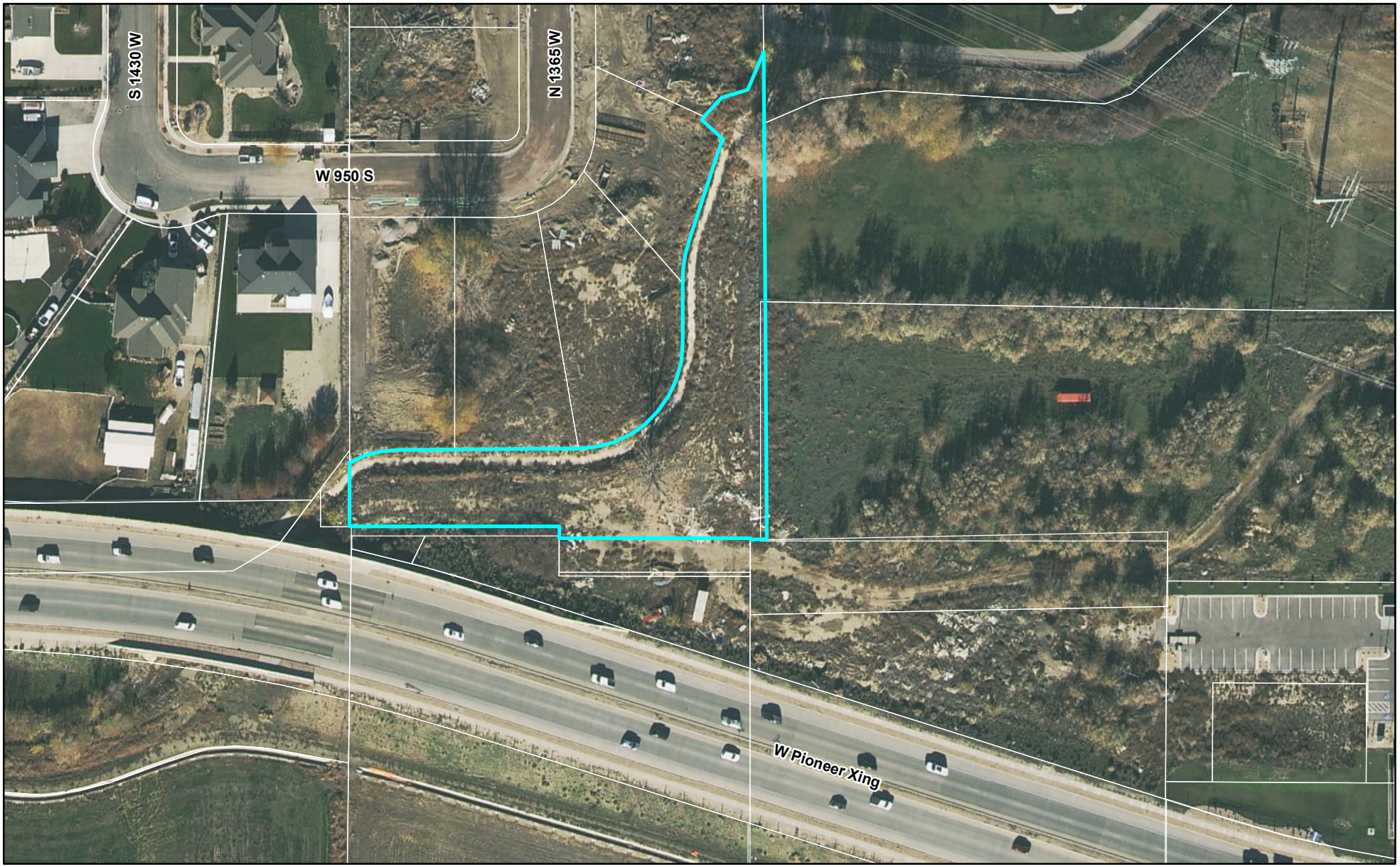


Current Zoning shows R-1-22- proposed change to PF (Public Facility)



Lehi City Z-Act Open Space General Plan Amendment & Zone Change

Aerial

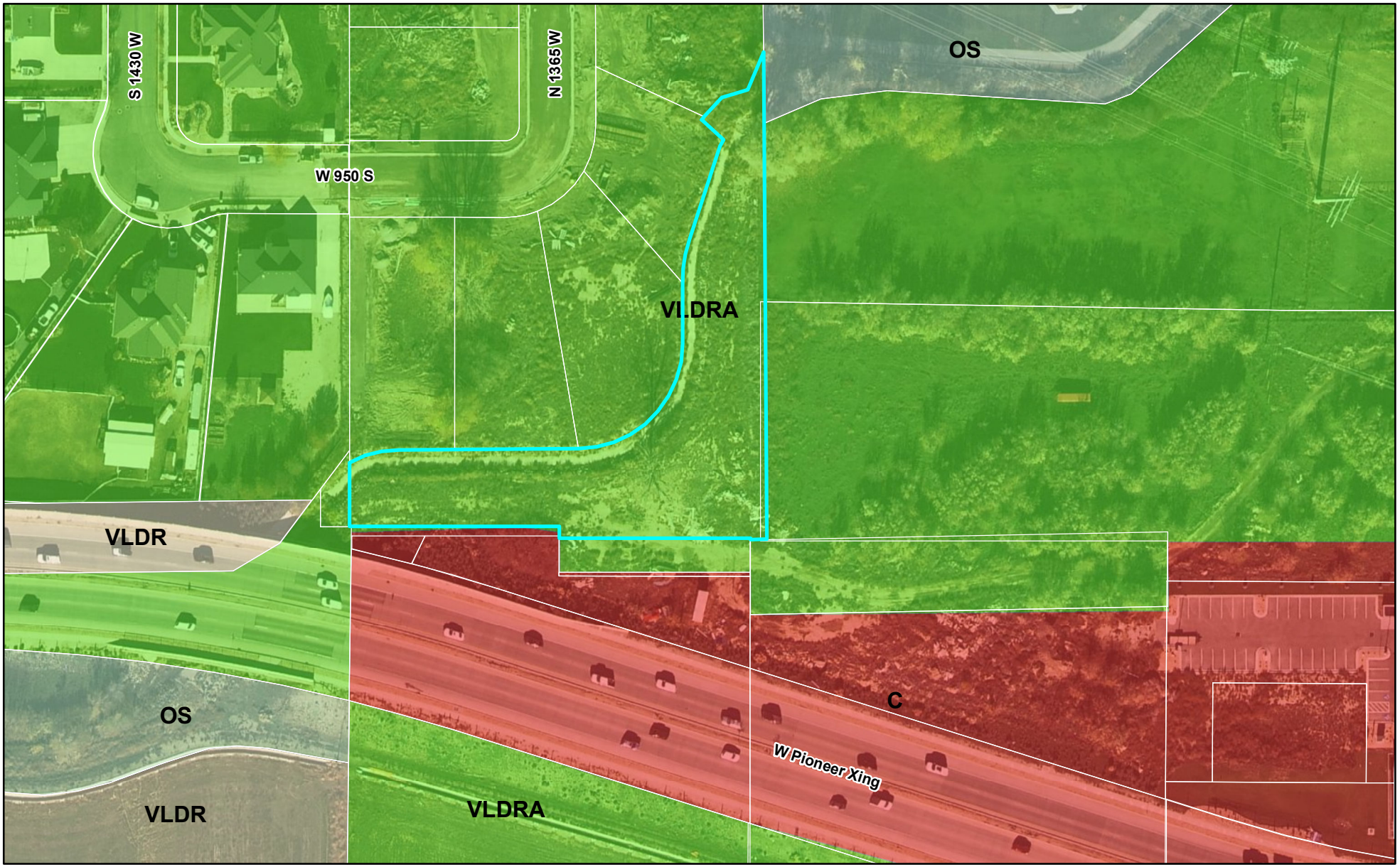


0 130 260 Feet

LEHI CITY

Lehi City Z-Act Open Space General Plan Amendment & Zone Change

General Plan

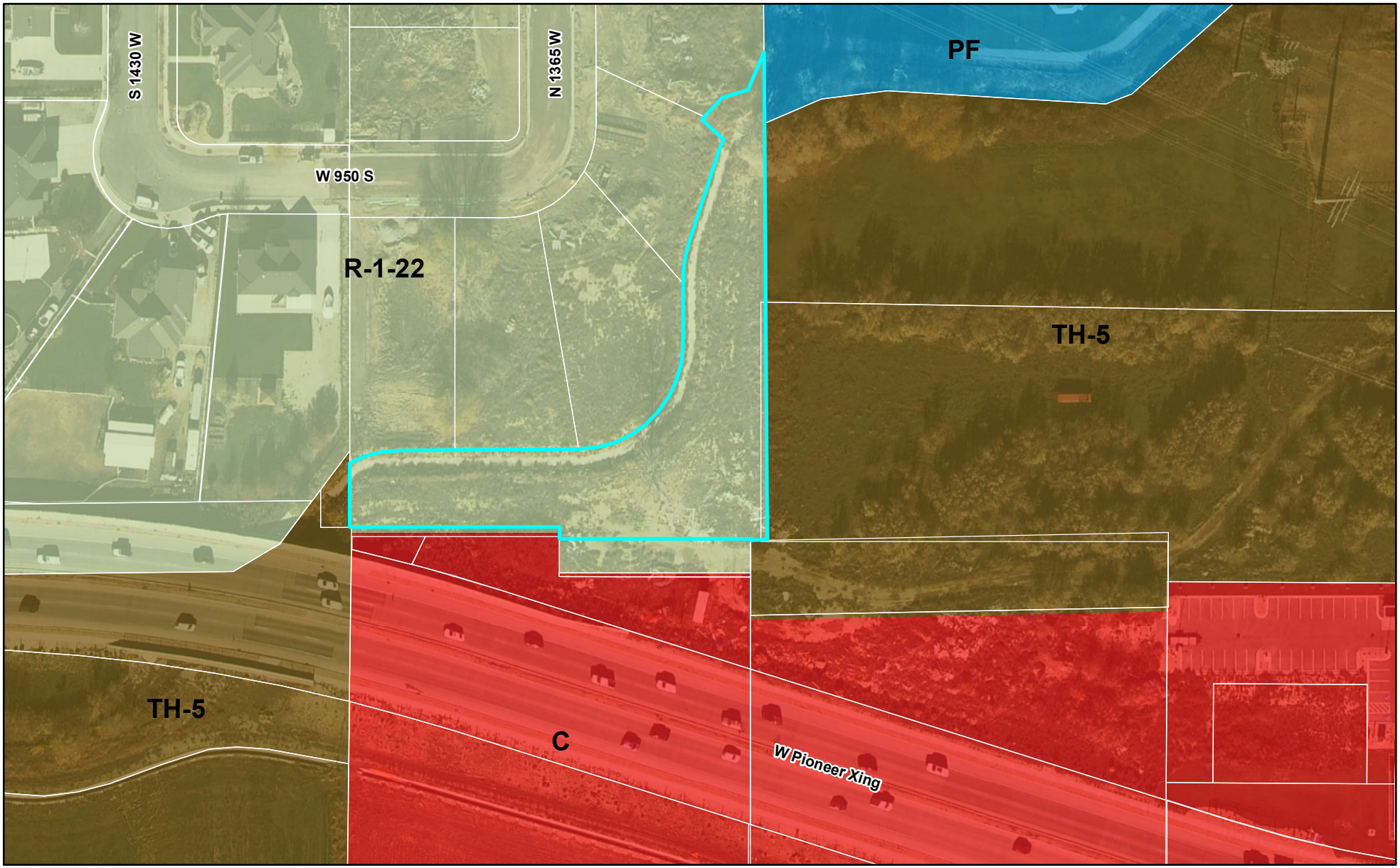


0 130 260 Feet

LEHI CITY

Lehi City Z-Act Open Space General Plan Amendment & Zone Change

Zoning



0 130 260 Feet

LEHI CITY

Agenda Item No: 23

City Council Agenda Item Report

Meeting Date: April 11, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-17 approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the Administration of the 2023 Municipal Elections.

Suggested Action:

Attachments:

Res 2023-17.docx

Lehi ILA.pdf

Exhibit A.pdf

Lehi Exhibit B.pdf

RESOLUTION NO. 2023-17

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR THE ADMINISTRATION OF THE 2023 MUNICIPAL ELECTIONS

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

WHEREAS, pursuant to the Interlocal Act the parties desire to work together through joint and cooperative action that will benefit the residents of Lehi City and Utah County;

WHEREAS, Utah County and Lehi City desire to successfully conduct the 2023 Lehi City Municipal Primary and General Elections;

WHEREAS, it is to the mutual benefit of both Utah County and Lehi City to enter into an agreement providing for the parties' joint efforts to administer the 2023 Lehi City Municipal Elections;

WHEREAS, on April 11th, 2023, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of April, 2023.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

Exhibit “A”

Agreement No. 2023 - ___

INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR THE ADMINISTRATION OF THE 2023 MUNICIPAL ELECTIONS

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (Agreement), made and entered into by and between Utah County, a political subdivision of the State of Utah, and LEHI City a Utah municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

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

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY; and

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

WHEREAS, Utah County and CITY desire to successfully conduct the 2023 CITY Municipal Primary (August 15) and General (November 7) Elections (collectively "2023 CITY Municipal Elections"); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties' joint efforts to administer the 2023 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until the completion of the parties' responsibilities associated with the 2023 CITY Municipal Elections or until terminated but is no longer than 1 year from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney and the attorney for CITY. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code, Utah County, by and through the Utah County Clerk Elections Office, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as Utah County shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real or personal property pursuant to this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2023 CITY Municipal Elections. This Agreement contemplates basic,

traditional primary and general elections (including ranked-choice voting, if applicable) for the 2023 CITY Municipal Elections. All other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by both parties.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties as contained in Exhibit A which is attached hereto and by this reference is incorporated herein for the 2023 CITY Municipal Elections.

CITY agrees to pay to Utah County the actual cost of County's administration of the 2023 CITY Municipal Elections which cost shall not exceed the estimated costs as contained in Exhibit B which is attached hereto and by this reference is incorporated herein. CITY agrees to pay to County the cost as contemplated herein within 30 days of receiving an invoice from County.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty days after providing written notice of termination to the other parties. Should the Agreement be terminated prior to the end of the stated term, CITY will be responsible for any costs incurred, including costs not then incurred but which are contemplated herein and irreversible at the time of termination such as return mailing costs, through the time of termination. The Parties to this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties

agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Section 63G-7-604.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

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

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code, and (d) filed in the official records of each party.

Section 9. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code, and (d) filed in the official records of each party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable,

shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at the addresses of the City Mayor or County Commission, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without

the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

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

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2023 -___, authorized and passed on the _____ day of _____ 2023.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By:_____
AMELIA POWERS GARDNER, Chair

ATTEST: AARON R. DAVIDSON
Utah County Clerk

By:_____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
JEFFREY S. GRAY, Utah County Attorney

By:_____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2023.

_____
Mayor, CITY

ATTEST:

_____
NAME
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH
CITY Attorney

By: _____

Exhibit A

2023 Municipal Elections

Scope of Work for Election Services

Revised 27 February 2023

Services the City will provide, include, but are not limited to:

- All administrative functions related to candidate filing.
- All administrative functions related to financial disclosure requirements by state code and/or city code.
- Publish Public Notices as required by law. The City may work with the County to publish notices jointly with other jurisdictions.
- Accept responsibility to keep candidates and the public up-to-date and informed on all legal requirements governing candidates, campaigns, deadlines, and recounts.
- Thoroughly examine and proof all election ballots and provide final approval.
- Host on the City website a link to or copy of the unofficial reported results as hosted on the County Elections webpage prior to certification, the official reported results as hosted on the County Elections webpage after certification, the location of the county-owned ballot drop boxes, and a link to the website for voters to opt-in to receive ballot alert texts.
- City will not change the format or otherwise alter the unofficial or official reported results, only displaying them in the form and format as provided by the County.
- City will canvass the final election results 7 days after Election Day, or a date prescribed by the County Clerk.

Annexations or other boundary changes impacting the administration of the municipal elections need to be submitted to the County prior to June 1, 2023. Annexation changes submitted on or after June 1, 2023, will not be incorporated into this election.

The City acknowledges that this Interlocal Agreement relates to a municipal ballot and election and as required by state statute, the City Clerk/Recorder is the Election Officer.

The City will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the election in a timely manner. The City agrees to consolidate all elections administration functions and decisions in the office of the County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections.

In a consolidated election, decisions made by the County regarding resources, procedures, and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the City recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the City.

Services the County will perform for the City include, but are not limited to:

- Ballot layout and design
- Ballot printing
- Ballot mailings
- Ballot retention and storage
- Outgoing / Return postage
- Ballot processing
- Printing optical scan ballots
- Program and test voting equipment
- Program electronic voter register
- Poll Worker recruitment, training, and supervision
- Compensate vote center poll workers
- Delivery of supplies and equipment
- Tabulate and report election results on county website
- Provisional ballot verification
- Update voter history database
- Conduct audits as required by state statute and/or administrative rule
- Conduct recounts as required by state statute and/or administrative rule
- Election Day administrative support
- Operation of countywide vote centers
- Provide final canvass report of Official Election Results. The City is responsible to canvass their municipal election on the date designated by the County Clerk. Such results will constitute the final Official Results of the Election.
- Ballot drop box services – maintain, unlock and lock boxes, collect ballots, and maintain security camera footage.

The County will provide a good faith estimate for budgeting purposes. Election costs are calculated upon the offices scheduled for election, the volume of voters, and the number of jurisdictions participating. The City will be invoiced for its share of the actual costs of the election(s) which will not exceed the estimated rate in Exhibit B.

In the event of a state or county special election being held in conjunction with a municipal election, the scope of services and associated costs, and the method of calculating those costs, may be changed.

The City acknowledges that this Interlocal Agreement relates to a municipal ballot and election as required by state statute, the City Clerk/Recorder is the Election Officer.

Exhibit B

2023 Municipal Elections

Active voters for billing purposes will be calculated 11 days before each Election Day.

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Election	1/4/2023	Not to exceed $2.25 per voter per election
Primary	40,048	$90,108.00
General	40,048	$90,108.00

Estimated Cost as of 3/6/2023	$180,216.00