# Lehi City Council Meeting
# Agenda
# July 26, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Olympic Park Neighborhood Trees Discussion.

   2.2. Lehi City Bike and Pedestrian Plan Mapping Facility.

   2.3. Update and Discussion of the Thanksgiving Point Transit Oriented Development Project.

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 July 12, 2022 City Council meeting.
   071222CC.pdf

Regular Agenda

4. Fee Schedule Amendment for Recreation Fees
   a. Public Hearing
   b. Consideration of Resolution #2022-65, amending the Lehi City Consolidated Fee Schedule for Recreation Fees.

   Petitioner: Lehi City
   Res 2022-65.docx
   2023 FeeSchedule New Rec Rates.pdf

5. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 6, a 36 single family lot development located at approximately 5900 North Canyon Rim Road.
   Petitioner: Fieldstone
   CC Staff Report Hidden Canyon Phase D Plat 6 Final Subdivision 07.26.22.docx
   Hidden Canyon Phase D Plat 6 Final Subdivision DRC 06.29.22.docx
   Hidden Canyon D6 plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

6. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 5, a 19 single family lot development located in the Central Canyon of Traverse Mountain.
   Petitioner: Fieldstone
   CC Staff Report Hidden Canyon Phase D Plat 5 Final Subdivision 07.26.22.docx
   Hidden Canyon Phase D Plat 5 Final DRC 05.11.22.docx
   Hidden Canyon Phase D Plat 5 Plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

7. Consideration of Final subdivision approval of the Whisper Hollow Estates, a 20-lot residential development located at approximately 1700 West 1500 North.
   Petitioner: CTR Development
   CC Staff Report Whisper Hollow Estates Final Subdivision 07.26.22.docx
   Whisper Hollow Estates Final Subdivision DRC 07.06.22.docx
   Whisper Hollow Aerial.pdf
   Whisper Hollow GP.pdf
   Whisper Hollow Zoning.pdf
   Whisper Hollow Estates Final Subdivision 07.06.22 drc response, plans, drainage report.pdf

8. Consideration of Resolution #2022-63, a Resolution of Intent to Annex the Andersen Property No 1., approximately 1.25-acres located at 8282 North 8730 West (Approximately 530 South 1100 West) with R-1-12 zoning.
   Petitioner: Duane Andersen

CC Staff Report Andersen Property No. 1 Annexation - Resolution of Intent 07.26.22.docx
Andersen Property No 1 Annexation DRC 07.13.22.docx
Res 2022-63.docx
Andersen Aerial.pdf
Andersen GP.pdf
Andersen Zoning.pdf
Anderson Property No 1 Annexation 07.13.22.pdf

9. Consideration of Resolution #2022-64, a Resolution of Intent to Annex the BCP property, approximately 14.67-acres located at approximately 1450 South 1300 West with TH-5 zoning.
   Petitioner: Trane Engineering
   CC Staff Report - BCP Annexation Resolution of Intent 07.26.22.docx
   BCP Annexation DRC 07.13.22.docx
   Res 2022-64.docx
   BCP aerial.pdf
   BCP GP.pdf
   BCP zoning.pdf
   BCP Annexation 07.13.22.pdf

10. Consideration of Resolution #2022-66, approving agreements between Lehi City and CentraCom, Zayo, and AT&T for the relocation of buried telecommunications facilities.

    Petitioner: Lehi City
    Res 2022-66.docx
    AT &T Cable Relocation Agree (Loop Road) 7-7-22.docx
    CentraCom_Cable_Relocation_Agree__Loop_Road_6-15-2022.pdf
    Zayo_Cable_Relocation_Agree__Loop_Road__Draft_7-2022.docx

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

12. 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: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Olympic Park Neighborhood Trees Discussion.

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.2**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

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**Subject:**
Lehi City Bike and Pedestrian Plan Mapping Facility.

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.3**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

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**Subject:**
Update and Discussion of the Thanksgiving Point Transit Oriented Development Project.

**Suggested Action:**

**Attachments:**

**Agenda Item No: 3.1**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Minutes from the July 12, 2022 City Council meeting.

**Suggested Action:**

**Attachments:**

071222CC.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, **July 12, 2022,** 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
Mike Southwick, Council Member

**Excused:** Katie Koivisto, Council Member

**Others Present**: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; 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, except for Councilor Koivisto who is excused. Councilor Albrecht gave the opening comment.

**2. Presentations and Reports**

2.1 Update on UTA's Station Area Plan study for the Thanksgiving Point Frontrunner Station property.

Kim Struthers gave an update on the UTA Station Area Plan. He reminded the Council that when they approved the concept plan for the TOD, the Council wanted to make sure that UTA did a study on their property. He also stated that UTA is working closely with the developer as they try to determine the best land use for UTA's 11-acre parcel. He reported that they are starting with the community engagement phase and met with business owners in the area. They will also have an open house with stakeholder groups and are hoping to wrap up by mid-September.

Mike West explained the requirements for the Housing and Transit Reinvestment Zone. He said that there is a great demand for apartments, with some retail. Mr. West introduced some possible design and land use options for the site. He said that as they look at the design it's important to create a sense of place. They really want to make this a good self-sustaining development.

2.2 Housing Affordability Discussion- Planning Department

Brittany Harris stated that for priority funding they need 6 moderate income housing goals. The State really wants the cities to be proactive on their goals and noted that the reporting requirements are more in depth.

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Ms. Harris stated that they are required to have a Station Area Plan Goal at Thanksgiving Point, which is already underway. Other goals may include creating a Housing and Transit Reinvestment Zone (HTRZ); amending land use regulations to eliminate or reduce parking requirements for residential development; or amending land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. Other goals could also include amending development code to create a moderate-income housing overlay zone, allowing twin homes in all residential zones, remove or reduce the downtown overlay which would allow more residential units on Main Street, and allow detached ADUs on 1/3 acre lots. There was discussion about eliminating the garage requirements on detached ADUs which could make it easier to construct. There was discussion about changing the definition of family to occupants which would allow for single room occupancy. Ms. Harris stated that she will bring back the final goals for the Council's approval.

**3. Agenda Questions**

None.

**4. Administrative Report**

None.

**5. Mayor and Council Reports**

The Council gave a report on their assigned committees.

**6. Consideration of Adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.**

**Motion:** Councilor Albrecht moved to Adjourn into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.. Councilor Southwick seconded the motion.

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

The meeting adjourned into a Closed Session at approximately 6:30 p.m.
The meeting resumed at approximately 7:00 p.m.

**<u>Regular Session, 7:00 p.m.</u>**

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Council Koivisto who is excused. Councilor Southwick led the Pledge of Allegiance.

**2. Presentations and Reports**

<u>2.1 Miss Lehi Introductions</u>

Miss Lehi, Savannah Brown, introduced herself and her social impact initiative and thanked the council for their support.

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**3. 20 Minute Citizen Input**

None.

**4. Consent Agenda**

4.1) Approve Minutes from the June 14, 2022 and June 21, 2022 City Council Meetings.

4.2) Approve Purchase Orders.

4.3) Ratification of the previously executed Tokio Marine HCC Insurance agreement.

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

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

**5. Consideration of Resolution #2022-62, approving Family Park as the top priority for Lehi City**

Steve Marchbanks stated that this is to clarify the Council's direction that they will prioritize Family Park.

**Motion:** Councilor Southwick moved to approve Resolution ##2022-62, approving Family Park as the top priority for Lehi City. Councilor Hancock seconded the motion.

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

**6. Consideration of Resolution #2022-61, authorizing the Steel Solar 1A Project amended and restated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS).**

Joel Eves, Power Director, stated that due to supply chain issues and increasing costs, they need to amend the transaction schedule.

**Motion:** Councilor Condie moved to approve Resolution #2022-61, authorizing the Steel Solar 1A Project amended and restated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS). Councilor Albrecht seconded the motion.

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

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7. **Consideration of Resolution #2022-60, approving a 2022 amended and restated sewer treatment services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD).**
Dean Lundell explained that they are renewing the agreement with the district.

**Motion:** Councilor Condie moved to approve Resolution #2022-60, approving a 2022 amended and restated sewer treatment services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD). Councilor Southwick seconded the motion.

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

8. **Consideration of Ordinance #35-2022, a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA to Neighborhood Commercial.**
Mr. and Mrs. Gordan were the applicants. Mrs. Gordan stated that there is a great need for childcare in Lehi. They already have two centers, and this would be the third. She said that this property is larger than the others so there would be a good buffer between their center and the neighboring residents. Mrs. Gordan stated that the traffic is minimal because they have children being dropped off throughout the day and not at the same time. Mrs. Gordan requested a development agreement to ensure that no other use would be allowed.

Mayor Johnson asked for public comments.

Krista Hansen stated that some of her concerns were resolved. She stated that she would prefer that the zone remain but noted that a development agreement would be reassuring.

**Motion:** Councilor Condie moved to approve Ordinance #35-2022, a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA to Neighborhood Commercial, with the direction that staff and the applicant work together on a development agreement which states that the childcare center is the only allowed use, and note that the General Plan amendment becomes affective only when the development agreement is approved and executed. Councilor Hancock seconded the motion.

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

9. **Consideration of Final subdivision approval of Beck's Landing, a 17-lot residential development located at 1080 North 2300 West.**
Matthew Jorgenson was representing the applicant.

**Motion:** Councilor Southwick moved to grant Final subdivision approval of Beck's Landing, a 17-lot residential development located at 1080 North 2300 West; including any Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

**10. Consideration of Ordinance #36-2022, approving the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).**

**Motion:** Councilor Condie moved to approve Ordinance #36-2022, approving the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential); including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**11. Consideration of Preliminary and Final subdivision approval of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West.**
John Johnston was the applicant.

**Motion:** Councilor Southwick moved to grant Preliminary and Final subdivision approval of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**12. Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North with A-1 (agriculture) zoning.**
Jewell Bullock read a statement to the Council.

**a. Public Hearing**
There were no comments.

**b. Consideration of Resolution #2022-59, approving an annexation agreement**

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**Motion:** Councilor Condie moved to approve Resolution #2022-59, approving an annexation agreement. Councilor Southwick seconded the motion.

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

**c. Consideration of Ordinance #37-2022, approving the Neldon and Jewel Bullock Annexation, with A-1 zoning.**

**Motion:** Councilor Condie moved to approve Ordinance #37-2022, approving the Neldon and Jewel Bullock Annexation, with A-1 zoning; including any Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

**13. Consideration of a Plat Amendment for the Gardner Point Phase 3B Plat, amending the Gardner Point Phase 3 subdivision to include 17 townhomes in Parcel E located at 3600 West Big Horn Drive.**

Brandon Watts with Edge Homes was representing the applicant.

**Motion:** Councilor Hancock moved to grant a Plat Amendment approval for the Gardner Point Phase 3B Plat, amending the Gardner Point Phase 3 subdivision to include 17 townhomes in Parcel E located at 3600 West Big Horn Drive; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**14. Consideration of Final subdivision approval for the Gardner Point Phase 7, a 71-unit residential development located at approximately 1100 North 4000 West.**

Brandon Watts with Edge Homes was representing the applicant.

**Motion:** Councilor Southwick moved to grant Final subdivision approval for the Gardner Point Phase 7, a 71-unit residential development located at approximately 1100 North 4000 West; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**15. Consideration of Final subdivision approval for the River Point Phase 1, a 75-unit residential development located at 1200 North 3600 West.**
Brandon Watts with Edge Homes was representing the applicant.

**Motion:** Councilor Albrecht moved to grant Final subdivision approval for the River Point Phase 1, a 75-unit residential development located at 1200 North 3600 West; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**16. Consideration of Final subdivision approval for the Lehi Holbrook Church Subdivision, a one-lot commercial subdivision located at approximately 4001 West Waterbury Drive.**
Mike Davey was representing the applicant.

**Motion:** Councilor Southwick moved to grant Final subdivision approval for the Lehi Holbrook Church Subdivision, a one-lot commercial subdivision located at approximately 4001 West Waterbury Drive; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**17. Consideration Ordinance #34-2022, a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs.**

**Motion:** Councilor Albrecht moved to approve Ordinance #34-2022, a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs; including the Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

**18. Consideration of Ordinance #38-2022, a Development Code amendment to Chapter 26 and ADU Restrictions Map, revising areas where accessory dwelling units are not allowed.**

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**Motion:** Councilor Condie moved to approve Ordinance #38-2022, a Development Code amendment to Chapter 26 and ADU Restrictions Map, revising areas where accessory dwelling units are not allowed; including the Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

**Mayor Johnson asked that the Council resume the Closed Session meeting.**

**Motion:** Councilor Condie moved to Adjourn into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Albrecht seconded the motion.

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

The meeting adjourned into a Closed Session at approximately 8:25 p.m.
The meeting resumed at approximately 8:50 p.m.

**19. Adjournment**

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:50 p.m.

Approved: July 26, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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**Agenda Item No: 4**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Fee Schedule Amendment for Recreation Fees
a. Public Hearing
b. Consideration of Resolution #2022-65, amending the Lehi City Consolidated Fee Schedule for Recreation Fees.

**Suggested Action:**

**Attachments:**

Res 2022-65.docx

2023 FeeSchedule New Rec Rates.pdf

**RESOLUTION NO. 2022-65**

**A RESOLUTION AMENDING THE LEHI CITY CONSOLIDATED FEE SCHEDULE FOR RECREATION FEES.**

**WHEREAS**, Ordinances enacted by the Lehi City Council provide for the establishment and revision of the City Fee Schedule by Resolution; and

**WHEREAS**, it is necessary, from time to time, to update said fee schedule; and

**THEREFORE, BE IT RESOLVED** by the City Council of Lehi City that the following rates be hereby adopted and implemented as outlined in Exhibit A.

Approved and Adopted by the City Council of Lehi City this 26th day of July, 2022

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

## Lehi City FY 2023 Fee Schedule

**Legacy Center**

| Fee Information | Approved FY 2021 | | Approved FY 2022 | | Approved FY 2023 | | Proposed FY 2023 (July 2022) | |
|---|---|---|---|---|---|---|---|---|
| **Rentals:** | | | | | | | | |
| Field Rental / day | - | | $150 | | $150 | | **$165** | |
| + deposit | - | | $125 | | $125 | | $125 | |
| Field Rental / hour / field | $27 | | $30 | | $30 | | **$33** | |
| + deposit / hour / field | $35 | | $25 | | $25 | | $25 | |
| Field Rental / 4 hours / field (Baseball) | $110 | | $90 | | $90 | | **$99** | |
| + deposit / 4 hours / field (Baseball) | $110 | | $75 | | $75 | | **$83** | |
| Additional Field Prep / diamond (Baseball) | $50 | | $45 | | $45 | | **$50** | |
| + on Saturdays and Holidays (Baseball) | $15 | | $60 | | $60 | | **$66** | |
| Field Lighting / hour / field | $35 | | $25 | | $25 | | **$28** | |
| **Memberships:** | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident |
| Monthly Pass | | | | | | | | |
| Family/Group | $53 | $49 | $54 | $49 | $54 | $49 | **$56** | **$51** |
| Additional Person | $3.50 | $3.00 | $3.50 | $3.00 | $3.50 | $3.00 | **$4.00** | **$3.50** |
| Adult Couple (18-59) | $43 | $39 | $44 | $40 | $44 | $40 | **$45** | **$42** |
| Adult Individual (18-59) | $29 | $27 | $30 | $27 | $30 | $27 | **$31** | **$28** |
| Youth Individual (12-17) | $16 | $15 | $17 | $15 | $17 | $15 | **$17** | **$16** |
| **Child Individual (3-11)** | $13 | $12 | $14 | $12 | $14 | $12 | $14 | **$13** |
| **Toddler (2 & under)** | Free | Free | Free | Free | Free | Free | Free | Free |
| Senior Couple (60+) | $29 | $27 | $30 | $27 | $30 | $27 | **$31** | **$28** |
| Senior Individual (60+) | $16 | $15 | $17 | $15 | $17 | $15 | $17 | **$16** |
| Annual Pass | | | | | | | | |
| Family/Group | $540 | $490 | $545 | $495 | $545 | $495 | **$565** | **$510** |
| Additional Person | $33 | $31 | $33 | $31 | $33 | $31 | **$35** | **$33** |
| Adult Couple (18-59) | $435 | $400 | $440 | $400 | $440 | $400 | **$455** | **$415** |
| Adult Individual (18-59) | $305 | $275 | $305 | $280 | $305 | $280 | **$315** | **$290** |
| Youth Individual (12-17) | $170 | $155 | $170 | $155 | $170 | $155 | **$175** | **$160** |
| **Child Individual (3-11)** | $135 | $125 | $135 | $125 | $135 | $125 | **$140** | **$130** |
| Senior Couple (60+) | $305 | $275 | $305 | $280 | $305 | $280 | **$315** | **$290** |
| Senior Individual (60+) | $170 | $155 | $170 | $155 | $170 | $155 | **$175** | **$160** |
| 20% discount @ Health & Fitness Fair (2nd Saturday in January) | | | | | | | | |
| 10% off annual pass during Member Appreciation Week | | | | | | | | |
| Daily Pass | | | | | | | | |
| Adult Full Facility (Ages 18-59) | $6 | | $6 | | $6 | | $6 | |
| Youth Full Facility (Ages 12-17) | $5 | | $5 | | $5 | | **$6** | |
| **Child Full Facility (Ages 3-11)** | $4 | | $4 | | $4 | | **$5** | |
| **Toddler (2 & under)** | Free | | Free | | Free | | Free | |
| Senior Full Facility (Ages 60+) | $4 | | $4 | | $4 | | **$5** | |
| Group Rate Discounts: | | | | | | | | |
| 10-29 People (discount / person) | - | | $0.50 | | $0.50 | | $0.50 | |
| 30-49 People (discount / person) | - | | $1 | | $1 | | $1 | |
| 50 or more (discount / person) | - | | $1.50 | | $1.50 | | $1.50 | |
| Gym | $3 | | $3 | | $3 | | **$3.50** | |
| Weight & Cardio | $3 | | $3 | | $3 | | **$3.50** | |
| Aerobics Class | $4 | | $4 | | $4 | | **$4.50** | |
| Water Aerobics | $4 | | $4 | | $4 | | **$4.50** | |
| Cycling Class | $4 | | $4 | | $4 | | **$4.50** | |
| Track | $1 | | $1 | | $1 | | **$1.25** | |
| Climbing Wall | - | | $8 | | $8 | | $8 | |
| Day Care, first child / hour | $2.50 | | $2.50 | | $2.50 | | $2.50 | |
| + / additional child / hour | $1.50 | | $1.50 | | $1.50 | | $1.50 | |
| Punch Card | | | | | | | | |
| Day Care | $36 | | $36 | | $36 | | $36 | |

| Fee Information | Approved FY 2021 | | Approved FY 2022 | | Approved FY 2023 | | Proposed FY 2023 (July 2022) | |
|---|---|---|---|---|---|---|---|---|
| | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident |
| **Programs:** | | | | | | | | |
| Team Sports | | | | | | | | |
| Women's Volleyball | $325 | $270 | $325 | $270 | $335 | $280 | **$350** | **$290** |
| Coed Volleyball | $325 | $270 | $325 | $270 | $335 | $280 | **$350** | **$290** |
| Men's Basketball | $930 | $775 | $930 | $775 | $940 | $785 | **$980** | **$815** |
| Youth Sports | | | | | | | | |
| Wrestling | $55 | $46 | $56 | $47 | $56 | $47 | **$59** | **$49** |
| (if member) | $50 | $41 | $50 | $42 | $50 | $42 | **$53** | **$44** |
| Girls Volleyball | $70 | $52 | $70 | $52 | $72 | $53 | **$74** | **$55** |
| (if member) | $63 | $47 | $63 | $47 | $65 | $48 | **$67** | **$50** |
| Volleyball Camp | $61 | $45 | $61 | $45 | $62 | $46 | **$65** | **$48** |
| Flag Football (K-6th) | $66 | $49 | $66 | $49 | $68 | $68 | **$70** | **$52** |
| (if member) | $59 | $44 | $59 | $44 | $61 | $45 | **$63** | **$47** |
| Flag Football (7th-8th) | $80 | $59 | $81 | $60 | $82 | $61 | **$85** | **$63** |
| (if member) | $72 | $53 | $73 | $54 | $74 | $55 | **$77** | **$57** |
| Flag Football (9th-10th Teams) | - | - | - | - | $810 | $600 | **$837** | **$620** |
| (if member) | - | - | - | - | $729 | $540 | **$753** | **$558** |
| Indoor Soccer | $53 | $39 | $53 | $39 | $54 | $40 | **$55** | **$41** |
| (if member) | $48 | $35 | $48 | $35 | $49 | $36 | **$50** | **$37** |
| Outdoor Soccer (K-6th) | $53 | $39 | $53 | $39 | $54 | $40 | **$55** | **$41** |
| (if member) | $48 | $35 | $48 | $35 | $49 | $36 | **$50** | **$37** |
| Outdoor Soccer (7th-9th) | $68 | $50 | $68 | $50 | $69 | $51 | **$72** | **$53** |
| (if member) | $61 | $45 | $61 | $45 | $62 | $46 | **$65** | **$48** |
| Youth Track & Field | $82 | $61 | $84 | $62 | $85 | $63 | **$88** | **$65** |
| Golf - 7yrs & Under | $47 | $39 | $47 | $39 | $48 | $40 | **$49** | **$41** |
| Golf - 8yrs & Up | $82 | $68 | $83 | $69 | $84 | $70 | **$86** | **$72** |
| Golf - Advanced | $108 | $90 | $109 | $91 | $110 | $92 | **$115** | **$96** |
| Tennis | $77 | $57 | $78 | $58 | $80 | $59 | **$82** | **$61** |
| (if member) | $69 | $51 | $70 | $52 | $72 | $53 | **$74** | **$55** |
| Kids Sports Camp | $61 | $51 | $62 | $52 | $62 | $52 | **$65** | **$54** |
| (if member) | $55 | $46 | $56 | $47 | $56 | $47 | **$59** | **$49** |
| Basketball Camp - 3 Day (Skyridge) K-2nd | $60 | $60 | $60 | $60 | $65 | $65 | **$68** | **$68** |
| Basketball Camp - 3 Day (Skyridge) 3rd-6th | - | - | - | - | $80 | $80 | **$82** | **$82** |
| Basketball Camp - 3 Day (Skyridge) 7th-9th | $90 | $90 | $85 | $85 | $80 | $80 | **$82** | **$82** |
| Basketball Camp - 3 Day (Skyridge) 10th-12th | $60 | $60 | $70 | $70 | $80 | $80 | **$82** | **$82** |
| Basketball Camp - 4 Day (LC) 1st-3rd | $45 | $45 | $60 | $60 | $80 | $80 | **$82** | **$82** |
| Basketball Camp - 4 Day (LC) 4th-6th | $90 | $90 | $75 | $75 | $80 | $80 | **$82** | **$82** |
| Basketball Camp - 4 Day (LC) 7th-9th | $90 | $90 | $90 | $90 | $80 | $80 | **$82** | **$82** |
| Basketball Camp - Girls - 3 Day (Skyridge) K-3rd | $81 | $81 | $80 | $80 | $50 | $50 | **$52** | **$52** |
| Basketball Camp - Girls - 3 Day (Skyridge) 4th-12th | - | - | - | - | $75 | $75 | **$78** | **$78** |
| Jr. Jazz Basketball (K-4th grade) | $61 | $45 | $61 | $45 | $63 | $46 | **$65** | **$48** |
| (if member) | $55 | $41 | $55 | $41 | $57 | $41 | **$59** | **$43** |
| Jr. Jazz Basketball (5th-6th grade) | $77 | $56 | $78 | $58 | $80 | $60 | **$84** | **$62** |
| (if member) | $69 | $51 | $70 | $52 | $72 | $54 | **$76** | **$56** |
| Jr. Jazz Basketball (7th-8th grade) | $95 | $70 | $96 | $71 | $99 | $73 | **$101** | **$75** |
| (if member) | $86 | $63 | $86 | $64 | $89 | $66 | **$91** | **$68** |
| Jr. Jazz Basketball (9th-12th)-Teams only | $750 | $625 | $755 | $630 | $780 | $650 | **$800** | **$665** |
| Baseball (3rd-8th grade) | $131 | $87 | $132 | $88 | $136 | $91 | **$141** | **$94** |
| (if member) | $118 | $78 | $119 | $79 | $122 | $82 | **$127** | **$85** |
| Baseball (2nd grade) | $77 | $57 | $77 | $57 | $78 | $58 | **$81** | **$60** |
| (if member) | $69 | $51 | $69 | $51 | $70 | $52 | **$73** | **$54** |
| Baseball (T-ball & coach pitch) | $61 | $45 | $61 | $45 | $62 | $46 | **$63** | **$47** |
| (if member) | $55 | $41 | $55 | $41 | $56 | $41 | **$57** | **$42** |
| Softball (3rd-11th grade) | $131 | $87 | $132 | $88 | $136 | $91 | **$141** | **$94** |
| (if member) | $118 | $78 | $119 | $79 | $122 | $82 | **$127** | **$85** |
| Swimming | | | | | | | | |
| Summer Swimming Lessons | $54 | $36 | $56 | $37 | $56 | $37 | **$59** | **$39** |
| (if member) | $49 | $32 | $50 | $33 | $50 | $33 | **$53** | **$35** |
| School Year Swimming Lessons | $54 | $36 | $56 | $37 | $56 | $37 | **$59** | **$39** |
| (if member) | $49 | $32 | $50 | $33 | $50 | $33 | **$53** | **$35** |
| Summer Rec Swim Team | $165 | $110 | $167 | $111 | $170 | $113 | **$179** | **$119** |
| Summer Rec Swim Camp | $30 | $20 | $30 | $20 | $30 | $20 | **$33** | **$22** |

| Fee Information | Approved FY 2021 | | Approved FY 2022 | | Approved FY 2023 | | Proposed FY 2023 (July 2022) | |
|---|---|---|---|---|---|---|---|---|
| | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident |
| Dance & Cheer Camp | | | | | | | | |
| 5 & 6 year olds | $48 | $40 | $48 | $40 | $49 | $41 | **$52** | **$43** |
| 7-14 years old | $74 | $74 | $75 | $75 | $76 | $76 | **$79** | **$79** |
| Dance | | | | | | | | |
| Enrollment Fee | $25 | $25 | $26 | $26 | $30 | $30 | **$31** | **$31** |
| Summer Dance Class | $89 | $79 | $97 | $81 | $98 | $82 | **$102** | **$85** |
| 30 minutes | $47 | $35 | $47 | $35 | Discontinue | | Discontinue | |
| 40 minutes | $44 | $37 | $46 | $38 | $46 | $38 | **$48** | **$40** |
| 50 minutes | $48 | $40 | $48 | $40 | $49 | $41 | **$52** | **$43** |
| Sessions: | | | | | | | | |
| Babysitter Certification | $88 | $65 | $89 | $66 | $89 | $66 | **$93** | **$69** |
| CPR & First Aid | $74 | $62 | $76 | $63 | $77 | $64 | **$79** | **$66** |
| Rock Climbing Merit Badge | $44 | $29 | Discontinue | | - | - | - | - |
| Hunter Safety | $11 | $7 | $12 | $8 | $12 | $8 | $12 | $8 |
| Itty Bitty Baseball | $48 | $40 | $48 | $40 | $49 | $41 | **$50** | **$42** |
| (if member) | $43 | $36 | $43 | $36 | $44 | $37 | **$45** | **$38** |
| Itty Bitty Soccer | $48 | $40 | $48 | $40 | $49 | $41 | **$50** | **$42** |
| (if member) | $43 | $36 | $43 | $36 | $44 | $37 | **$45** | **$38** |
| Itty Bitty Basketball | $48 | $40 | $48 | $40 | $49 | $41 | **$50** | **$42** |
| (if member) | $43 | $36 | $43 | $36 | $44 | $37 | **$45** | **$38** |
| Itty Bitty Football | $48 | $40 | $48 | $40 | $49 | $41 | **$50** | **$42** |
| (if member) | $43 | $36 | $43 | $36 | $44 | $37 | **$45** | **$38** |
| Itty Bitty Ball | $48 | $40 | $48 | $40 | $49 | $41 | **$50** | **$42** |
| (if member) | $43 | $36 | $43 | $36 | $44 | $37 | **$45** | **$38** |
| Parenting With Love & Logic | $43 | $36 | $44 | $37 | $44 | $37 | **$47** | **$39** |
| Scrapbooking | $14 | $12 | $32 | $27 | $32 | $27 | **$34** | **$28** |
| Scrapbooking, Crafting & More | $26 | $22 | $44 | $37 | $44 | $37 | **$46** | **$38** |
| Sign Language | $56 | $47 | $58 | $48 | $59 | $49 | **$60** | **$50** |
| Women On Weights- members only | $170 | $140 | $170 | $140 | $175 | $145 | **$180** | **$150** |
| Summer Youth Camp | $61 | $51 | $62 | $52 | $62 | $52 | **$65** | **$54** |
| Princess & Superhero Party | $16 | $13 | $17 | $14 | $17 | $14 | $17 | $14 |
| Bunko Night | - | - | - | - | $16 | $14 | **$18** | **$15** |
| Safety On Wheels Fair | $16 | $13 | $17 | $14 | $17 | $14 | **$18** | **$15** |
| Adult Triathlon Training | $124 | $92 | $126 | $93 | Discontinue | | Discontinue | |
| (if member) | $112 | $83 | $113 | $84 | Discontinue | | Discontinue | |
| RAD Women | $42 | $35 | $20 | $20 | $40 | $40 | **$42** | **$42** |
| Science Camp | $130 | $108 | $131 | $109 | $120 | $120 | **$124** | **$124** |
| Science Class | $118 | $98 | $85 | $71 | $85 | $85 | **$88** | **$88** |
| Social Date Dance Night | - | - | $10 | $10 | $10 | $10 | **$11** | **$11** |
| Square Dancing - Individual | $42 | $35 | Discontinue | | - | - | - | - |
| Square Dancing - Couple | $59 | $49 | Discontinue | | - | - | - | - |
| Kids Hiking Club | $18 | $15 | $18 | $15 | $19 | $16 | $19 | $16 |
| Fishing Club | $35 | $35 | $35 | $35 | $36 | $36 | **$37** | **$37** |
| Computer Game Programming Classes | $173 | $144 | $175 | $146 | $178 | $148 | **$185** | **$154** |
| Lego Engineering Camp - 3 Hours | $164 | $164 | $166 | $166 | $189 | $189 | **$195** | **$195** |
| Lego Engineering Camp - 1 1/2 Hours | - | - | - | - | $104 | $104 | **$108** | **$108** |
| Lego Engineering Class | - | - | - | - | $94 | $94 | **$97** | **$97** |
| Magic Camp | - | - | - | - | $225 | $225 | **$233** | **$233** |
| Art Class | - | - | - | - | $43 | $43 | **$45** | **$45** |
| Youth Entrepreneur Fair | $10 | $10 | $10 | $10 | $10 | $10 | **$11** | **$11** |
| Sewing Camp | $35 | $35 | $40 | $40 | $44 | $44 | **$46** | **$46** |
| Gymnastics - Fall | | | | | | | | |
| 45 minutes 1 day per week | $50 | $37 | $51 | $38 | $53 | $39 | **$57** | **$41** |
| 1 hour 1 day per week | $55 | $41 | $57 | $42 | $58 | $43 | **$61** | **$45** |
| 1 hour 1 day per week - Ninja | - | - | - | - | $65 | $45 | **$66** | **$49** |
| 1 1/4 hours 2 days per week (PreTeam) | $88 | $80 | $89 | $81 | $90 | $82 | **$92** | **$84** |
| 1 1/2 hours 1 day per week | $62 | $52 | $64 | $53 | $66 | $55 | **$68** | **$57** |
| 1 1/2 hours 2 days per week | $110 | $92 | $112 | $93 | $115 | $96 | **$120** | **$100** |
| 1 1/2 hours 2 days per week (PreTeam) | $101 | $92 | $101 | $93 | $106 | $96 | **$108** | **$98** |

| Fee Information | Approved FY 2021 | | Approved FY 2022 | | Approved FY 2023 | | Proposed FY 2023 (July 2022) | |
|---|---|---|---|---|---|---|---|---|
| | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident |
| 2 hours 3 days per week | Discontinue | | $148 | $141 | $150 | $143 | $152 | $145 |
| 3 hours 2 days per week | $148 | $155 | $148 | $155 | $150 | $158 | $161 | $153 |
| 3 hours 3 days per week | $189 | $197 | $189 | $197 | $202 | $192 | $205 | $195 |
| 2 1/2 hours 3 days per week | Discontinue | | - | - | - | - | - | - |
| 3 hours 2 days per week | Discontinue | | - | - | - | - | - | - |
| 3 hours 3 days per week | Discontinue | | - | - | - | - | - | - |
| **Extra Class** | - | - | - | - | $58 | $58 | **$59** | **$59** |
| Cheer | | | | | | | | |
| Enrollment Fee | $15 | $15 | $15 | $15 | $15 | $15 | **$16** | **$16** |
| 40 minutes (Fall) | $43 | $36 | $44 | $37 | $44 | $37 | **$47** | **$39** |
| 50 minutes (Fall) | $48 | $40 | $48 | $40 | $49 | $41 | **$52** | **$43** |
| Cheer (Summer) | | | | | | | | |
| 40 minutes | $76 | $63 | $77 | $64 | $78 | $65 | **$80** | **$67** |
| 50 minutes | $89 | $74 | $90 | $75 | $91 | $76 | **$95** | **$79** |
| Preschool | | | | | | | | |
| 2 days a week | $94 | $78 | $95 | $79 | $96 | $80 | **$100** | **$83** |
| 3 days a week | $116 | $97 | $118 | $98 | $119 | $99 | **$124** | **$103** |
| Summer Preschool | $184 | $153 | $186 | $155 | $188 | $157 | **$196** | **$163** |
| Hap Ki-Do | $73 | $61 | $74 | $62 | $74 | $62 | **$78** | **$65** |
| Other Programs | | | | | | | | |
| Slim-to-Win | $340 | $340 | $340 | $340 | $340 | $340 | **$355** | **$355** |
| Adult Gun Safety & Handling (formerly Concealed Weapons) | $49 | $49 | $50 | $50 | $51 | $51 | **$53** | **$53** |
| Adaptive Volleyball | $35 | $35 | $35 | $35 | $35 | $35 | $35 | $35 |
| Adaptive Basketball | $36 | $36 | $36 | $36 | $35 | $35 | $35 | $35 |
| Adaptive Bowling | $35 | $35 | $35 | $35 | $35 | $35 | $35 | $35 |
| Private Swim Lessons | $25 | $25 | $26 | $26 | $26 | $26 | **$27** | **$27** |
| Semi-Private Swim Lessons | $15 | $15 | $16 | $16 | $16 | $16 | $16 | $16 |
| Private Gymnastics Lessons | $25 | $25 | $26 | $26 | $26 | $26 | **$27** | **$27** |
| Semi-Private Gymnastics Lessons | $15 | $15 | $16 | $16 | $16 | $16 | $16 | $16 |
| Ski & Snowboarding School (established in conjunction with American Fork City) | $235 | $235 | $336 | $280 | $345 | $290 | **$360** | **$300** |
| Adaptive Swim Team | $58 | $43 | $58 | $43 | $59 | $44 | $59 | $44 |
| USA Swim Team - Dolphins | $82 | $61 | $100 | $74 | $105 | $78 | $105 | $78 |
| USA Swim Team - Sharks | $85 | $63 | $103 | $76 | $108 | $80 | $108 | $80 |
| USA Swim Team - Junior Prep | $92 | $68 | $113 | $84 | $119 | $88 | $119 | $88 |
| USA Swim Team - Juniors | $100 | $74 | $122 | $90 | $127 | $94 | $127 | $94 |
| USA Swim Team - Senior (Mar-Aug) | $120 | $89 | $142 | $105 | $147 | $109 | $147 | $109 |
| USA Yearly Membership Fee (set by USA Swimming) | $90 | $90 | $95 | $95 | $100 | $100 | $100 | $100 |
| Lifeguard Class | $200 | $200 | $200 | $200 | $205 | $205 | $205 | $205 |
| Masters Swimming | $30 | $25 | $42 | $35 | $43 | $36 | $43 | $36 |
| Canyons Bus Only (established in conjunction with American Fork City) | - | - | - | - | - | - | - | - |
| Gymnastics Meet Fees | $445 | $445 | Discontinue | | - | | - | |

**Legacy Center-continued**

| Fee Information | Approved FY 2021 | Approved FY 2022 | Approved FY 2023 | Proposed FY 2023 (July 2022) |
|---|---|---|---|---|
| **Facility Services:** | | | | |
| Body Fat Testing | $13 | $13 | $14 | $14 |
| Personal Training | Per trainer | Per trainer | Per trainer | Per trainer |
| Birthday Party Packages | | | | |
| Package 1 - Room | $80 | $85 | $85 | **$90** |
| Package 2 - Room & Rock Wall | $85 | $100 | $100 | **$105** |
| Package 3 - Room & Swim | $95 | $110 | $110 | **$115** |
| Package 4 - Room, Swim & Rock Wall | $105 | $135 | $140 | **$145** |
| Kid Fit - 1st Child | $2.50 | $2.50 | $2.50 | $2.50 |
| Kid Fit - Each Additional Child | $1.50 | $1.50 | $1.50 | $1.50 |
| Facility Rentals | | | | |
| Pool Rental / 2 hour rental | $350 | $375 | $375 | **$400** |
| Pool Rental - Alpine School District meet | $450 | $450 | $500 | $500 |
| Lap Lanes - Short Course - Alpine School District | $10 | $10 | $13 | $13 |
| Lap Lanes - Long Course - Alpine School District | $12 | $12 | $15 | $15 |
| Lap Lanes - Short Course | $12 | $12 | $15 | $15 |
| Lap Lanes - Long Course | $12 | $12 | $15 | $15 |
| Full Gymnasium / hour | $55 | $55 | $55 | **$60** |
| each additional after 3 hours | $25 | $25 | $25 | **$30** |
| all day | $250 | $250 | $250 | **$365** |
| Half Gymnasium | $40 | $40 | $40 | **$45** |
| each additional after 3 hours | $20 | $20 | $20 | **$25** |
| all day | $180 | $180 | $180 | **$190** |
| Full Multi - purpose Room | $55 | $55 | $55 | **$60** |
| each additional after 3 hours | $25 | $25 | $25 | **$30** |
| all day | $250 | $250 | $250 | **$165** |
| Half Multi - purpose Room | $40 | $40 | $40 | **$45** |
| each additional after 3 hours | $20 | $20 | $20 | **$25** |
| all day | $180 | $180 | $180 | **$190** |
| Small Conference Room | $40 | $40 | $40 | **$45** |
| each additional after 3 hours | $20 | $20 | $20 | **$25** |
| all day | $180 | $180 | $180 | **$190** |
| Climbing Wall / hour | $40 | $40 | $40 | **$45** |

**Outdoor Pool**

| Fee Information | Approved FY 2021 | | Approved FY 2022 | | Approved FY 2023 | | Proposed FY 2023 (July 2022) | |
|---|---|---|---|---|---|---|---|---|
| **Season Pass** | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident | Non-Resident | Resident |
| Family (up to 6 people) | $193 | $168 | $193 | $168 | $193 | $168 | **$212** | **$185** |
| + each additional family member | $30 | $30 | $30 | $30 | $30 | $30 | **$33** | **$33** |
| If Legacy Center year-round pass holder (30 % discount) | $135 | $118 | $135 | $118 | $135 | $118 | **$148** | **$130** |
| Individual | $110 | $84 | $110 | $84 | $110 | $84 | **$121** | **$92** |
| Pool Rental (2 hr rental) | $400 | | $425 | | $425 | | **$450** | |
| **Daily Admission** | | | | | | | | |
| **Ages 2 and under** | Free | | Free | | Free | | Free | |
| **Individual (Ages 3-11)** | $5 | | $5 | | $5 | | $5 | |
| Individual (Ages 12-59) | $6 | | $6 | | $6 | | $6 | |
| Seniors (Ages 60+) | $2 | | $2 | | $2 | | **$5** | |
| Lap Swimming | $4 | | $4 | | $4 | | **$4.50** | |
| Water Aerobics | $4 | | $4 | | $4 | | **$4.50** | |
| **Group Rate Discounts:** | | | | | | | | |
| 5-9 people (discount / person) | $0.50 | | $0.50 | | $0.50 | | $0.50 | |
| 10 or more (discount / person) | $1 | | $1 | | $1 | | $1 | |
| Monday Family Night 4:00 pm - 6:50 pm (up to 8 people) | $25 | | $25 | | $25 | | $25 | |

*****Changes made to fees are marked in BOLD under the Proposed FY 2023 (July 2022) column**

**Agenda Item No: 5**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 6, a 36 single family lot development located at approximately 5900 North Canyon Rim Road.

**Suggested Action:**

**Attachments:**

CC Staff Report Hidden Canyon Phase D Plat 6 Final Subdivision 07.26.22.docx

Hidden Canyon Phase D Plat 6 Final Subdivision DRC 06.29.22.docx

Hidden Canyon D6 plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

# HIDDEN CANYON PHASE D PLAT 6 FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Fieldstone Homes | | |
| **Meeting Date** | July 26, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | Central Canyon | | |
| **Existing Land Use** | Undeveloped | | |
| **Existing Zoning** | Planned Community (PC) | | |
| **General Plan Land Use Designation** | Low Density Residential (LDR) | | |
| **Number of Lots/Units** | 36 lots | | |
| **Adjacent Zoning and Land Use** | *North* | PC (LDR/PF) | Proposed Phase D Plat 6 |
| | *South* | PC (LDR) | Hidden Canyon Plat C |
| | *East* | PC (ESA) | Hillside |
| | *West* | PC (LDR) | Phase D Plat 2 and 4 |
| **Date of DRC Review** | June 29, 2022 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

| | |
|---|---|
| **July 26, 1997** | Annexed into the City as part of the Deerfield Annexation |
| **January 24, 2012** | The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential. |
| **January 26, 2016** | City Council approved the Hidden Canyon Preliminary Subdivision |
| **February 23, 2021** | City Council approved the Hidden Canyon Plat D Preliminary Subdivision |

## REPORT ANALYSIS

The applicant requests approval of Hidden Canyon Phase D Plat 6 including 36 single family lots located towards the top of Central Canyon in a Low-Density Residential area of the Traverse Mountain Area Plan.

This proposed plat includes 36 single family lots and open space in “Parcel B”. Parcel B also includes a pedestrian connection. The applicant got an Area Plan Amendment approved that allowed them to exceed the maximum road

length based on topography and by providing this pedestrian connection between the two roads.

The rest of the subdivision meets the requirements regarding lot size, setbacks and other requirements of the Traverse Mountain Area Plan and Lehi City Development Code.

The DRC reviewed the proposed subdivision and had 10 redline comments including:

1. Add note to the plat. "All hatched lots will require 1" potable water service laterals".
2. Remove Parcel B from Note 3. Add note on the Plat that Parcel B is to be owned and maintained by the Traverse Mountain Master Association.
3. Add note to plat: Any fencing adjacent to open space or city parcels will be the responsibility of homeowners.
4. Change the last part of note 3 on the plat to say “all retaining walls shall be built on private property”.
5. Add "A residential subdivision" under title

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 Hidden Canyon Plat D Phase 4 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed final subdivision is consistent with the approved preliminary subdivision.
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.

**Hidden Canyon Phase D Plat 6**
**DRC Redline Comments**

*Fieldstone Homes – requests final subdivision review of Hidden Canyon Phase D Plat 6, a 36-unit single-family residential subdivision located at 5900 North Canyon Rim Road.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jared Ford, Robert Lusk and Randy Smith
Date of Plans Reviewed: 6/21/22
Time Start: 2:03pm
Time End: 2:13pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:**
1. Add note to the plat. "All hatched lots will require 1" potable water service laterals".
2. Add PI service for parcel B to the table on the plat, include PI service size and total # of irrigated acres for this service.
3. Water service laterals must run straight from the main to the meter cans, eliminate bends in laterals to lot 633.
4. PI service lateral to lot 635 is shown running through the SSMH.
5. Install fire hydrant at the property line of lot 605/606. The streetlight will have to be relocated.

**Trent – Parks:**
6. Remove Parcel B from Note 3. Add note on the Plat that Parcel B is to be owned and maintained by the Traverse Mountain Master Association.
7. Add note to plat: Any fencing adjacent to open space or city parcels will be the responsibility of homeowners.
8. Remove backflow preventer details from plans. ADD filter detail. And fix drip detail (9, sheet L-200)

**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:**
9. Change the last part of note 3 on the plat to say “all retaining walls shall be built on private property”.

**Luke- Traffic:** No comments
**Kim – Planning:**
10. Add "A residential subdivision" under title

**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. Update Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.
8. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.

**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.

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

**PRIOR TO RECORDING OF PLAT:**

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26th

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

## 5900 NORTH FOX CANYON ROAD
## LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 21, 2022

INDEX OF DRAWINGS


| | | | |
|---|---|---|---|
| 1-1 | SUBDIVISION PLAT | PP-1 | PLAN AND PROFILE CANYON RIM ROAD |
| C-001 | GENERAL NOTES | PP-2 | PLAN AND PROFILE CANYON RIM ROAD |
| C-100 | OVERALL SITE PLAN | PP-3 | PLAN AND PROFILE CANYON RIM ROAD |
| C-101 | SITE PLAN | C-500 | DETAILS |
| C-102 | SITE PLAN | C-501 | DETAILS |
| C-201 | GRADING AND DRAINAGE PLAN | C-502 | DETAILS |
| C-202 | GRADING AND DRAINAGE PLAN | C-503 | DETAILS |
| C-301 | UTILITY PLAN | C-504 | DETAILS |
| C-302 | UTILITY PLAN | C-505 | DETAILS |
| C-303 | OVERALL FIRE HYDRANT PLAN | L-100 | LANDSCAPE PLAN |
| C-401 | EROSION CONTROL PLAN | L-200 | LANDSCAPE DETAILS |
| C-402 | EROSION CONTROL PLAN | | |


### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

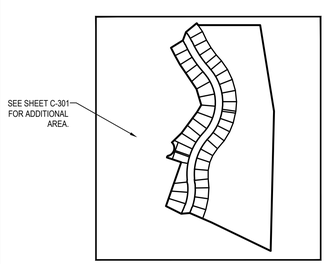
### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

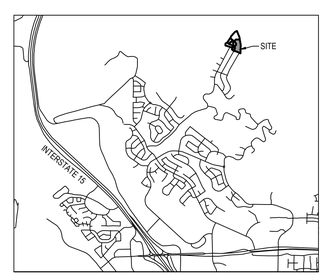
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

### KEY MAP




NO SCALE

### VICINITY MAP




NO SCALE

### GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. 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.


ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597


HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

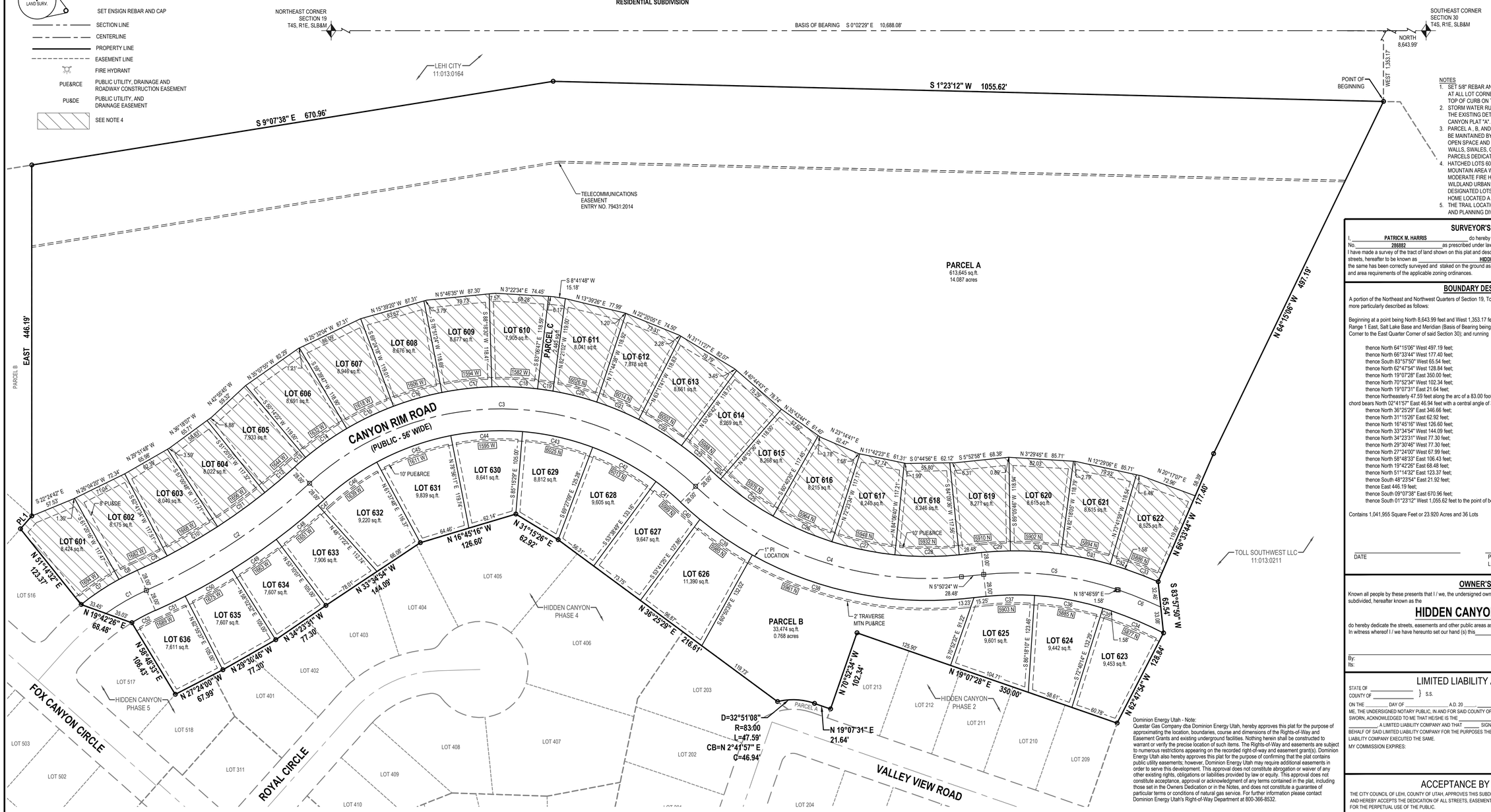
| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

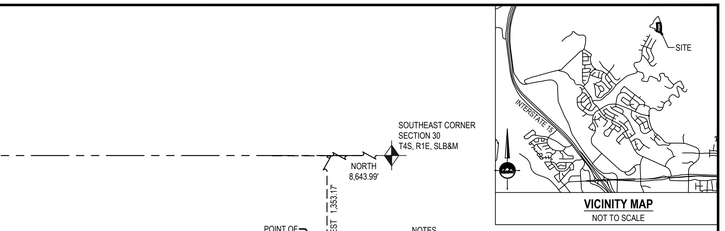
# HIDDEN CANYON PHASE D PLAT 6

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,**
**TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**
**LOCATED WITHIN PC PLANNED COMMUNITY ZONING**
**RESIDENTIAL SUBDIVISION**

## LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- PUE&RCE — PUBLIC UTILITY, DRAINAGE AND ROADWAY CONSTRUCTION EASEMENT
- PU&DE — PUBLIC UTILITY, AND DRAINAGE EASEMENT
- SEE NOTE 4




NOTES

1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
3. PARCEL A , B, AND C ARE HEREBY DEDICATED TO LEHI CITY. PARCEL A WILL BE MAINTAINED BY LEHI CITY. PARCELS A AND B WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAINED BY LEHI CITY. RETAINING WALLS, SWALES, GEOGRID, ETC. ARE ALLOWED WITHIN THE OPEN SPACE PARCELS DEDICATED TO LEHI CITY.
4. HATCHED LOTS 601 THRU 622 ARE IDENTIFIED TO BE WITHIN THE "TRAVERSE MOUNTAIN AREA WILDLAND-URBAN INTERFACE" WHICH IS DEEMED TO BE MODERATE FIRE HAZARD AND SHALL ADHERE TO THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC). ALL HOUSES ON THESE DESIGNATED LOTS WILL INCLUDE A FIRE SPRINKLER SYSTEM OR HAVE THE HOME LOCATED A MINIMUM OF 30 FEET FROM NATIVE VEGETATION.
5. THE TRAIL LOCATION(S) MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISION PRIOR TO INSTALLATION.

## 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 HIDDEN CANYON PHASE D PLAT 6, 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 portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 8,643.99 feet and West 1,353.17 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 64°15'06" West 497.19 feet;
thence North 66°33'44" West 177.40 feet;
thence South 83°57'50" West 65.54 feet;
thence North 62°47'54" West 128.84 feet;
thence North 19°07'28" East 350.00 feet;
thence North 70°52'34" West 102.34 feet;
thence North 19°07'31" East 21.64 feet;
thence Northeasterly 47.59 feet along the arc of a 83.00 foot radius curve to the left (center bears North 70°52'29" West and the chord bears North 02°41'57" East 46.94 feet with a central angle of 32°51'08");
thence North 36°25'29" East 346.66 feet;
thence North 31°15'26" East 62.92 feet;
thence North 16°45'16" West 126.60 feet;
thence North 33°34'54" West 144.09 feet;
thence North 34°23'31" West 77.30 feet;
thence North 29°30'46" West 77.30 feet;
thence North 27°24'00" West 67.99 feet;
thence North 58°48'33" East 108.43 feet;
thence North 19°42'26" East 68.48 feet;
thence North 51°14'32" East 123.37 feet;
thence South 48°23'54" East 21.92 feet;
thence East 446.19 feet;
thence South 09°07'38" East 670.96 feet;
thence South 01°23'12" West 1,055.62 feet to the point of beginning.

Contains 1,041,955 Square Feet or 23.920 Acres and 36 Lots

DATE — PATRICK M. HARRIS LICENSE NO. 286882

## OWNER'S DEDICATION

Known all people 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

**HIDDEN CANYON PHASE D PLAT 6**

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:

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

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 UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

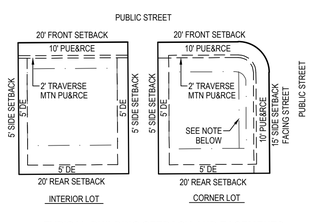
Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

## 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 — ATTEST: CLERK/RECORDER (SEE SEAL BELOW)




**TYPICAL BUILDING SETBACK AND EASEMENTS**

NOTE: THE HOMES ON THE CORNER LOTS ADJACENT TO THE TRAIL WILL HAVE A 5' SETBACK FROM THE TRAIL EASEMENT. DRAINAGE EASEMENT (DE) IN FAVOR OF ADJACENT LOT.

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 300.00' | 59.34' | 11°19'59" | N29°44'53"W | 59.24' |
| C2 | 775.00' | 249.15' | 18°25'11" | S33°17'29"E | 248.08' |
| C3 | 360.00' | 539.86' | 85°55'18" | N0°27'35"E | 490.68' |
| C4 | 428.00' | 367.98' | 49°15'38" | S18°47'25"W | 356.75' |
| C5 | 400.00' | 171.90' | 24°37'23" | N6°28'17"E | 170.58' |
| C6 | 520.00' | 58.22' | 6°24'54" | N21°59'26"E | 58.19' |
| C7 | 328.00' | 57.79' | 10°05'43" | N33°42'36"W | 57.72' |
| C8 | 328.00' | 26.22' | 4°34'51" | N26°22'19"W | 26.22' |
| C9 | 747.00' | 42.06' | 3°13'33" | S25°41'40"E | 42.05' |
| C10 | 747.00' | 74.05' | 5°40'47" | S30°08'49"E | 74.02' |
| C11 | 747.00' | 74.05' | 5°40'47" | S35°49'36"E | 74.02' |
| C12 | 747.00' | 50.00' | 3°50'05" | S40°35'02"E | 49.99' |
| C13 | 388.00' | 18.36' | 2°42'41" | N41°08'44"W | 18.36' |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C14 | 388.00' | 64.01' | 9°27'10" | N35°03'48"W | 63.94' |
| C15 | 388.00' | 65.97' | 9°44'31" | N25°27'58"W | 65.89' |
| C16 | 388.00' | 64.01' | 9°27'06" | N15°52'09"W | 63.93' |
| C17 | 388.00' | 64.01' | 9°27'06" | N6°25'03"W | 63.93' |
| C18 | 388.00' | 58.09' | 8°34'43" | N2°35'51"E | 58.04' |
| C19 | 388.00' | 19.76' | 2°55'04" | N8°20'45"E | 19.76' |
| C20 | 388.00' | 57.23' | 8°27'06" | N14°01'49"E | 57.18' |
| C21 | 388.00' | 57.89' | 8°32'56" | N22°31'50"E | 57.84' |
| C22 | 388.00' | 63.77' | 9°25'00" | N31°30'48"E | 63.70' |
| C23 | 388.00' | 48.75' | 7°11'55" | N39°49'16"E | 48.72' |
| C24 | 400.00' | 16.62' | 2°22'50" | S42°13'49"W | 16.62' |
| C25 | 400.00' | 81.79' | 11°42'54" | S35°10'57"W | 81.64' |
| C26 | 400.00' | 81.81' | 11°43'04" | S23°27'58"W | 81.66' |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C27 | 400.00' | 81.81' | 11°43'06" | S11°44'53"W | 81.67' |
| C28 | 400.00' | 81.88' | 11°43'44" | S0°01'28"W | 81.74' |
| C29 | 428.00' | 36.87' | 4°56'10" | N3°22'19"W | 36.86' |
| C30 | 428.00' | 64.26' | 8°36'09" | N3°23'50"E | 64.20' |
| C31 | 428.00' | 64.26' | 8°36'06" | N11°59'58"E | 64.19' |
| C32 | 428.00' | 18.55' | 2°28'57" | N17°32'30"E | 18.54' |
| C33 | 548.00' | 44.53' | 4°39'21" | N21°06'39"E | 44.52' |
| C34 | 492.00' | 72.24' | 8°24'47" | N22°59'22"E | 72.18' |
| C35 | 372.00' | 9.44' | 1°27'13" | N18°03'22"E | 9.44' |
| C36 | 372.00' | 88.51' | 13°37'56" | N10°30'48"E | 88.30' |
| C37 | 372.00' | 61.92' | 9°32'14" | N1°04'17"W | 61.85' |
| C38 | 456.00' | 278.52' | 34°59'45" | S11°39'29"W | 274.21' |
| C39 | 456.00' | 80.59' | 10°07'34" | S34°13'08"W | 80.49' |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C40 | 456.00' | 32.94' | 4°08'19" | S41°21'04"W | 32.93' |
| C41 | 332.00' | 40.95' | 7°04'03" | N39°53'12"E | 40.93' |
| C42 | 332.00' | 91.59' | 15°48'20" | N28°27'01"E | 91.30' |
| C43 | 332.00' | 91.59' | 15°48'20" | N12°38'41"E | 91.30' |
| C44 | 332.00' | 91.59' | 15°48'20" | N3°09'39"W | 91.30' |
| C45 | 332.00' | 100.28' | 17°18'23" | N19°43'00"W | 99.90' |
| C46 | 332.00' | 81.88' | 14°07'53" | N35°26'08"W | 81.68' |
| C47 | 803.00' | 11.08' | 0°47'26" | S42°06'21"E | 11.08' |
| C48 | 803.00' | 68.38' | 4°52'45" | S39°16'16"E | 68.36' |
| C49 | 803.00' | 68.38' | 4°52'45" | S34°23'31"E | 68.36' |
| C50 | 803.00' | 68.38' | 4°52'45" | S29°30'46"E | 68.36' |
| C51 | 803.00' | 41.93' | 2°59'30" | S25°34'38"E | 41.92' |
| C52 | 272.00' | 33.75' | 7°06'34" | N27°38'10"W | 33.73' |

**LINE TABLE**

| LINE | BEARING | LENGTH |
|---|---|---|
| PL1 | N48°23'54"W | 21.92' |

**OWNER**
**FIELDSTONE CANYON POINT, LLC**
**12896 PONY EXPRESS RD #400**
**DRAPER, UTAH 84020**
**PHONE: 801.233.8300**

LAND USE TABLE

| | | | |
|---|---|---|---|
| LOT AREA | = | 7.125 AC | 30% |
| ROADWAYS | = | 1.898 AC | 8% |
| OPEN SPACE | = | 14.897 AC | 62% |
| TOTAL AREA | = | 23.920 AC | 100 % |

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 36
DENSITY: 1.5 UNITS / ACRE

**HORIZONTAL GRAPHIC SCALE**

60 0 30 60 120
( IN FEET )
HORZ: 1 inch = 60 ft.


ENSIGN
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Sandy, UT. 84070
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**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 : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 6/20/22

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL


# HIDDEN CANYON PHASE D PLAT 6

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

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION VALVE | PROPOSED LAND DRAIN SERVICE LINE |
| EXISTING SANITARY SEWER MANHOLE | EXISTING CULINARY WATER LINE |
| PROPOSED SANITARY SEWER MANHOLE | PROPOSED CULINARY WATER LINE |
| EXISTING SANITARY CLEAN OUT | PROPOSED CULINARY WATER SERVICE LINE |
|

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**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

ENSIGN
THE STANDARD IN ENGINEERING

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*FOR:*
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12896 PONY EXPRESS RD #400
DRAPER UT. 84020
*CONTACT:*
RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

## OVERALL SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-100**

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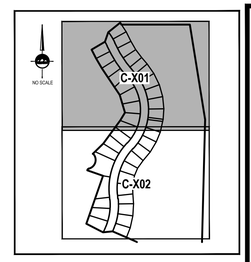
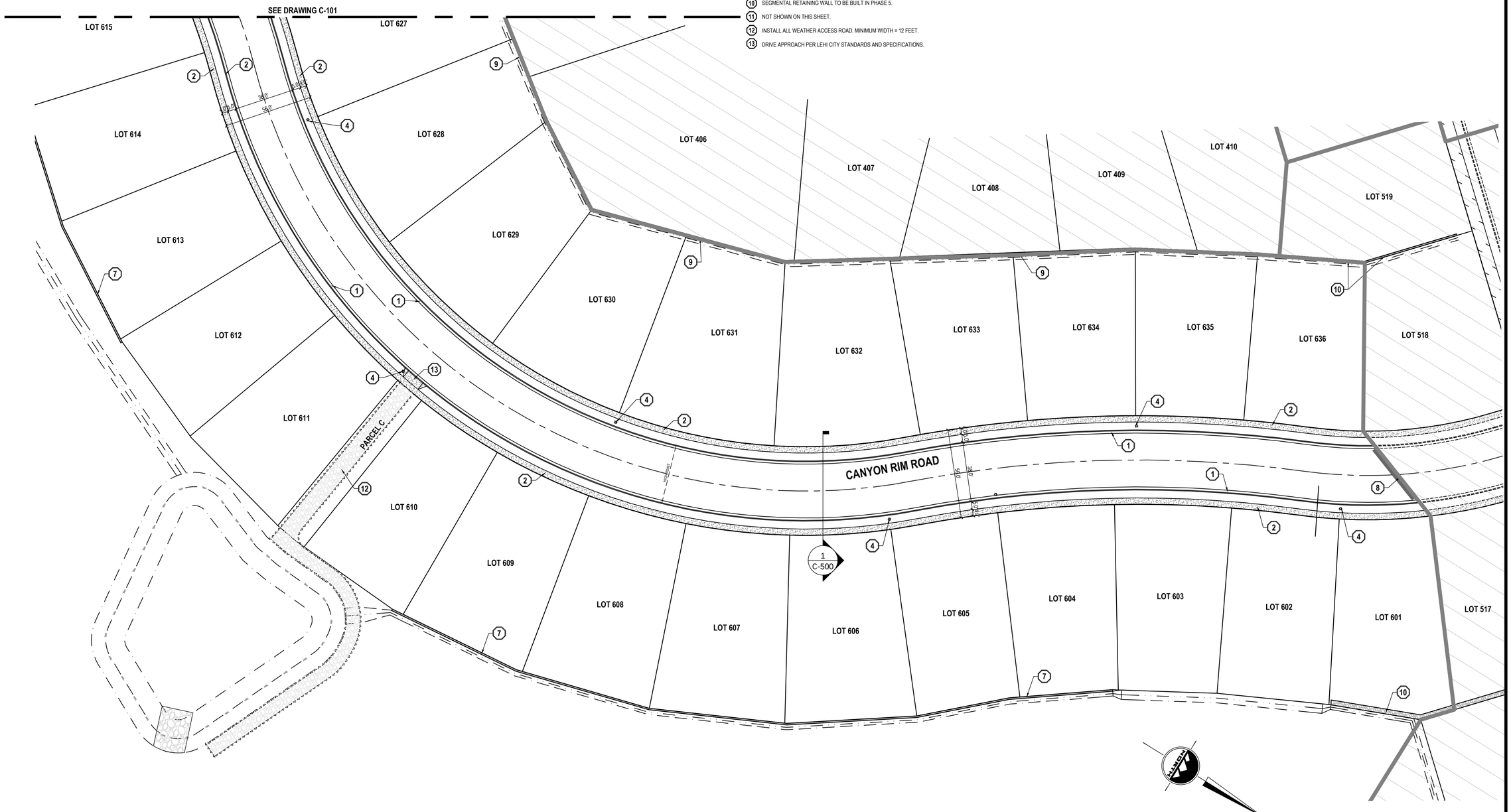
5. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" COLLECTION CURB & GUTTER PER LEHI CITY STDS. SEE SHEET C-501.
2. CONCRETE SIDEWALK PER LEHI CITY STDS. SEE SHEET C-501.
3. NOT SHOWN ON THIS SHEET.
4. INSTALL STREET LIGHT PER LEHI CITY STDS.
5. NOT SHOWN ON THIS SHEET.
6. NOT SHOWN ON THIS SHEET.
7. SEGMENTAL RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS. SEPARATE BUILDING PERMIT REQUIRED, DESIGN BY OTHERS.
8. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
9. SEGMENTAL RETAINING WALL TO BE BUILT IN PHASE 4.
10. SEGMENTAL RETAINING WALL TO BE BUILT IN PHASE 5.
11. NOT SHOWN ON THIS SHEET.
12. INSTALL ALL WEATHER ACCESS ROAD. MINIMUM WIDTH = 12 FEET.
13. DRIVE APPROACH PER LEHI CITY STANDARDS AND SPECIFICATIONS.




**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

( IN FEET )
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# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

**SITE PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-101**

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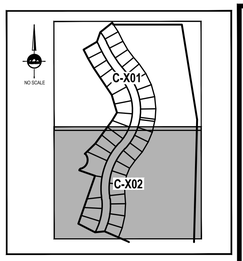
13. NOT SHOWN ON THIS SHEET.

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LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

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| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

C-102

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## SCOPE OF WORK:

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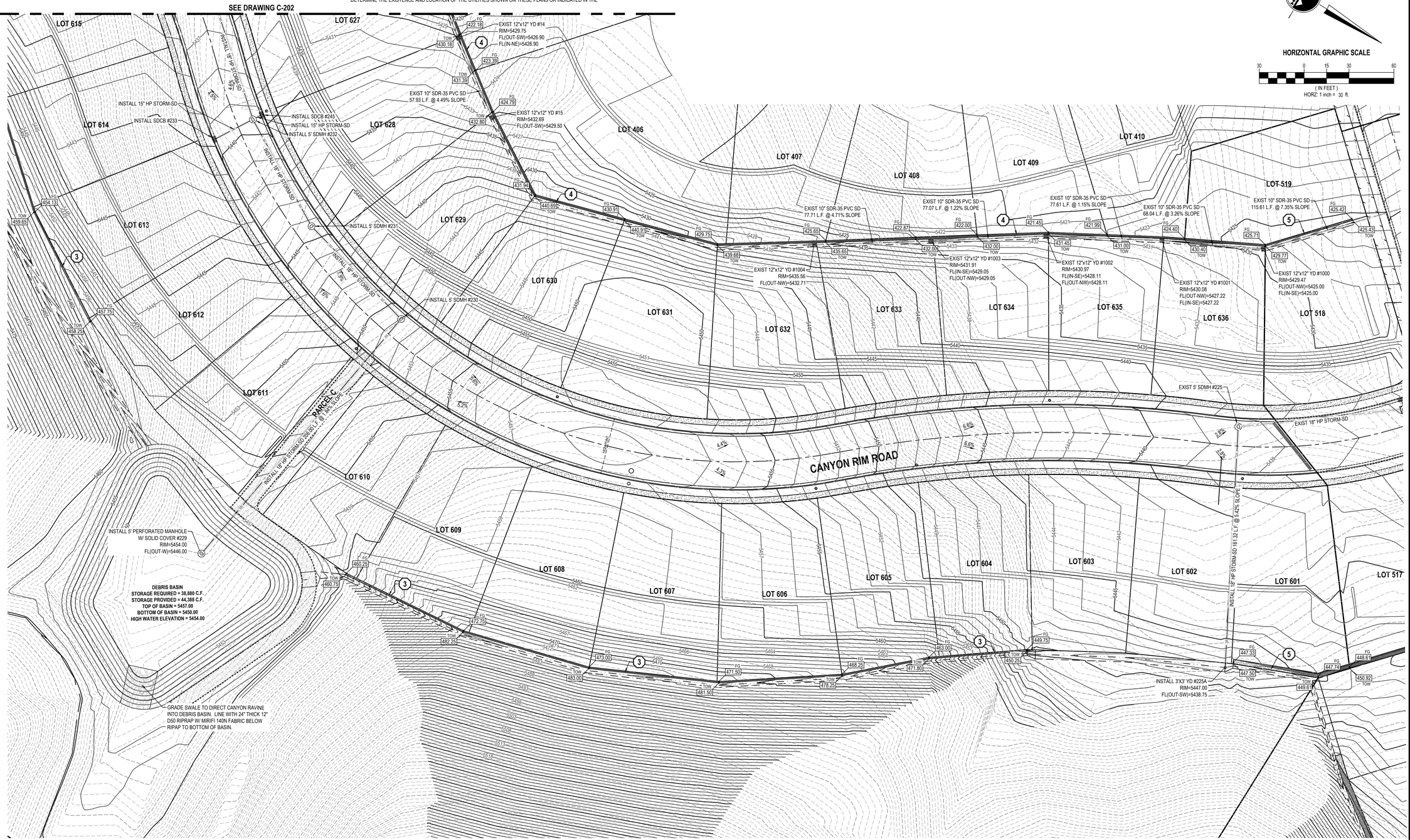
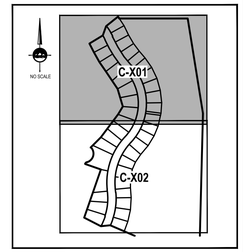
1. NOT SHOWN ON THIS SHEET.
2. NOT SHOWN ON THIS SHEET.
3. RETAINING WALL.
4. RETAINING WALL INSTALLED IN PHASE 4.
5. RETAINING WALL INSTALLED IN PHASE 5.
6. RETAINING WALL INSTALLED IN PHASE 2.

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LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-201

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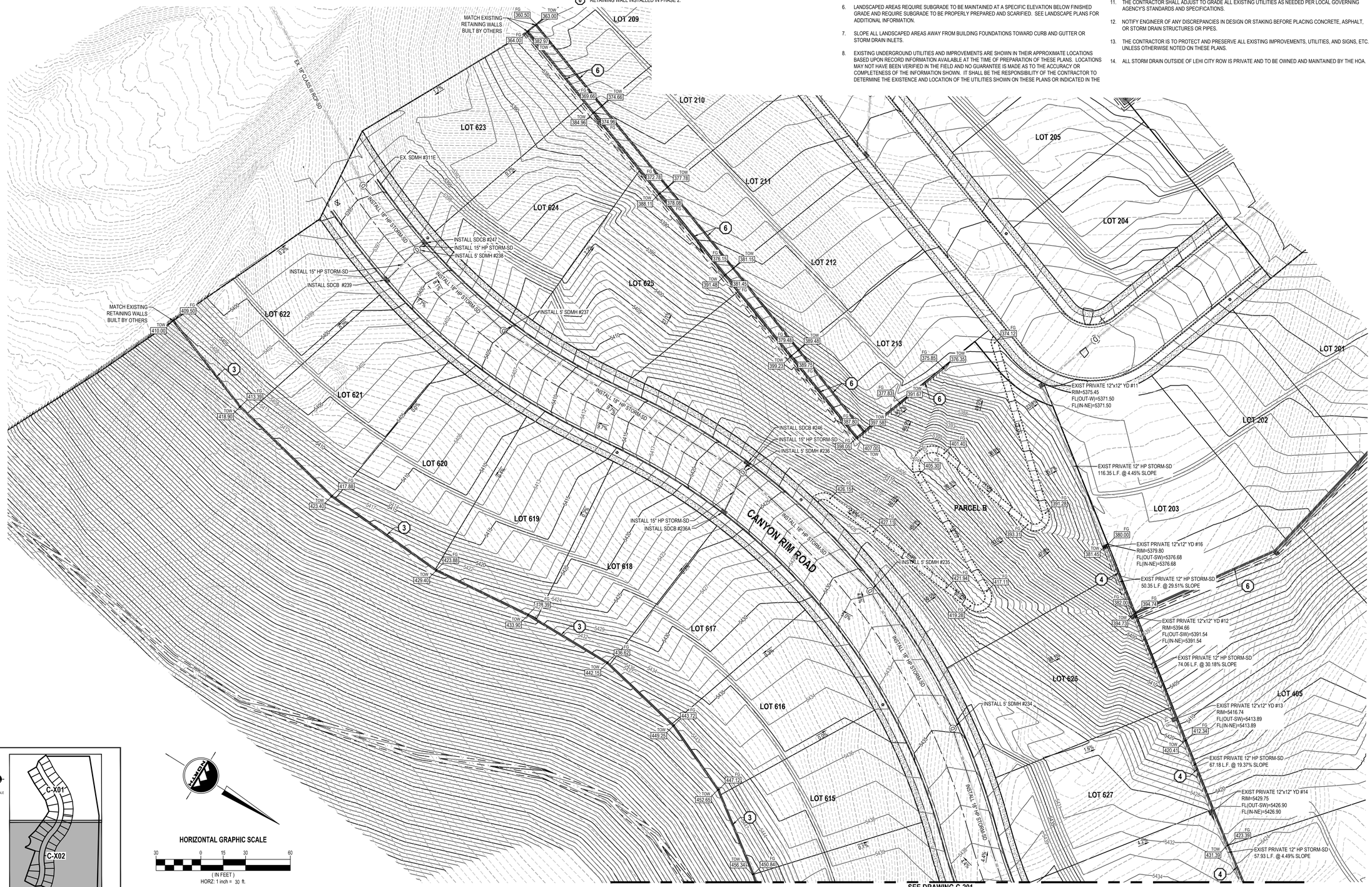


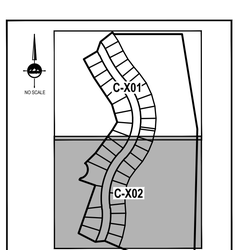


NORTH

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RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-202

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

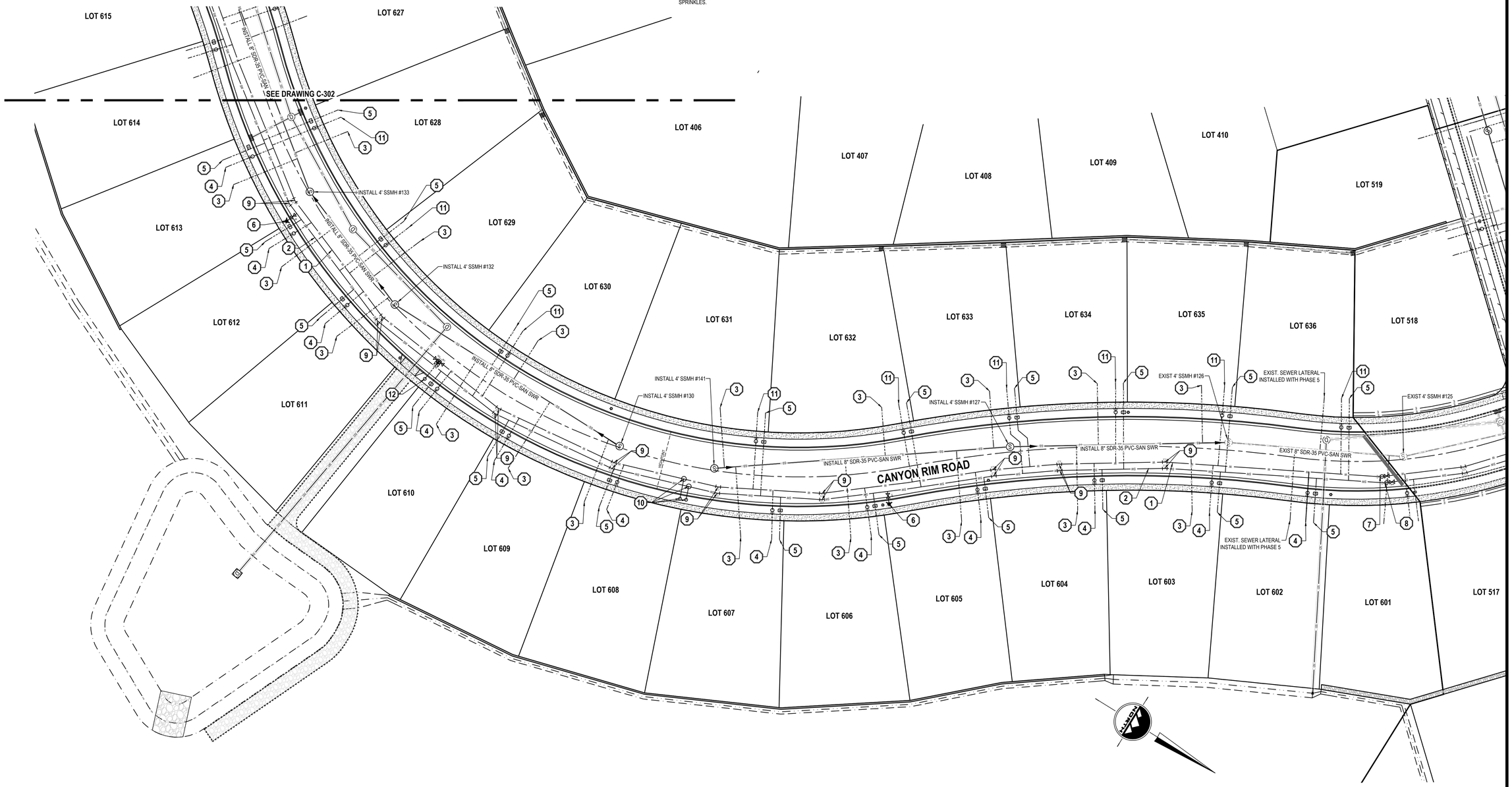
## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL MECHANICAL JOINTS WILL REQUIRE A MEGA LUG OF EQUIVALENT JOINT RESTRAINT.
13. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.
14. ALL PRESSURIZED IRRIGATION LINES MUST BE CHLORINATED AND PASS BACTERIA TESTS IN THE VIALETTO ZONE.
15. ROADS OVER 5% ARE REQUIRED TO HAVE WHIRLY GIGS ON ALL MANHOLES.
16. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITIES BEING INSTALLED.
17. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE (SHOWN ON PLAT) WILL HAVE FIRE SPRINKLERS. TYPICAL 3/4" RESIDENTIAL WATERLINES WILL BE UPSIZED TO 1" TO ACCOMODATE THE FIRE SPRINKLES.

## 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:

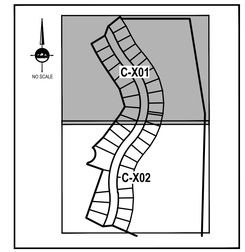
1. 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. 1" IPS POLY POTABLE WATER SERVICE WITH 1" METER PER LEHI CITY STANDARD DETAIL WATER-6. (URBAN WILDLAND ONLY)
5. 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARD DETAIL WATER-8.
6. FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. 11.25° BEND W/ THRUST BLOCK
10. 1" AIR RELEASE ASSEMBLY PER APWA PLAN NO. 575. SEE SHEET C-500.
11. 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
12. 4" PERMANENT BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARD DETAIL WATER-3.




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.





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LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

## UTILITY PLAN

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| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-301

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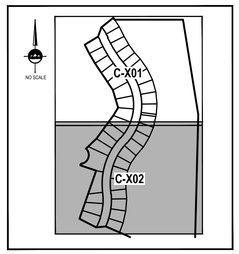
ELEV = 4948.88'

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8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. 11.25° BEND W/ THRUST BLOCK
10. NOT SHOWN ON THIS SHEET.
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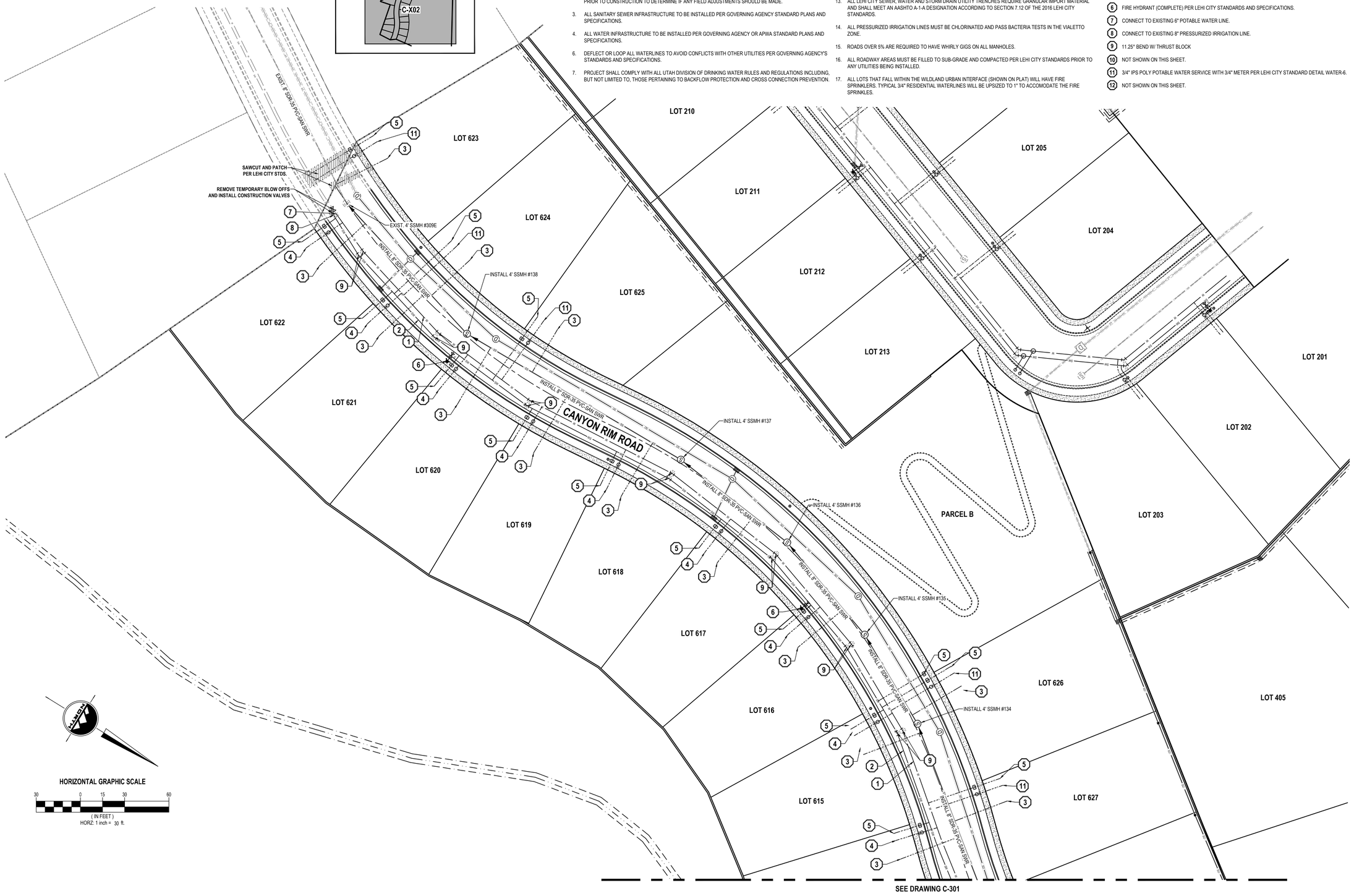
12. NOT SHOWN ON THIS SHEET.





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CONTACT:
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# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

UTILITY PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

C-302

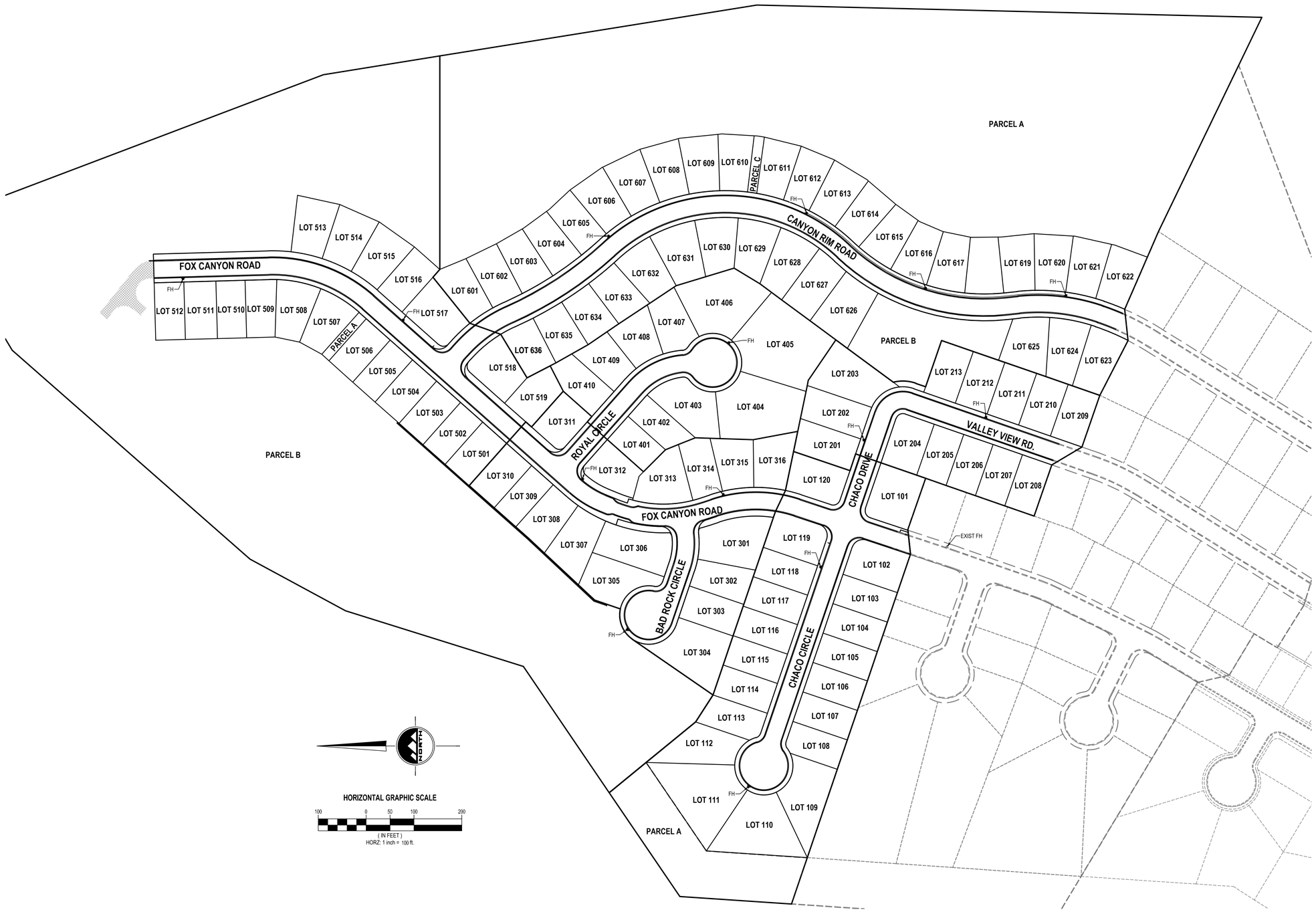
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'





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LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

**OVERALL FIRE HYDRANT PLAN**

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

**C-303**

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**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.

## GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

## 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. INLET PROTECTION/STRAW WATTLES PER DETAIL 5/C-504.
2. SILT FENCE PER DETAIL 5/C-504.
3. PORTABLE TOILET PER DETAIL 6/C-504.
4. STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-504.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

**RE-VEGETATION**

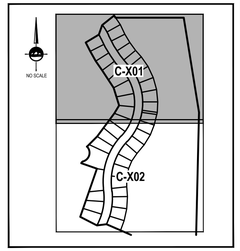
## RE-VEGETATION AREA

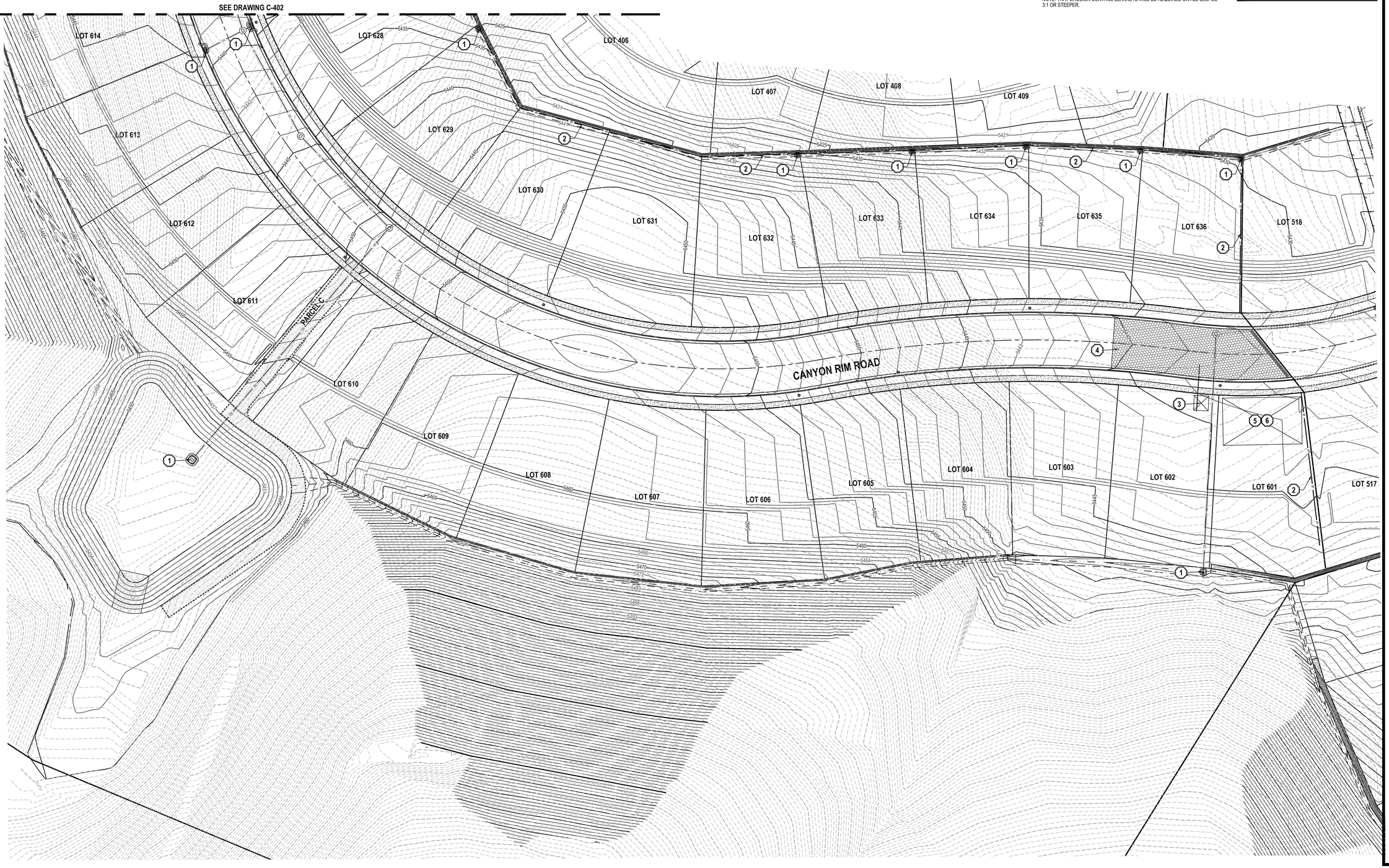
THE SEEDING RATE IS 20 PLS POUNDS PER ACRE DRILL. 30 PLS POUND PER ACRE BROADCAST.

SEEDING SHALL BE APPLIED BY BROADCASTING AND RAKED INTO $\frac{1}{4}$" OF THE TOP LAYER OF SOIL. HYDRO-MULCH SHALL BE SPRAYED OVER THE PREPARED SEEDED AREAS. THE HYDRO-MULCH SHALL CONSIST OF FERTILIZER AT THE RATE OF SIX POUNDS PER ONE THOUSAND SQUARE FEET AND "FIBER MULCH" AT THE RATE OF FOURTEEN HUNDRED POUNDS PER ACRE OF AREA. WITH WATER, AGITATE THESE COMPONENTS INTO A WELL-MIXED SLURRY SUBSTANCE AND SPRAY THE MIXTURE PRESSURE ONTO THE PREPARED AREAS.

SEEDING SHALL OCCUR ONLY DURING THE FOLLOWING SEASONS:
SPRING SEEDING: SPRING THAW TO MAY 1ST
FALL SEEDING: SEPTEMBER 15TH UNTIL CONSISTENT GROUND FREEZE

NOTE: THAT EROSION CONTROL BLANKETS WILL BE REQUIRED ON ALL SLOPES 3:1 OR STEEPER.





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06-21-2022
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**EROSION CONTROL PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-401**

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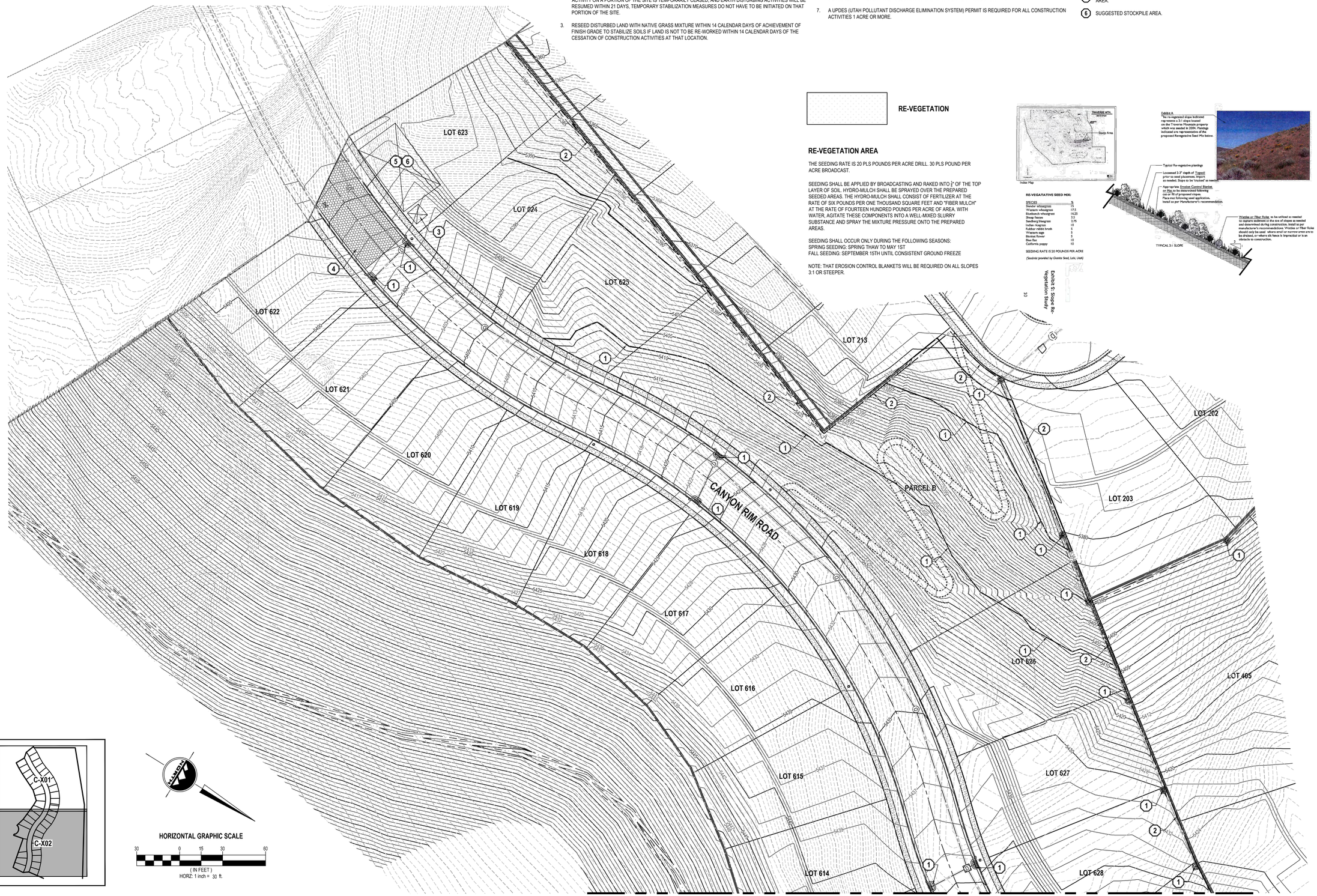
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.




**RE-VEGETATION**

## RE-VEGETATION AREA

THE SEEDING RATE IS 20 PLS POUNDS PER ACRE DRILL. 30 PLS POUND PER ACRE BROADCAST.

SEEDING SHALL BE APPLIED BY BROADCASTING AND RAKED INTO ½" OF THE TOP LAYER OF SOIL. HYDRO-MULCH SHALL BE SPRAYED OVER THE PREPARED SEEDED AREAS. THE HYDRO-MULCH SHALL CONSIST OF FERTILIZER AT THE RATE OF SIX POUNDS PER ONE THOUSAND SQUARE FEET AND "FIBER MULCH" AT THE RATE OF FOURTEEN HUNDRED POUNDS PER ACRE OF AREA, WITH WATER, AGITATE THESE COMPONENTS INTO A WELL-MIXED SLURRY SUBSTANCE AND SPRAY THE MIXTURE PRESSURE ONTO THE PREPARED AREAS.

SEEDING SHALL OCCUR ONLY DURING THE FOLLOWING SEASONS:
SPRING SEEDING: SPRING THAW TO MAY 1ST
FALL SEEDING: SEPTEMBER 15TH UNTIL CONSISTENT GROUND FREEZE

NOTE: THAT EROSION CONTROL BLANKETS WILL BE REQUIRED ON ALL SLOPES 3:1 OR STEEPER.




Index Map

**RE-VEGATATIVE SEED MIX:**

| SPECIES | % |
|---|---|
| Slender wheatgrass | 5 |
| Western wheatgrass | 17.5 |
| Bluebunch wheatgrass | 16.25 |
| Sheep fescue | 3.5 |
| Sandberg bluegrass | 3.75 |
| Indian ricegrass | 10 |
| Rubber rabbit brush | 5 |
| Wyoming sage | 5 |
| Western clover | 5 |
| Blue flax | 10 |
| California poppy | 10 |

SEEDING RATE IS 20 POUNDS PER ACRE

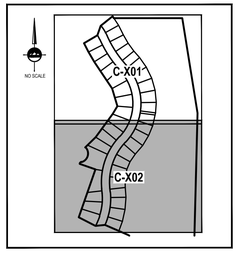
*(Seednix provided by Granite Seed, Lehi, Utah)*

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetation Seed Mix below.






Exhibit B: Slope Re-Vegetation Study




HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

( IN FEET )
HORZ: 1 inch = 30 ft.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# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

**EROSION CONTROL PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-402**

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

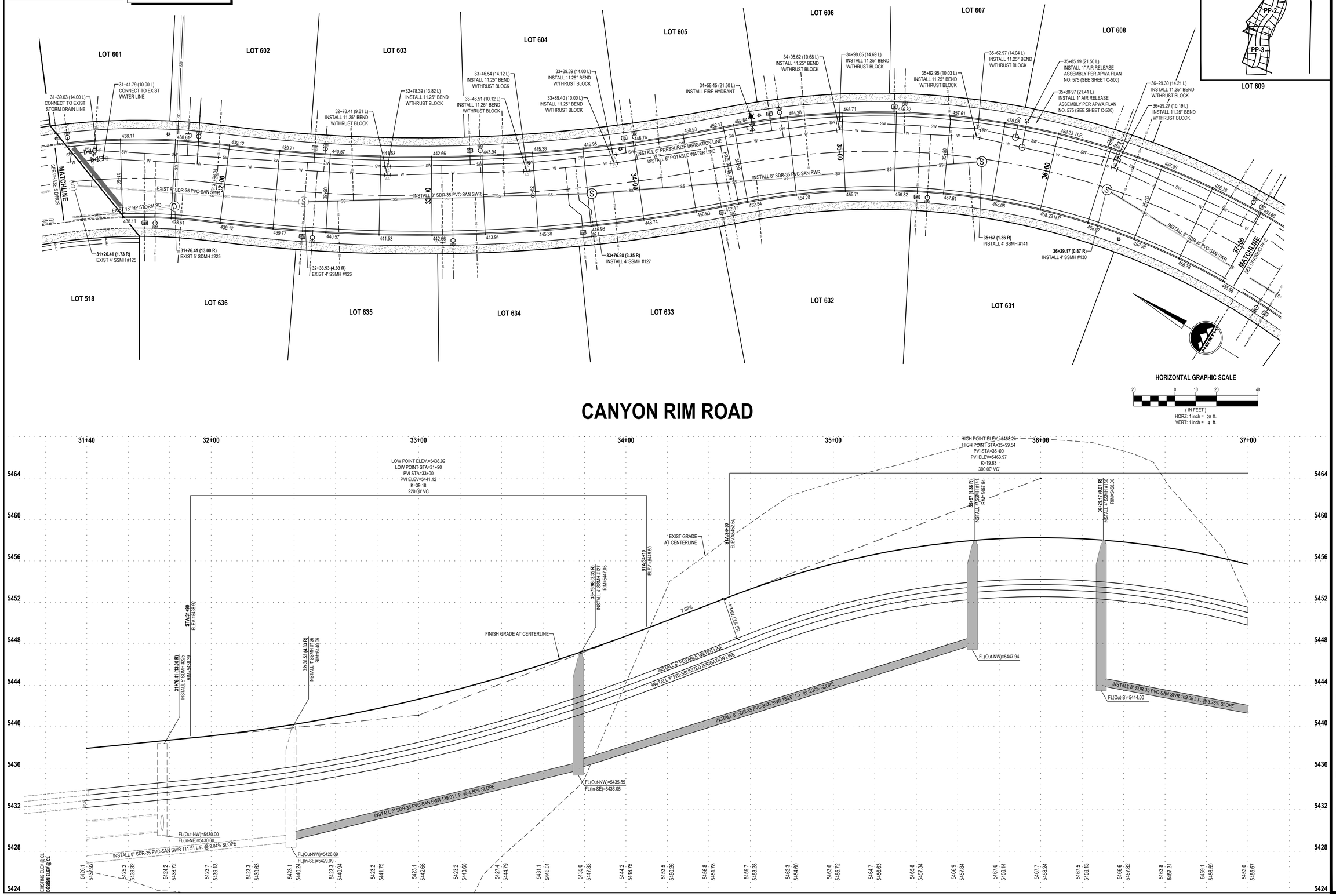
**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

**NOTES:**

1. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITY INSTALLATION.
2. INSTALL WHIRLYGIG MANHOLE RISER/COLLAR WITH MANHOLE LIDS ON A GRADE STEEPER THAN 5%.

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LICENSED PROFESSIONAL ENGINEER
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JARED K. FORD
06-21-2022
STATE OF UTAH

**CANYON RIM ROAD PLAN AND PROFILE**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**PP-1**

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

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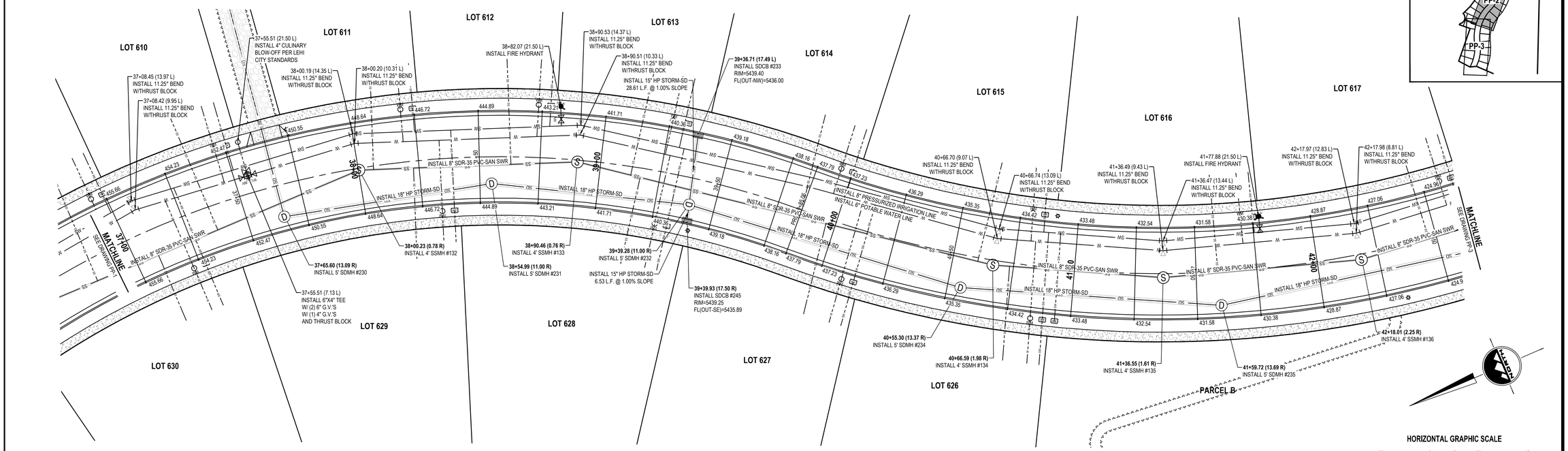
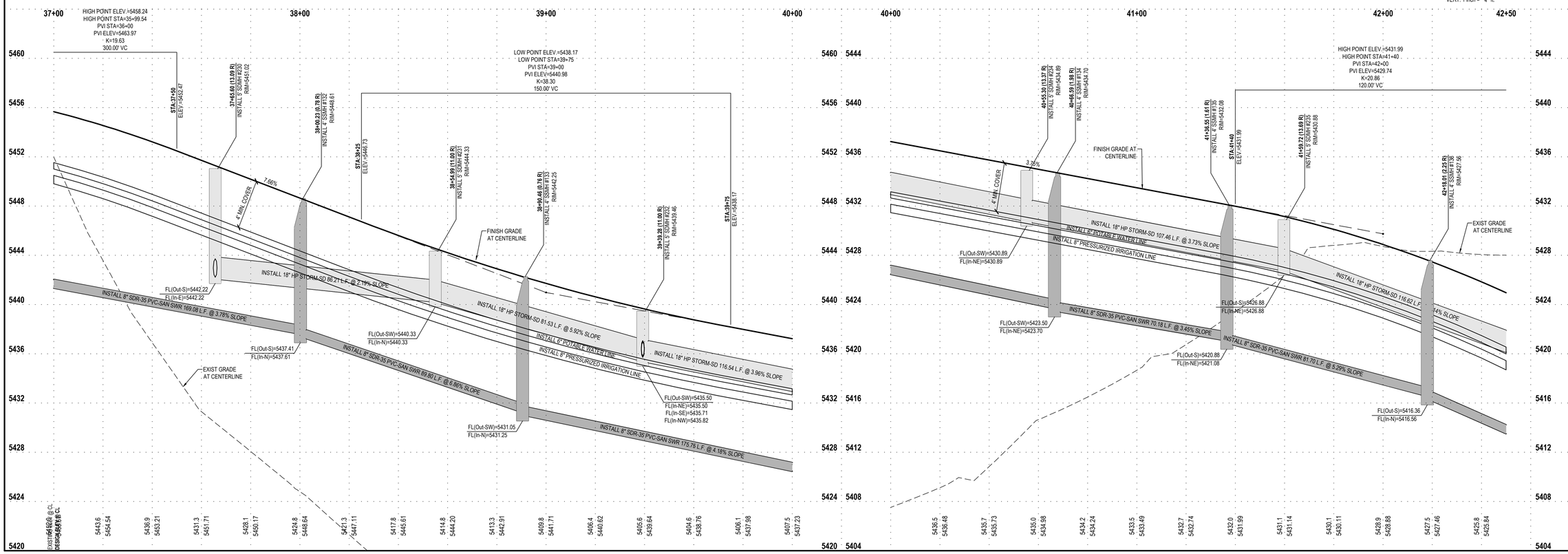



# CANYON RIM ROAD

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.





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06-21-2022
STATE OF UTAH

## CANYON RIM ROAD PLAN AND PROFILE

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| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

# PP-2

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**BENCHMARK**

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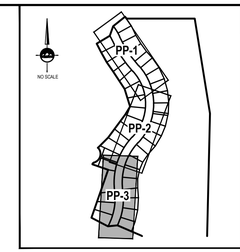


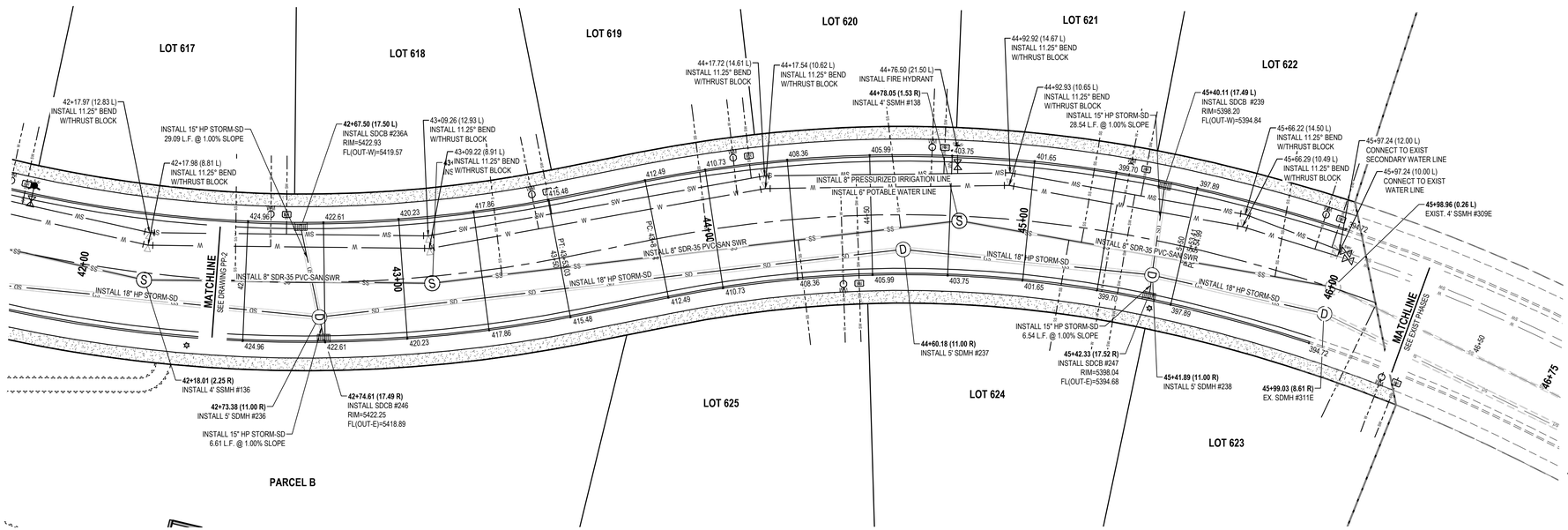


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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
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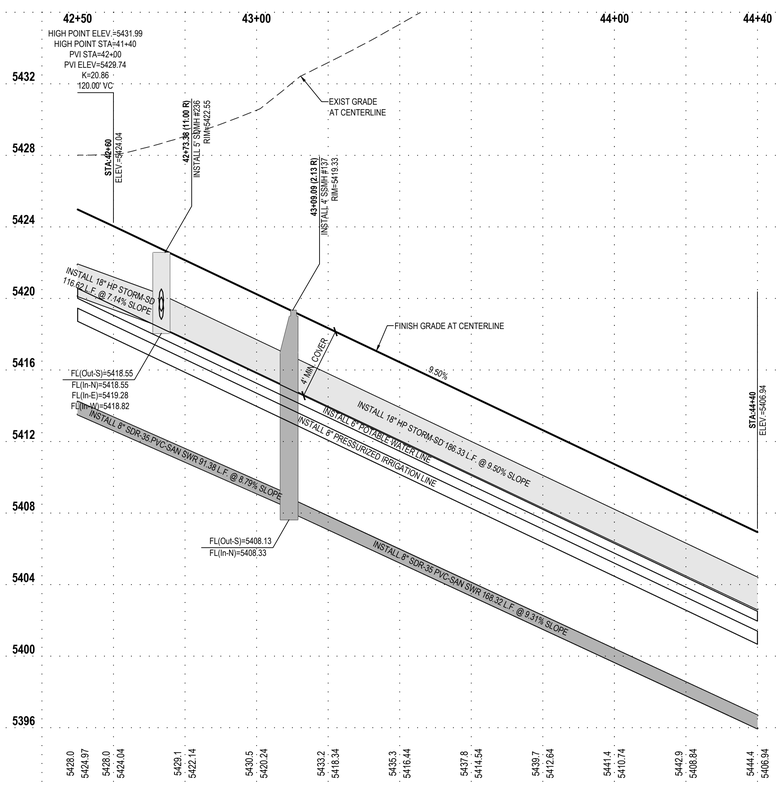


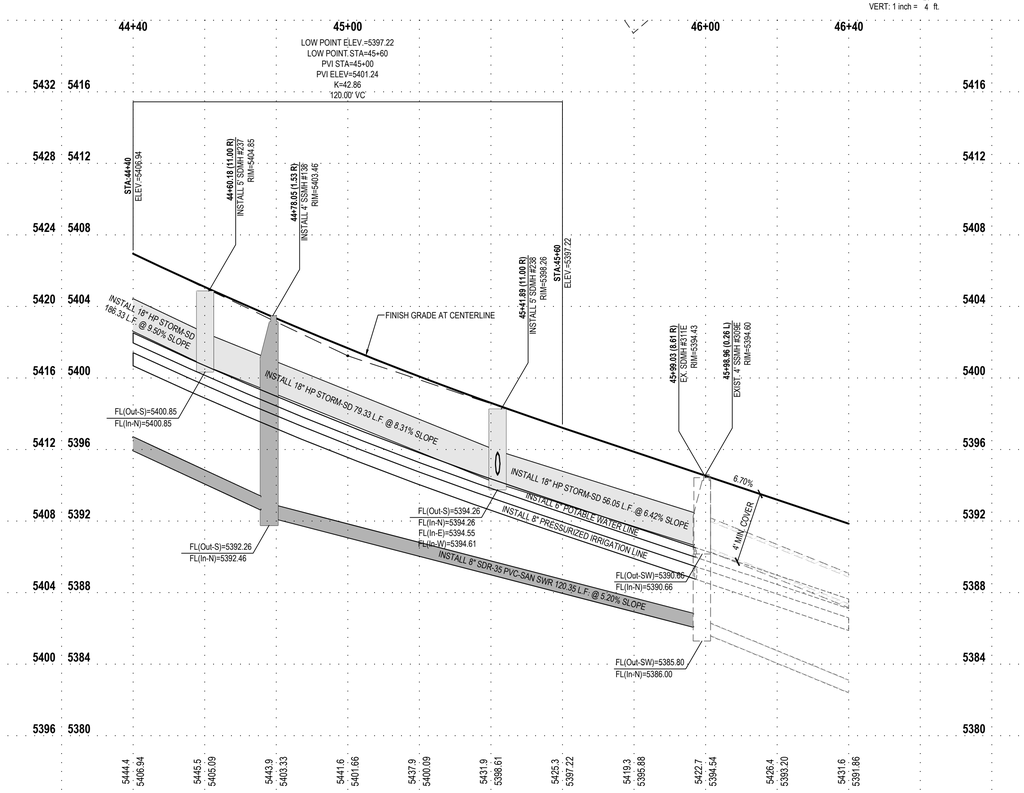


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**HIDDEN CANYON PHASE D**
**PLAT 6 SUBDIVISION**
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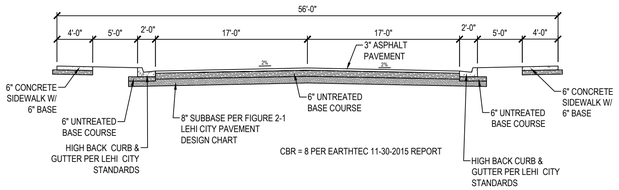
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

**CANYON RIM ROAD**
**PLAN AND PROFILE**

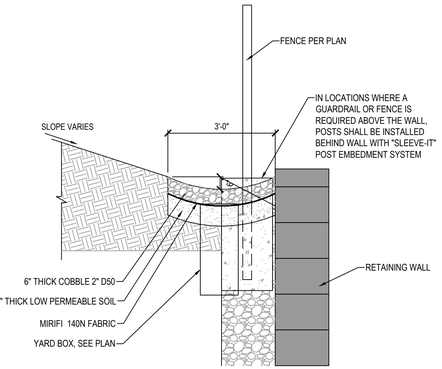
| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

**PP-3**



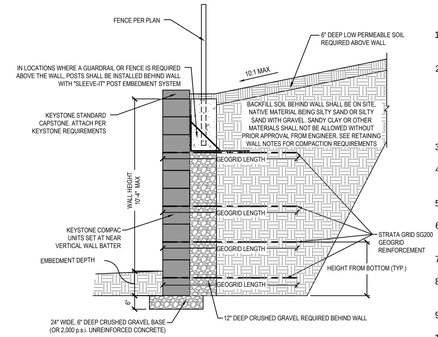

1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE




2 DRAINAGE SWALE

SCALE: NONE

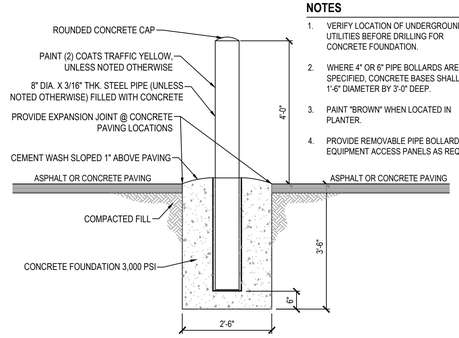



**RETAINING WALL NOTES**

1. A minimum of 12 inches of free draining crushed gravel needs to be placed behind the wall. Do not use pea gravel or round aggregate in the construction of the wall.
2. Backfill soils shall be on site, native material that is silty sand or silty sand with gravel. Sandy Clay material, or other materials shall not be allowed without approval of engineer prior to use. Soil must be 3" minus and placed in 8 inch lifts and compacted to 95% of modified proctor density as determined in accordance with ASTM D1557. The inplace moisture content shall not exceed the optimum moisture content as determined in accordance with ASTM D1557 and be no lower than 3% below optimum moisture content.
3. Ride-on mechanical compaction equipment should be operated no closer than 3 feet of the back of the wall.
4. Contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.
5. The owner is responsible for soil testing and inspection quality control during wall construction and earthwork operations.
6. During construction, sweep excess material from top units, at each course. Ensure that each course is completely filled, backfilled and compacted prior to proceeding to next course.
7. Correct orientation (roll direction) of the geogrid shall be verified by the contractor with the strongest direction placed perpendicular to the wall.
8. The geogrid shall be pulled taut to eliminate loose folds and pretension the reinforcement. Stake or secure back edge of geogrid prior to and during backfill and compaction. Geogrid shall be placed side by side with no gaps.
9. Backfill shall be placed from the wall back towards the embankment to ensure that the geogrid remains taut.
10. Tracked construction equipment shall not be operated directly on the geogrid. A minimum backfill thickness of 6" is required prior to operation of tracked vehicles over the geogrid. Turning of tracked vehicles should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
11. Structural calculations to determine geogrid length to be completed with bldg permit. Contractor will be responsible to obtain permit with South Jordan City.
12. Location of fencing is conceptual. Actual location is to be determined with structural design.

3 KEYSTONE RETAINING WALL SECTION

SCALE: NONE

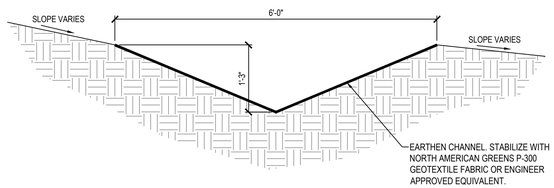



**NOTES**

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

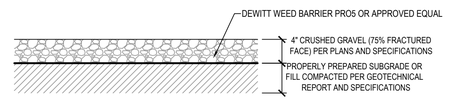
4 BOLLARD

SCALE: NONE



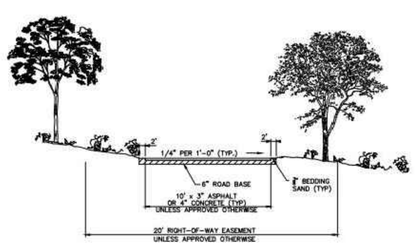

5 6' X 1.25' DRAINAGE SWALE

SCALE: NONE




6 GRAVEL SECTION

SCALE: NONE



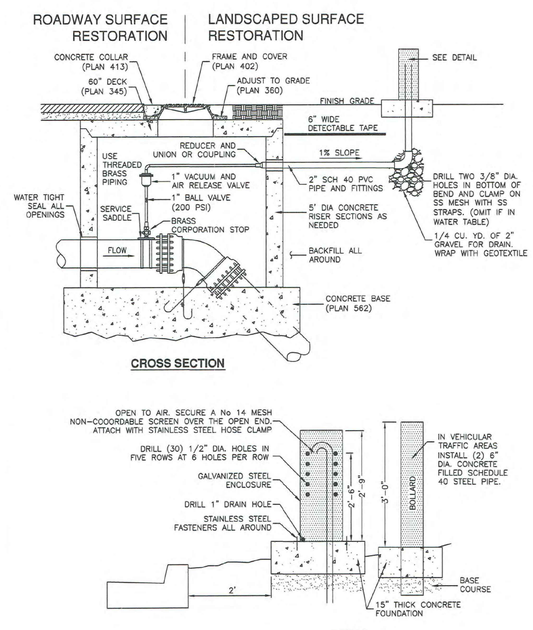

NOTES:

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 AS NECESSARY 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 CONSTRUCTION.

LEHI CITY

STANDARD DETAIL
Bicycle / Pedestrian Shared Use Trail

LEHI CITY STANDARD DRAWINGS TRAIL-1




APWA Utah Chapter

*Air release assembly*

Plan 575 February 2011

***Air release assembly***

**1. GENERAL**

A. This drawing detail is applicable to water main piping less than 16-inches diameter.
B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.

**2. PRODUCTS**

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
D. Concrete: Class 4000, APWA Section 03 30 04.
E. Manhole: Riser, ASTM C478.
F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
G. Small Fittings: Brass. Do not use galvanized materials.
H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
I. Water Tight Wall Seal: Waterproof, compressible.

**3. EXECUTION**

A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
E. Seal manhole joints water-tight and ground flush with interior wall.
F. Follow applicable AWWA and NSF standards when connecting piping.
G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.

575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JARED K. FORD
06-21-2022
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**DETAILS**

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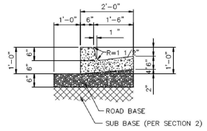
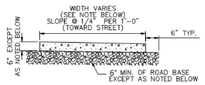
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**C-500**



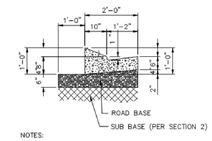

HIGH BACK CURB & GUTTER

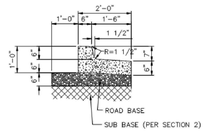



NOTES:

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

SIDEWALK



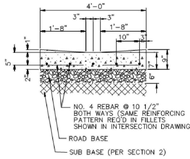




REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)




4' DRAIN GUTTER

GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

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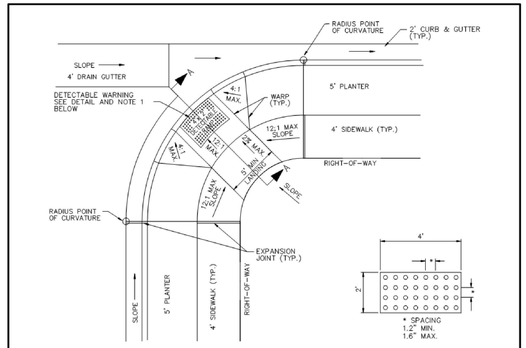
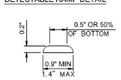
LEHI CITY STANDARD DRAWINGS ROAD-5



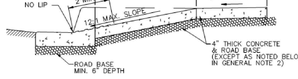




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A-A

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

DETECTABLE WARNING DETAILS

– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

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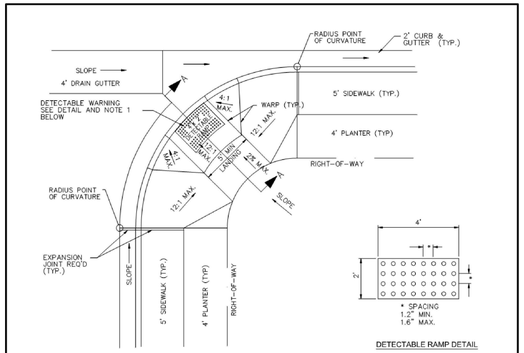
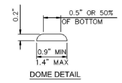
LEHI CITY STANDARD DRAWINGS ROAD-6



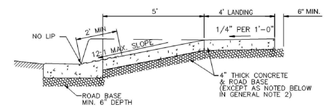




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A-A

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

DETECTABLE WARNING DETAILS

– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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

LEHI CITY

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

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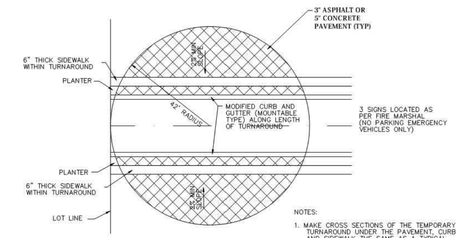
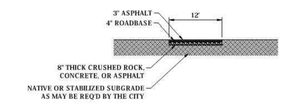
LEHI CITY STANDARD DRAWINGS ROAD-7

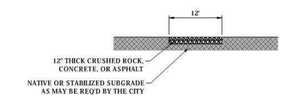



NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
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.




MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE




ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

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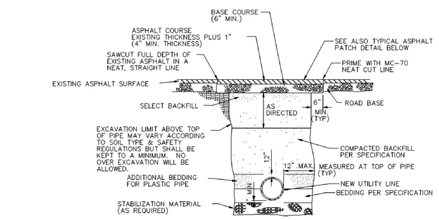
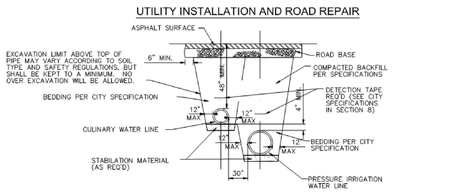
LEHI CITY STANDARD DRAWINGS ROAD-14



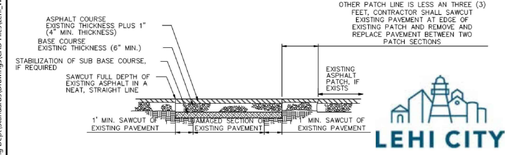

UTILITY INSTALLATION AND ROAD REPAIR




TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)

IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING APSHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS.




TYPICAL ASPHALT PATCH DETAIL

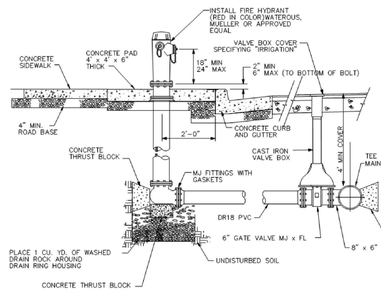
LEHI CITY

STANDARD DETAIL

UTILITY TRENCHING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-1

LEHI CITY STANDARD DRAWINGS WATER-1




FIRE HYDRANT WITH VALVE

NOTES:

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

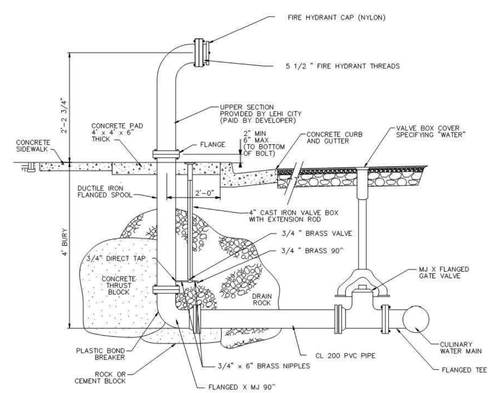
LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-2

LEHI CITY STANDARD DRAWINGS WATER-2




NOTE:

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

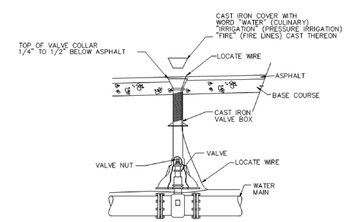
LEHI CITY

STANDARD DETAIL

BLOW-OFF

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3

LEHI CITY STANDARD DRAWINGS WATER-3




NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL

VALVE BOX

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LEHI CITY STANDARD DRAWINGS WATER-4


ENSIGN
THE STANDARD IN ENGINEERING

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12896 PONY EXPRESS RD #400
DRAPER UT. 84020
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RANDY SMITH
PHONE: 801-884-3597


# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION

LEHI, UTAH

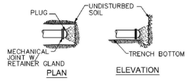
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-501

THRUST BLOCK TYPICAL




PLUG DETAIL

| SIZE | BENDS 90° | 45° | 22 1/2° | 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/CROSS W/ BRANCH PLUGGED | CROSS W/CROSS W/ BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.3 | 0.9 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 0 | 2.8 | 1.7 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 3.8 | 2.0 | 1.0 | 4.9 | 2.9 | 4.9 | 4.9 | 4.9 |
| 10 | 11.1 | 6.0 | 3.1 | 1.5 | 7.6 | 4.4 | 7.6 | 7.6 | 7.6 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.0 | 6.3 | 11.0 | 11.0 | 11.0 |
| 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 | SPECIAL DESIGN | 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 |

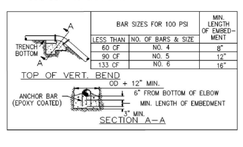
* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.




| | BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBED-MENT |
|---|---|---|---|
| | LESS THAN | NO. OF BARS & SIZE | |
| | 60 CF | NO. 4 | 8" |
| | 90 CF | NO. 5 | 12" |
| | 133 CF | NO. 6 | 16" |

| SIZE | BENDS 90° | 45° | 22 1/2° | 11 1/2° |
|---|---|---|---|---|
| 3 | 3.7 | 1.9 | 1.0 | 1.4 |
| 4 | 6.5 | 3.3 | 1.7 | 1.7 |
| 6 | 14.6 | 7.5 | 3.8 | 3.7 |
| 8 | 26.0 | 13.3 | 6.6 | 6.6 |
| 10 | 40.5 | 20.7 | 10.3 | 10.3 |
| 12 | 58.5 | 30.0 | 14.8 | 14.8 |
| 14 | 79.5 | 40.7 | 20.2 | 20.2 |
| 15 | 91.0 | 46.6 | 23.2 | 23.2 |
| 16 | 104.0 | 53.0 | 26.5 | 26.5 |
| 18 | | 67.1 | 33.4 | 33.4 |
| 20 | | 83.0 | 41.0 | 41.0 |
| 21 | SPECIAL DESIGN REQUIRED | | 45.5 | 45.5 |
| 22 | | | 50.0 | 50.0 |
| 24 | | | 59.5 | 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".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

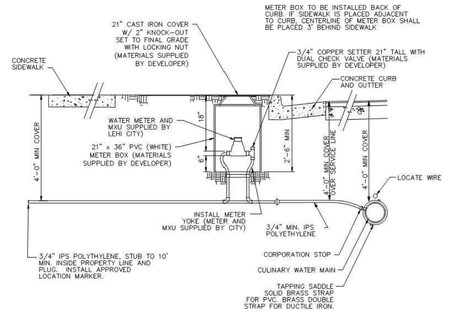
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5




GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

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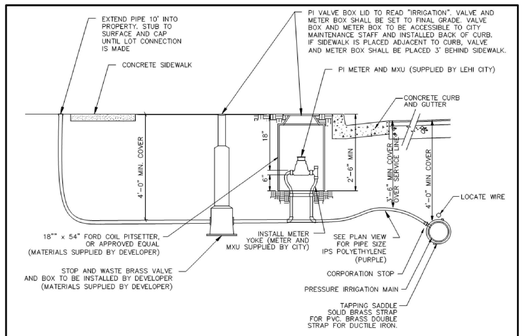
LEHI CITY STANDARD DRAWINGS WATER-6




GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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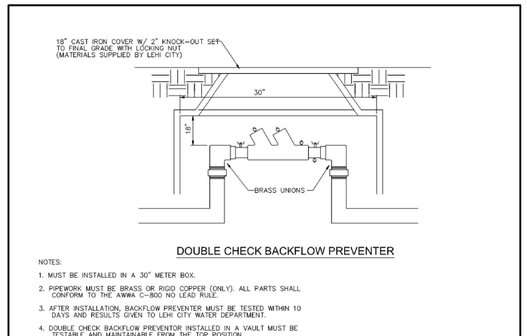
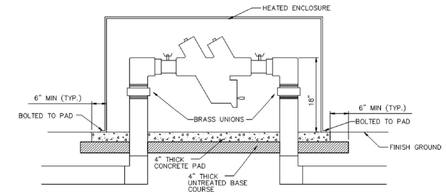
LEHI CITY STANDARD DRAWINGS WATER-8




DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.




REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

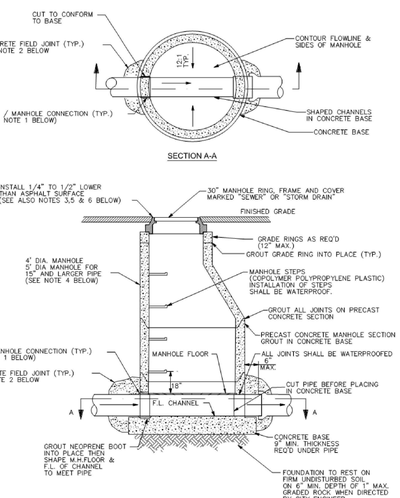
LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg WATER-13

LEHI CITY STANDARD DRAWINGS WATER-13




NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

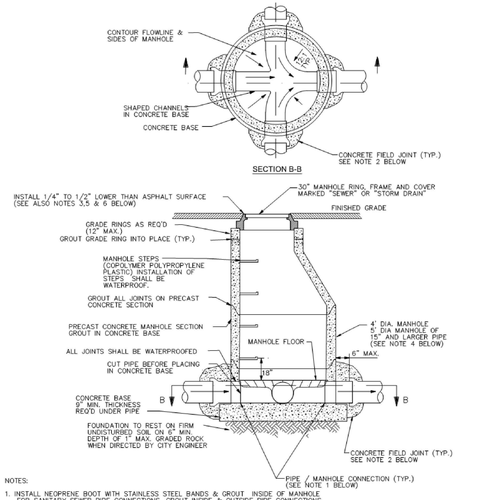
LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg Sewer_Drain-1

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1




NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
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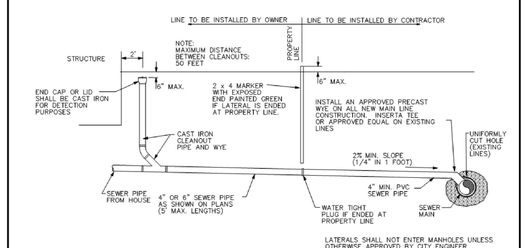
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg Sewer_Drain-2

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2




LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

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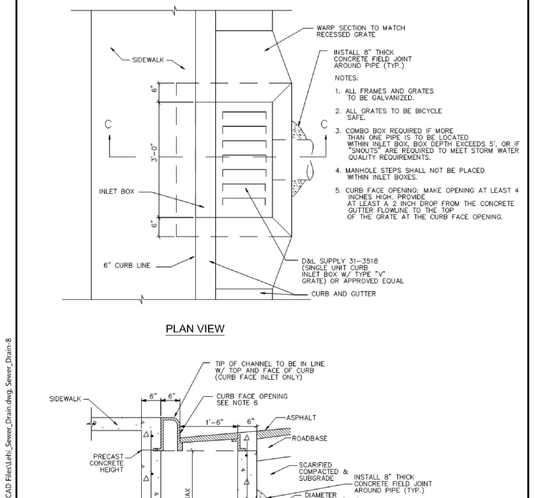
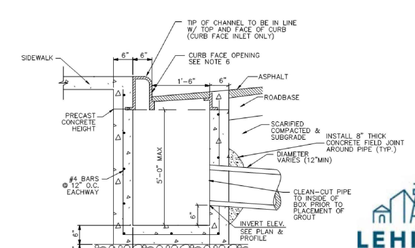
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6




PLAN VIEW




SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8


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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

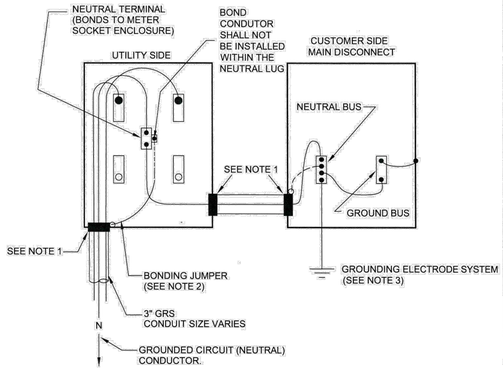
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-502




NOTES:

1. THE METAL CONDUIT RACEWAY SHALL BE BONDED TO THE NEUTRAL CONDUCTOR BY THE USE OF A GROUNDING BUSHING (WITH BONDING JUMPER), BONDING LOCKNUTS, THREADED CONDUIT HUB, OR OTHER AS APPROVED BY LEHI CITY INSPECTION DEPARTMENT.
2. WHEN A GROUNDING BUSHING IS USED, A BONDING JUMPER SHALL BE INSTALLED TO CONNECT WITH THE NEUTRAL GROUNDING TERMINAL AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. SEE NEC TABLE 250-66 FOR BONDING JUMPER SIZES.
3. THE GROUNDING ELECTRODE SYSTEM (CONSISTING OF METAL WATER PIPES, METAL BUILDING FRAME, CONCRETE ENCASED ELECTRODE, GROUND RING, DRIVEN GROUND RODS, ETC.) SHALL BE BONDED TO THE NEUTRAL CONDUCTOR AND INSTALLED AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. CONCRETE ENCASED ELECTRODE SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION.

DRAWING: LPRS_DWG-0N.'# 2016

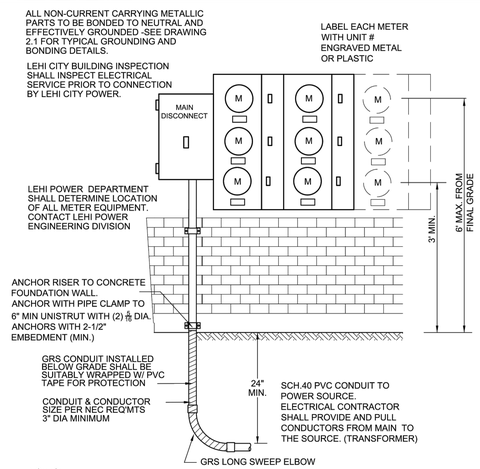
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**GROUNDING & BONDING FOR 100 & 200 AMP SERVICES UP TO 480 VOLTS**

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 2.1 | REV. 16.00 | BY: GWK | DATE: 6/6/16




NOTES:

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

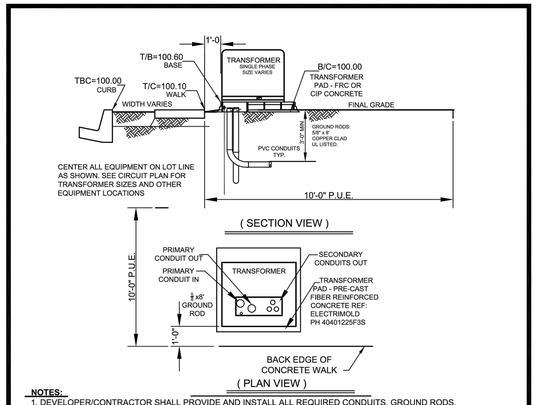
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**MULTI-METER INSTALLATION UNDERGROUND SERVICE**

200 AMP & GREATER, SELF CONTAINED METERING

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




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. (ELECTRIMOLD 40401225F3S) OR EQUAL AS APPROVED IN WRITING BY LEHI POWER ENGINEERING.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT.
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

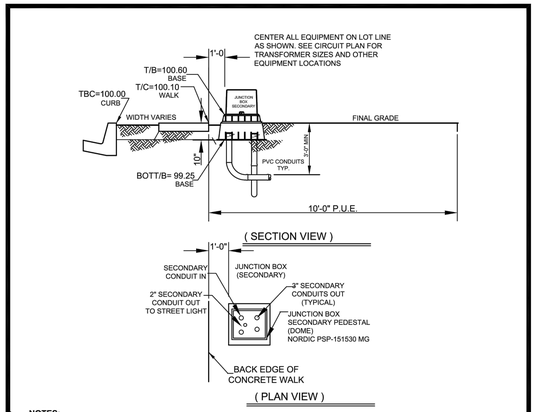
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**TRANSFORMER SINGLE PHASE**

(LOCATIONS IN THE P.U.E.)

DWG: 5.1.1 | REV. 17.00 | BY: GWK | DATE:3/10/17




NOTES:

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

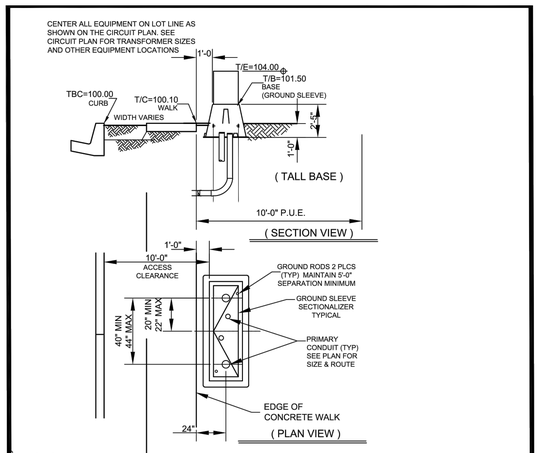
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)**

(LOCATIONS IN THE P.U.E.)

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




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

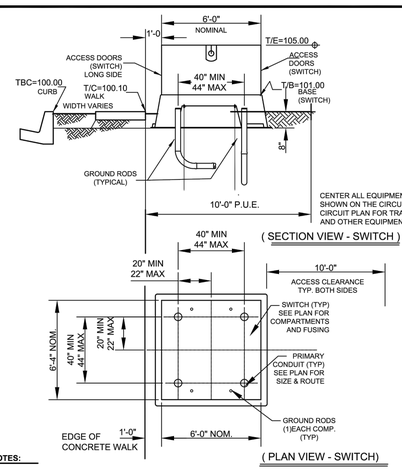
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**GROUND SLEEVE/ SECTIONALIZER**

(TYPICAL LOCATION IN THE P.U.E.)

DWG: 5.2.1 | REV. 17.00 | BY: GWK | DATE: 3/27/17




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. 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

**PME SWITCHGEAR**

(LOCATIONS IN THE P.U.E.)

DWG: 5.2.2 | REV. 17.00 | BY: GWK | DATE: 01/9/16

DRAWING: LPRS_DWG-05.3 2017

## 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" MINIMIM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

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

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

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

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

## CONDUIT REQUIREMENTS

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

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE 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 SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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

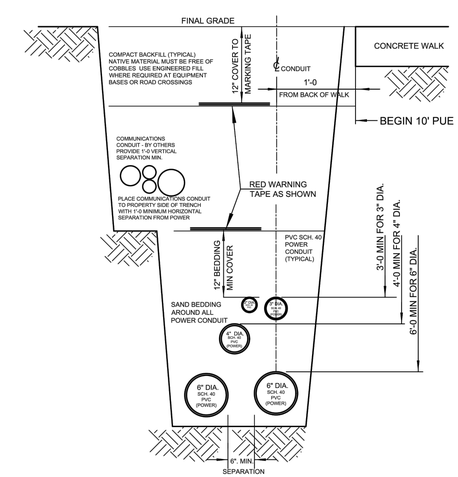
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**ELECTRICAL TRENCH & CONDUIT NOTES**

RESIDENTIAL & COMMERCIAL POWER SERVICE

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




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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**POWER TRENCH & JOINT USE TRENCH DETAIL**

RESIDENTIAL & COMMERCIAL SUBDIVISION

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


ENSIGN
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RICHFIELD
Phone: 435.896.2983

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FOR:
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12896 PONY EXPRESS RD #400
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CONTACT:
RANDY SMITH
PHONE: 801-584-3597

# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

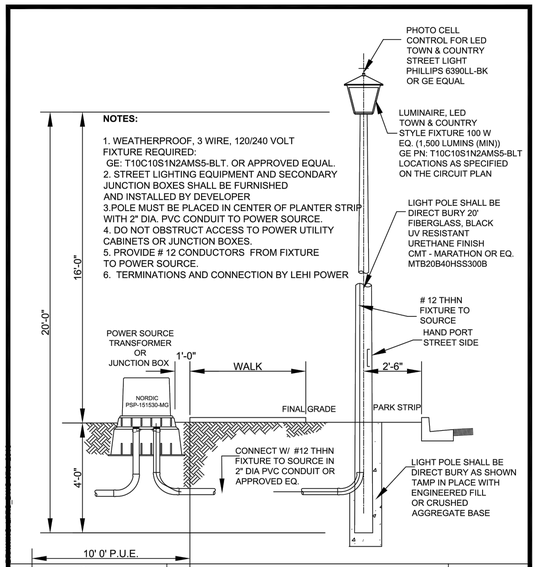
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-503




NOTES:

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

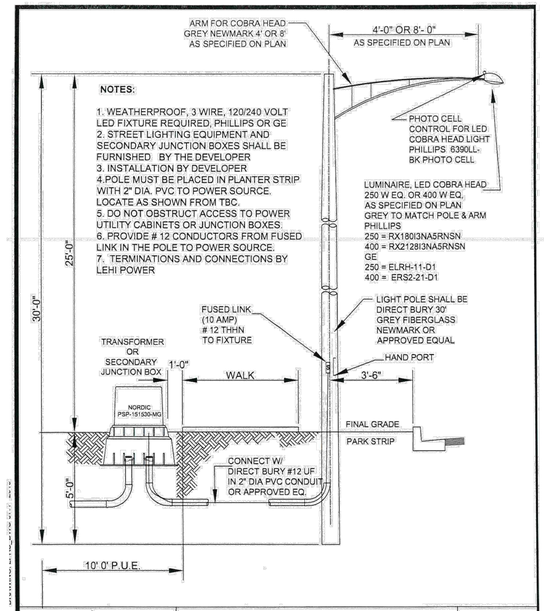
LEHI CITY
POWER DEPARTMENT

**REQUIREMENTS & STANDARDS**

**RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)**

**DIRECT BURY FIBERGLASS POLE**

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




NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT LED FIXTURE REQUIRED, PHILLIPS OR GE
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED BY THE DEVELOPER
3. INSTALLATION BY DEVELOPER
4.POLE MUST BE PLACED IN PLANTER STRIP WITH 2" DIA. PVC TO POWER SOURCE. LOCATE AS SHOWN FROM TBC.
5. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
6. PROVIDE # 12 CONDUCTORS FROM FUSED LINK IN THE POLE TO POWER SOURCE.
7. TERMINATIONS AND CONNECTIONS BY LEHI POWER

LEHI CITY
POWER DEPARTMENT

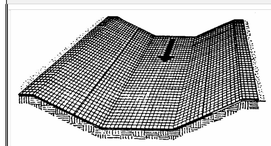
**REQUIREMENTS & STANDARDS**

**COBRA HEAD STREET LIGHT (LED)**

**DIRECT BURY FIBERGLASS POLE**

| | |
|---|---|
| DWG: | 7.4 |
| REV. | 16.00 |
| BY: | GWK |
| DATE: | 10/22/16 |

## BMP: Erosion Control Blankets — ECB



**Objectives**

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

**DESCRIPTION:**
Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

**APPLICATIONS:**
- Where vegetation is likely to grow too slowly to provide adequate cover.
- In areas subject to high winds where mulch would not be effective.

**INSTALLATION/APPLICATION CRITERIA:**
- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil - do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

**LIMITATIONS:**
- Not recommended in areas which are still under construction.

**MAINTENANCE:**
- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- If washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

EROSION CONTROL BLANKETS SHALL BE USED ON SLOPES 3:1 OR STEEPER. BLANKETS SHALL BE NORTH AMERICAN GREENS SC 150 OR APPROVED EQUIVALENT.

FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:

1:1 SLOPES = 10' APART
2:1 SLOPES = 20' APART
3:1 SLOPES = 30' APART
ETC.

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

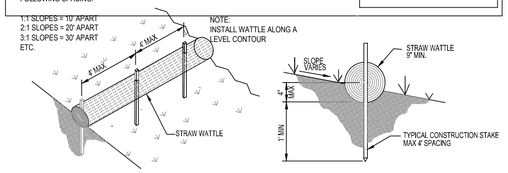
- ■ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

**Implementation Requirements**

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

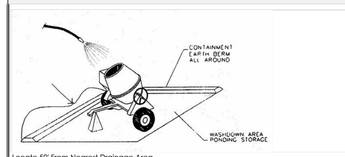
■ High ☒ Medium ☐ Low




2 BMP: STRAW WATTLE DETAIL

SCALE: NONE

## BMP: Concrete Waste Management — CWM




Locate 50' From Nearest Drainage Area.

**Objectives**

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

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

**APPLICATIONS:**
This technique is applicable to all types of sites.

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

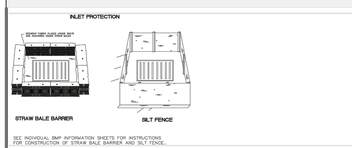
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

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




**Objectives**

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

**DESCRIPTION:**
Sediment barrier erected around storm drain inlet.

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

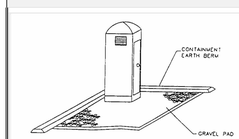
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Portable Toilets — PT




1'x1'

**Objectives**

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

**DESCRIPTION:**
Temporary on-site sanitary facilities for construction personnel.

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

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

**LIMITATIONS:**
No limitations.

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

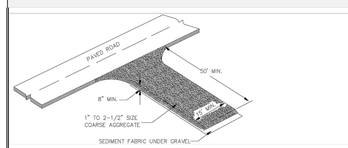
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Stabilized Construction Entrance — SCE




**Objectives**

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

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

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

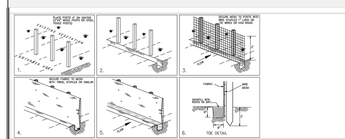
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Silt Fence — SF




**Objectives**

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

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

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

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

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low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PHONE: 801-884-3597

# HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

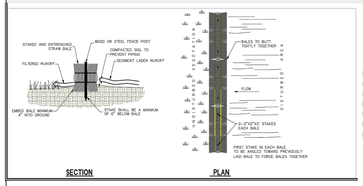
## LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-504

## BMP: Straw Bale Barrier

**STB**




**DESCRIPTION:**
Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

**APPLICATION:**
- Perimeter Control: place barrier at downgradient limits of disturbance.
- Sediment barrier: place barrier at toe of slope or soil stockpile.
- Protection of existing waterways: place barrier at top of stream bank.
- Inlet Protection.

**INSTALLATION/APPLICATION CRITERIA:**
- Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow.
- Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings.
- Anchor each bale with 2 stakes driven flush with the top of the bale.
- Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier.

**LIMITATIONS:**
- Recommended maximum area of 0.5 acre per 100 feet of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)

**MAINTENANCE:**
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Realign bales as necessary to provide continuous barrier and fill gaps.
- Recompact soil around barrier as necessary to prevent piping.

**OBJECTIVES**

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**TARGETED POLLUTANTS**

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

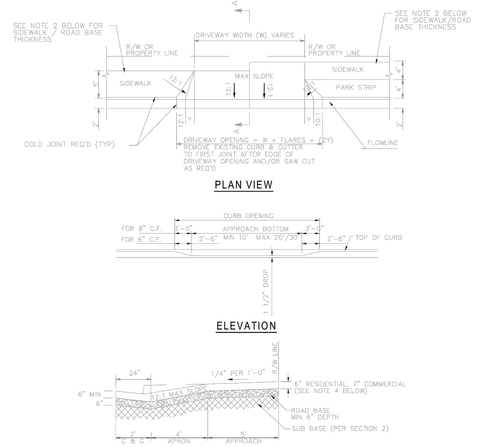
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

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

■ High ☒ Medium ☐ Low

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-11



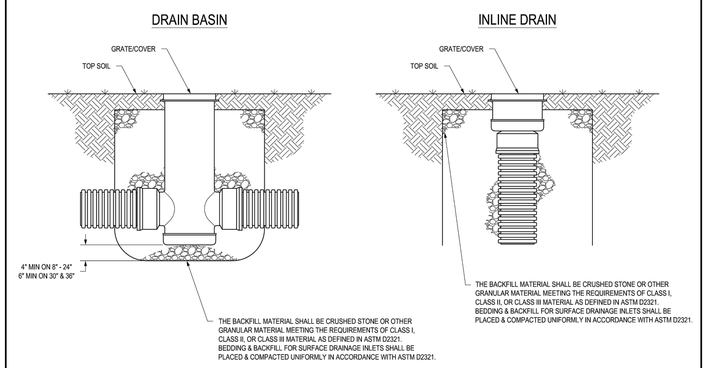

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. 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.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY
FLARED DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD-11

## NON TRAFFIC INSTALLATION

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| | | | |
|---|---|---|---|
| DRAWN BY | CJA | MATERIAL | |
| DATE | 9-30-09 | | |
| REVISED BY | NMH | PROJECT NO./NAME | |
| DATE | 03-11-16 | | |
| DWG SIZE | A | SCALE 1:25 | SHEET 1 OF 1 |

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PHN (770) 932-3443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

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# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 6/21/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-505

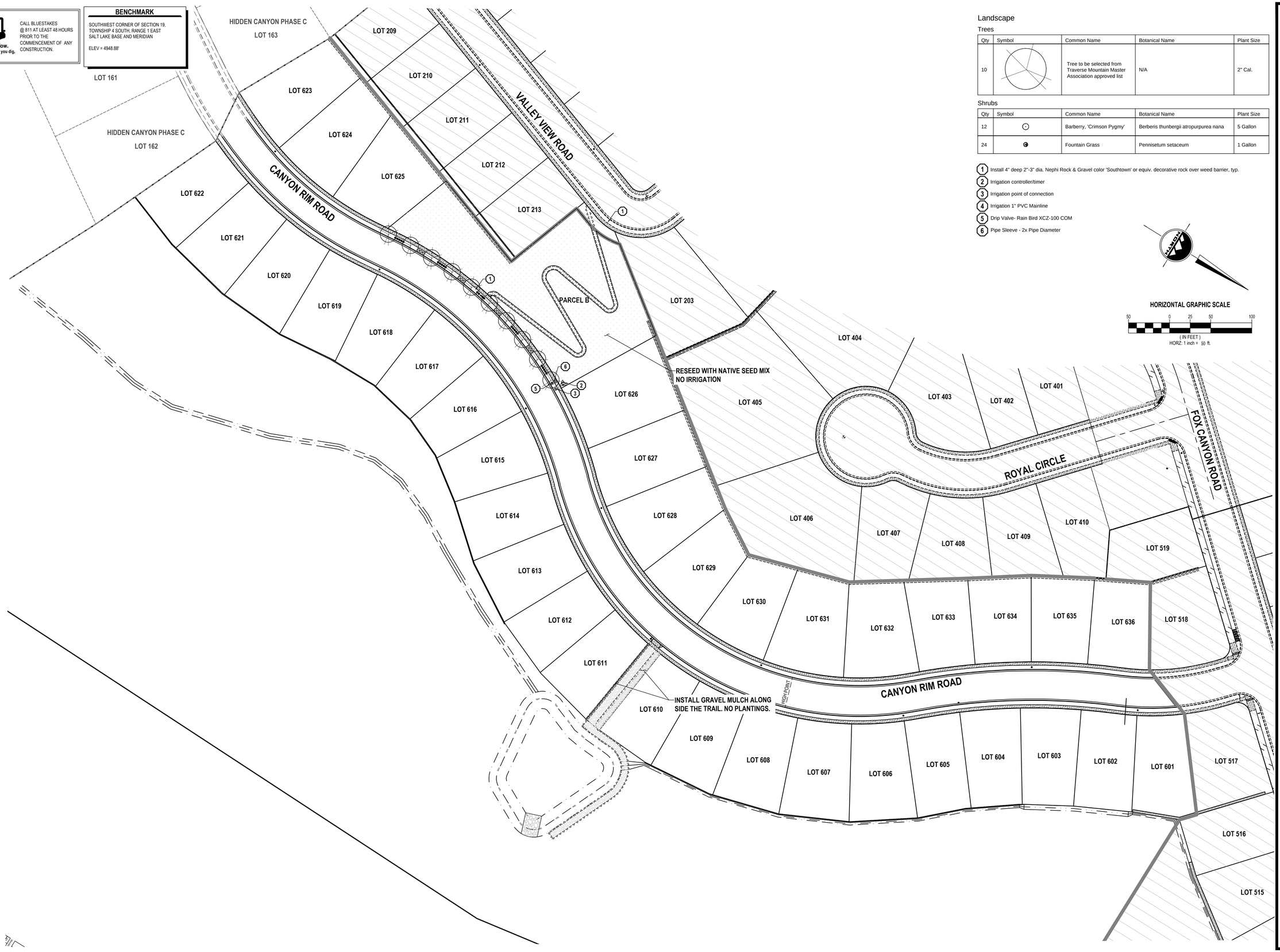
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'




## Landscape

### Trees

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 10 | | Tree to be selected from Traverse Mountain Master Association approved list | N/A | 2" Cal. |

### Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 12 | | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 24 | | Fountain Grass | Pennisetum setaceum | 1 Gallon |

1. Install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.
2. Irrigation controller/timer
3. Irrigation point of connection
4. Irrigation 1" PVC Mainline
5. Drip Valve- Rain Bird XCZ-100 COM
6. Pipe Sleeve - 2x Pipe Diameter

**HORIZONTAL GRAPHIC SCALE**

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.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# HIDDEN CANYON PHASE D
# PLAT 6 SUBDIVISION

LEHI, UTAH

**LANDSCAPE PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 6/21/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

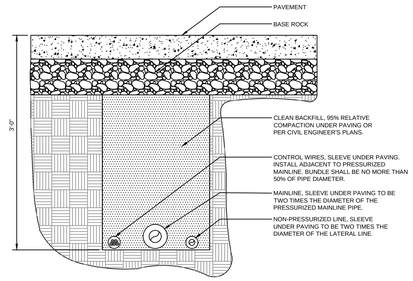
**L-100**

## GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERILIZER.
5. MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
7. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
9. PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
   A. 4" TOPSOIL IN ALL SOD AREAS
   B. 6" TOP SOIL IN ALL PLANTER BEDS
10. WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.

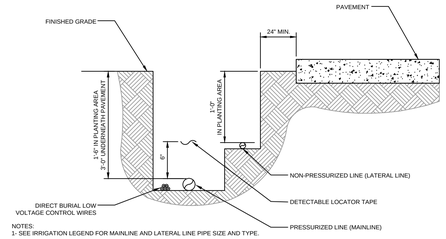
## IRRIGATION NOTES:

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



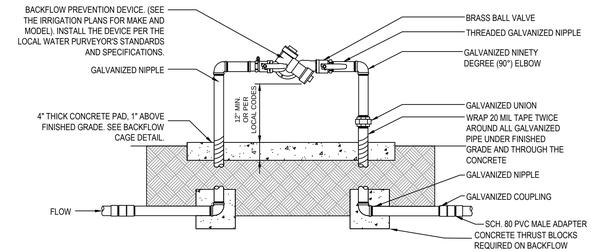

NOTES:
1-SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2-ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3-ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4-END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

### 13 PIPE BENEATH PAVEMENT
SCALE: NONE



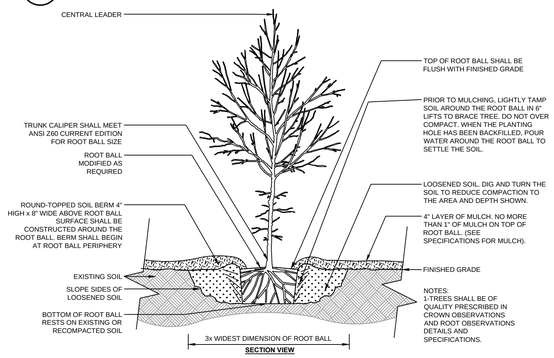

NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

### 5 IRRIGATION TRENCHING
SCALE: NONE



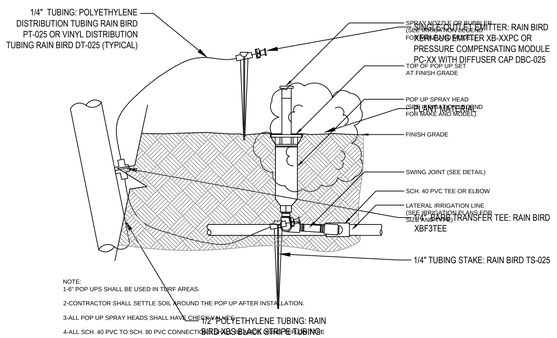

NOTE:
1- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2- GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3- SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
4- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER
5- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6- SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8- ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

### 1 BACKFLOW PREVENTER
SCALE: NONE



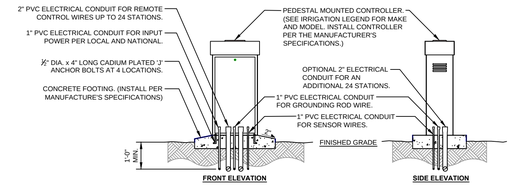

NOTES:
1-TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

### 10 TREE PLANTING DETAIL
SCALE: NONE



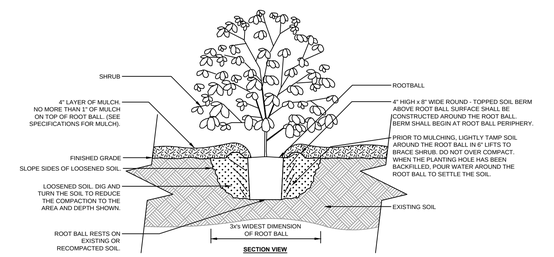

NOTE:
1-6" POP UPS SHALL BE USED IN TURF AREAS.
2-CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3-ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4-ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

### 9 DRIP DETAIL
SCALE: NONE



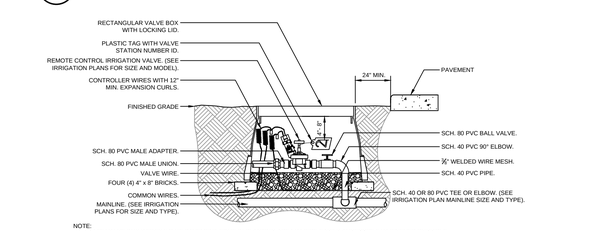

NOTES:
1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.
2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIA. x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.
3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANDS, TREES, OR UTILITIES.

### 2 IRRIGATION CONTROLLER
SCALE: NONE




NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

### 11 SHRUB PLANTING DETAIL
SCALE: NONE



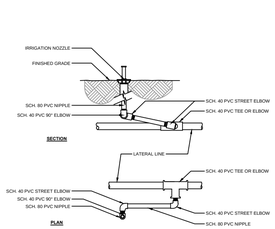

NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
2- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.
3- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

### 14 BACKFLOW CAGE
SCALE: NONE



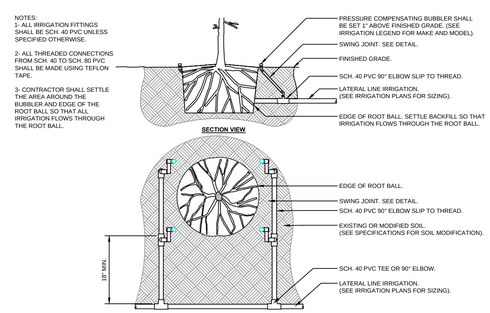

NOTE:
1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.
2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER, COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).
3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.
4-VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).
6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.
7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

### 3 CONTROL VALVE
SCALE: NONE

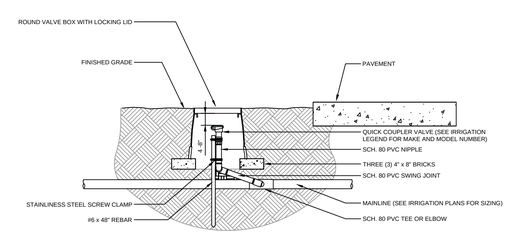



NOTE:
1-ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
2-HUNTER SWING JOINTS OR APPROVED EQUAL SHALL BE USED PER APPROVAL BY THE OWNER'S REPRESENTATIVE.

### 12 SWING JOINT
SCALE: NONE




### 8 BUBBLER DETAIL
SCALE: NONE




NOTES:
1-ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2-VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4-VALVE BOXED SHALL BE LOCATED IN PLANTING AREAS.

### 4 QUICK-COUPLING VALVE
SCALE: NONE


ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

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CEDAR CITY
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WWW.ENSIGNENG.COM


FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: (801) 441-9190

# HIDDEN CANYON PHASE D PLAT 1 SUBDIVISION

LEHI, UTAH

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 2021-05-21 | DRWG/WALLPVN/NT REV. | JKF |
| 2 | 2021-07-20 | FIELD REVISIONS | JH |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

## LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER: 8739B
PRINT DATE: 6/21/22
DRAWN BY:
CHECKED BY:
PROJECT MANAGER:

L-200

# Hidden Canyon Phase D Plat 6

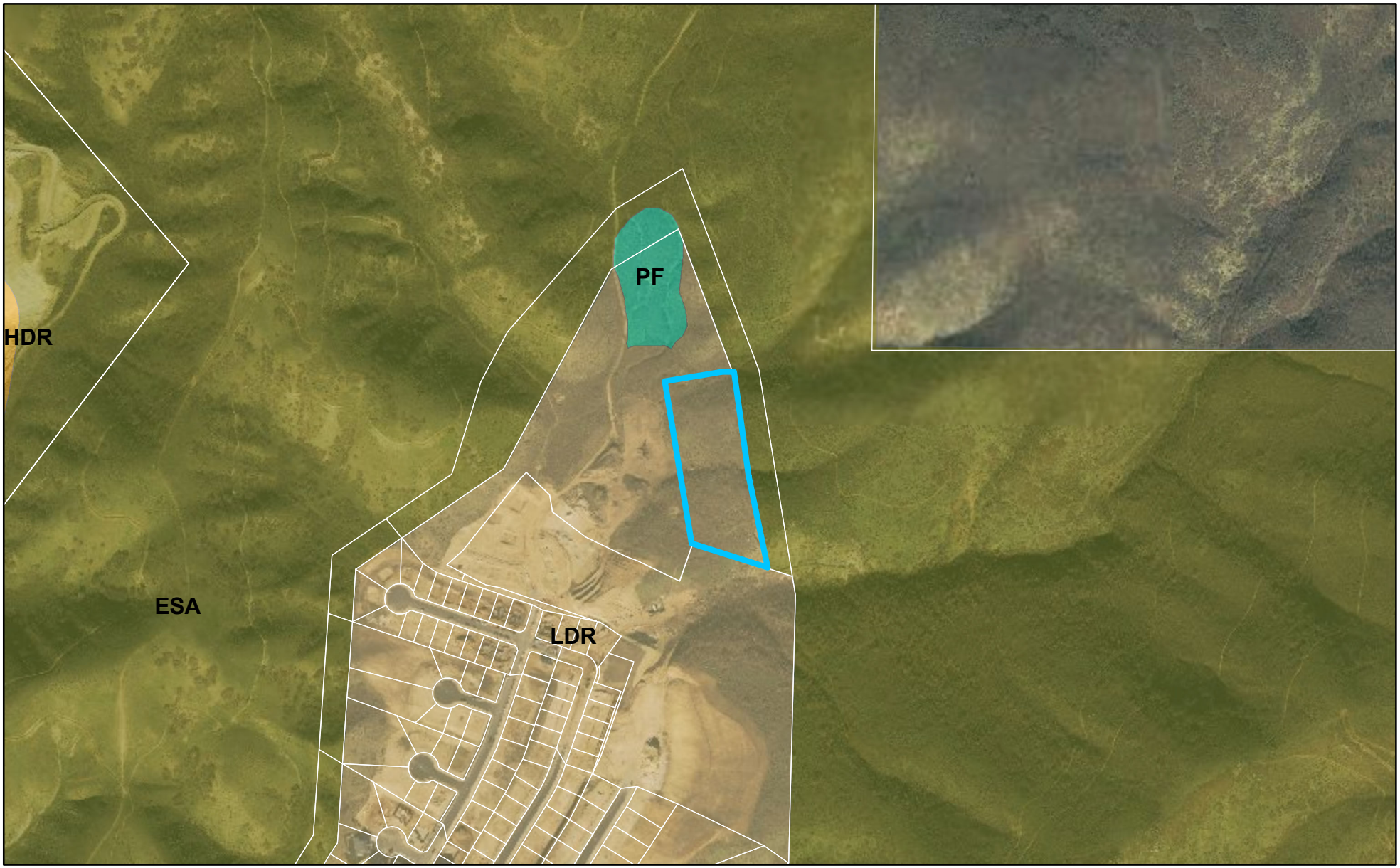
Aerial

0 660 1,320 Feet

LEHI CITY

# Hidden Canyon Phase D Plat 6

General Plan




0 660 1,320 Feet

LEHI CITY

# Hidden Canyon Phase D Plat 6

Zoning

0 660 1,320 Feet

LEHI CITY

**Agenda Item No: 6**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 5, a 19 single family lot development located in the Central Canyon of Traverse Mountain.

**Suggested Action:**

**Attachments:**

CC Staff Report Hidden Canyon Phase D Plat 5 Final Subdivision 07.26.22.docx

Hidden Canyon Phase D Plat 5 Final DRC 05.11.22.docx

Hidden Canyon Phase D Plat 5 Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

# HIDDEN CANYON PHASE D PLAT 5 FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Fieldstone Homes | | |
| **Meeting Date** | July 26, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | Top of Central Canyon | | |
| **Existing Land Use** | Undeveloped Hillside | | |
| **Existing Zoning** | Planned Community (PC) | | |
| **General Plan Land Use Designation** | Low Density Residential (LDR) and Public Facility (PF) | | |
| **Number of Lots/Units** | 19 Lots | | |
| **Adjacent Zoning and Land Use** | *North* | PC (ESA) | Hillside |
| | *South* | PC (LDR) | Previous Plats of Phase D |
| | *East* | PC (ESA) | Hillside |
| | *West* | PC (ESA) | Hillside |
| **Date of DRC Review** | May 11, 2022 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## APPLICABLE TRAVERSE MOUNTAIN AREA PLAN REGULATIONS

This Area Plan contemplates that all public park property not yet owned by Lehi City will be graded by developers at the time grading is occurring for the planning area where the park is located at no cost to Lehi City. The public park property not yet owned by Lehi City is D6 at East Canyon, F1 and K2 at Central Canyon, F2 at West Canyon, and the five acre park at the Perry Homes Planning Area C as shown on Exhibit 1 of this section. The F1 public park located at the top of Central Canyon has not been planned to be graded by the developer. Lehi City will take care of any grading at the F1 public park. The fiscal analysis section does not contemplate any costs for grading the F1 public park property.

All public park property will be deeded unencumbered to Lehi City when a final plat is recorded to create the legal lot.

## PROPERTY HISTORY

| | |
|---|---|
| **July 26, 1997** | Annexed into the City as part of the Deerfield Annexation |
| **January 24, 2012** | The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential. |
| **January 26, 2016** | City Council approved the Hidden Canyon Preliminary Subdivision |
| **February 23, 2021** | City Council approved the Hidden Canyon Plat D Preliminary Subdivision |

## REPORT ANALYSIS

The applicant requests approval of Hidden Canyon Phase D Plat 5 including 19 single family lots located at the top of Central Canyon in a Low-Density Area of the Traverse Mountain Planned Community.

This proposed plat includes 19 single family lots, a city park parcel, a trail easement and the final section of the Central Canyon trail.

The applicant worked with Staff on the concerns staff had about the usability of the proposed park space. The applicant shows two debris basins in the proposed park space. The purpose of this park space is to provide a trailhead for the trails in this area. The applicant has shown how parking, a bathroom, and pavilion could fit in the proposed space. Staff feels comfortable with the potential for the future trailhead. The developer also indicated they may grade out the parking for the City. Grading this site is specifically not required by the Traverse Mountain Area Plan but Staff feels that providing the grading may financially make up for the impact of the two debris basins.

The proposed final subdivision matches the approved preliminary subdivision and meets the requirements of the Development Code.

The DRC reviewed the proposed subdivision and had 6 redline comments including:

1. Remove the PI and culinary services for the future park.
2. City Staff feels that the debris basins are impacting the required 3-acre dedication for the city park resulting in less usable space for the park. Staff feels that requiring the developer to provide a gravel parking area in exchange for the reduced usable park space would be a fair tradeoff.

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 Hidden Canyon Plat D Phase 4 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed final subdivision is consistent with the approved preliminary subdivision.
2. The proposed final subdivision includes space for public trailhead access.
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.

**Hidden Canyon Phase D Plat 5 Final Subdivision**
**DRC Redline Comments**

*Fieldstone- requests final subdivision review of the Hidden Canyon Phase D Plat 5, a 19-lot single family subdivision located in the Central Canyon of Traverse Mountain.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jared Ford
Date of Plans Reviewed: 3/22/22
Time Start: 3:14pm
Time End: 3:33pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:**
1. Shouldn't these 2 SDMH lids be slotted lids?
2. Provide detail drawings for the 2 perforated manholes in the detention basins.
3. Straighten phase line with curb and asphalt matching at termination.
4. Update scale with actual numbers on site plan and all other sheets

**Trent – Parks:**
5. Remove the PI and culinary services for the future park.

**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
6. City Staff feels that the debris basins are impacting the required 3-acre dedication for the city park resulting in less usable space for the park. Staff feels that requiring the developer to provide a gravel parking area in exchange for the reduced usable park space would be a fair tradeoff.

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). 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 (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.

**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.

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. Warranty deed/title insurance (open space, detention, Citypark property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JUNE 14th

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

## 5900 NORTH FOX CANYON ROAD
## LEHI, UTAH

DATE PRINTED
May 2, 2022

INDEX OF DRAWINGS


| | |
|---|---|
| 1-1 | SUBDIVISION PLAT |
| C-001 | GENERAL NOTES |
| C-100 | SITE PLAN |
| C-200 | GRADING AND DRAINAGE PLAN |
| C-300 | UTILITY PLAN |
| C-301 | OVERALL FIRE HYDRANT PLAN |
| C-400 | EROSION CONTROL PLAN |
| PP-1 | PLAN AND PROFILE FOX CANYON ROAD |
| PP-2 | PLAN AND PROFILE FOX CANYON ROAD |
| PP-3 | PLAN AND PROFILE CANYON RIM ROAD |
| C-500 | DETAILS |
| C-501 | DETAILS |
| C-502 | DETAILS |
| C-503 | DETAILS |
| C-504 | DETAILS |
| C-505 | DETAILS |


### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

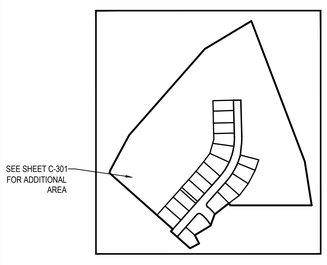
### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

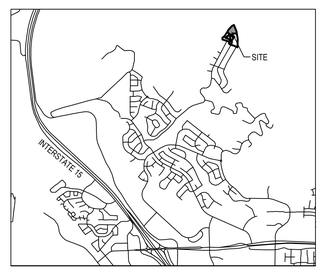
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

### KEY MAP




NO SCALE

### VICINITY MAP




NO SCALE

### GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. 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.


ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM


FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597

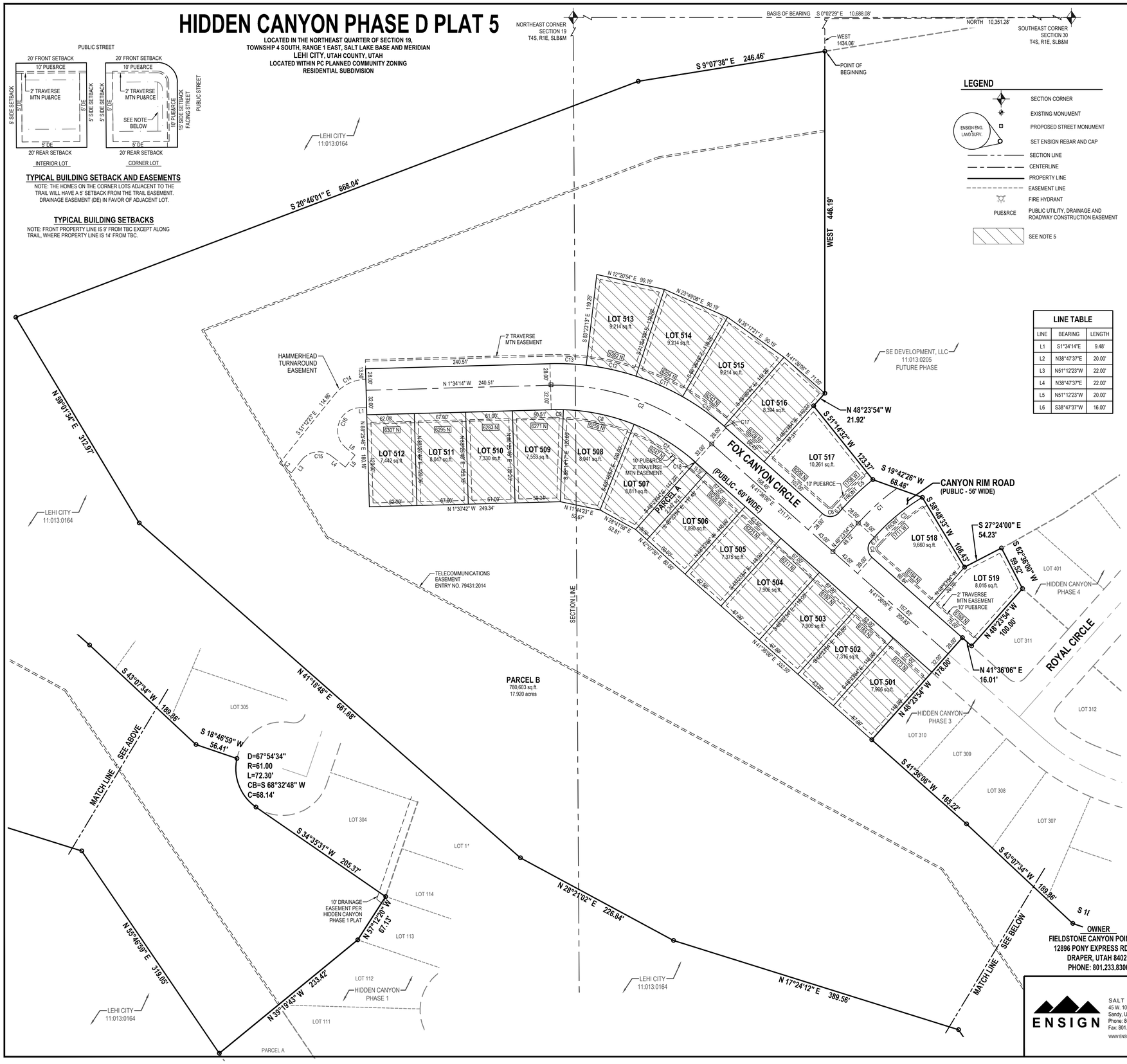
HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675715-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

# HIDDEN CANYON PHASE D PLAT 5

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,**
**TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**
**LOCATED WITHIN PC PLANNED COMMUNITY ZONING**
**RESIDENTIAL SUBDIVISION**







## TYPICAL BUILDING SETBACK AND EASEMENTS

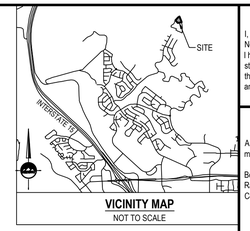
NOTE: THE HOMES ON THE CORNER LOTS ADJACENT TO THE TRAIL WILL HAVE A 5' SETBACK FROM THE TRAIL EASEMENT. DRAINAGE EASEMENT (DE) IN FAVOR OF ADJACENT LOT.

## TYPICAL BUILDING SETBACKS

NOTE: FRONT PROPERTY LINE IS 9' FROM TBC EXCEPT ALONG TRAIL, WHERE PROPERTY LINE IS 14' FROM TBC.

## LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- PUE&RCE — PUBLIC UTILITY, DRAINAGE AND ROADWAY CONSTRUCTION EASEMENT
- SEE NOTE 5




**VICINITY MAP**
NOT TO SCALE

### LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | S1°34'14"E | 9.48' |
| L2 | N38°47'37"E | 20.00' |
| L3 | N51°12'23"W | 22.00' |
| L4 | N38°47'37"E | 22.00' |
| L5 | N51°12'23"W | 20.00' |
| L6 | S38°47'37"W | 16.00' |

### CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 300.00' | 67.98' | 12°59'02" | N41°54'23"W | 67.84' |
| C2 | 304.00' | 229.06' | 43°10'20" | N20°00'56"E | 223.68' |
| C3 | 272.00' | 81.69' | 17°12'27" | N39°47'41"W | 81.38' |
| C4 | 15.00' | 23.56' | 90°00'00" | S86°36'06"W | 21.21' |
| C5 | 328.00' | 55.19' | 9°38'26" | N43°34'41"W | 55.12' |
| C6 | 15.00' | 23.56' | 90°00'00" | S3°23'54"E | 21.21' |
| C7 | 271.99' | 94.18' | 19°50'20" | N31°38'12"E | 93.71' |
| C8 | 272.00' | 94.74' | 19°57'20" | N11°44'23"E | 94.26' |
| C9 | 272.00' | 15.82' | 3°19'57" | N0°05'44"E | 15.82' |
| C10 | 332.00' | 66.47' | 11°28'14" | N35°17'21"E | 66.35' |
| C11 | 332.00' | 66.47' | 11°28'14" | N23°49'08"E | 66.35' |
| C12 | 332.00' | 66.47' | 11°28'14" | N12°20'54"E | 66.35' |
| C13 | 332.00' | 47.42' | 8°11'01" | N2°31'16"E | 47.38' |
| C14 | 54.00' | 46.91' | 49°46'30" | N26°19'09"W | 45.45' |
| C15 | 28.00' | 43.98' | 90°00'00" | N6°12'23"W | 39.60' |
| C16 | 29.51' | 70.37' | 136°37'00" | N70°30'55"W | 54.84' |
| C17 | 332.00' | 3.34' | 0°34'38" | N41°18'47"E | 3.34' |
| C18 | 271.99' | 0.22' | 0°02'45" | N41°36'06"E | 0.22' |

### LAND USE TABLE

| | | | |
|---|---|---|---|
| LOT AREA | = | 3.637 AC | 16% |
| ROADWAYS | = | 1.330 AC | 6% |
| OPEN SPACE | = | 17.974 AC | 78% |
| TOTAL AREA | = | 22.941 AC | 100 % |

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 19
DENSITY: 0.8 UNITS / ACRE

NOTES

1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
3. PARCEL A AND B ARE HEREBY DEDICATED TO LEHI CITY. PARCEL A WILL BE MAINTAINED BY LEHI CITY. PARCEL B WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAINED BY LEHI CITY.
4. LOTS FRONTING TRAIL ARE REQUIRED TO HAVE 23 FOOT MINIMUM DRIVEWAYS.
5. HATCHED LOTS 501 THRU 516 ARE IDENTIFIED TO BE WITHIN THE "TRAVERSE MOUNTAIN AREA WILDLAND-URBAN INTERFACE" WHICH IS DEEMED TO BE MODERATE FIRE HAZARD AND SHALL ADHERE TO THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC). ALL HOUSES ON THESE DESIGNATED LOTS WILL INCLUDE A FIRE SPRINKLER SYSTEM OR HAVE THE HOME LOCATED A MINIMUM OF 30 FEET FROM NATIVE VEGETATION.
6. RETAINING WALLS, SWALES, GEOGRID, ETC. ARE ALLOWED WITHIN THE OPEN SPACE PARCELS DEDICATED TO LEHI CITY.
7. THE TRAIL LOCATION(S) MUST BE STAKED AND REVIEWED BY THE PARKS AND PLANNING DIVISION PRIOR TO INSTALLATION.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

**OWNER**
**FIELDSTONE CANYON POINT, LLC**
**12896 PONY EXPRESS RD #400**
**DRAPER, UTAH 84020**
**PHONE: 801.233.8300**

NORTH

**HORIZONTAL GRAPHIC SCALE**
60 0 30 60 120
( IN FEET )
HORZ: 1 inch = 60 ft.

## 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 **HIDDEN CANYON PHASE D PLAT 5**, 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 portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 10,361.76 feet and West 1,434.06 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence West 446.19 feet;
thence North 48°23'54" West 21.92 feet;
thence South 51°14'32" West 123.37 feet;
thence South 19°42'26" West 68.48 feet;
thence South 58°48'33" West 106.43 feet;
thence South 27°24'00" East 54.23 feet;
thence South 62°36'00" West 59.52 feet;
thence North 48°23'54" West 100.00 feet;
thence North 41°36'06" East 16.01 feet;
thence North 48°23'54" West 178.00 feet;
thence South 41°36'06" West 165.22 feet;
thence South 43°07'34" West 189.86 feet;
thence South 18°46'59" West 56.41 feet;
thence Southwesterly 72.30 feet along the arc of a 61.00 foot radius curve to the left (center bears South 12°30'05" West and the chord bears South 68°32'48" West 68.14 feet with a central angle of 67°54'34");
thence South 34°35'31" West 205.37 feet;
thence North 57°12'20" West 67.13 feet;
thence North 39°19'43" West 233.42 feet;
thence North 39°19'43" West 0.00 feet;
thence North 55°46'59" East 319.05 feet;
thence North 17°24'12" East 389.56 feet;
thence North 28°21'02" East 226.84 feet;
thence North 41°18'48" East 661.68 feet;
thence North 59°01'34" East 312.97 feet;
thence North 20°46'01" East 868.04 feet;
thence South 09°07'38" East 246.46 feet to the point of beginning.

Contains 999,296 Square Feet or 22.941 Acres and 19 Lots

PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH

4/14/22
DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## OWNER'S DEDICATION

Known all people 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

**HIDDEN CANYON PHASE D PLAT 5**

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:

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

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 UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY 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

ATTEST: _____
CLERK/RECORDER
(SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

**HIDDEN CANYON PHASE D PLAT 5**

**RESIDENTIAL SUBDIVISION**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,**
**TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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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 : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 5/2/22

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH | | | |

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION VALVE | PROPOSED LAND DRAIN SERVICE LINE |
| EXISTING SANITARY SEWER MANHOLE | EXISTING CULINARY WATER LINE |
| PROPOSED SANITARY SEWER MANHOLE | PROPOSED CULINARY WATER LINE |
| EXISTING SANITARY CLEAN OUT | PROPOSED CULINARY WATER SERVICE LINE |
|

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

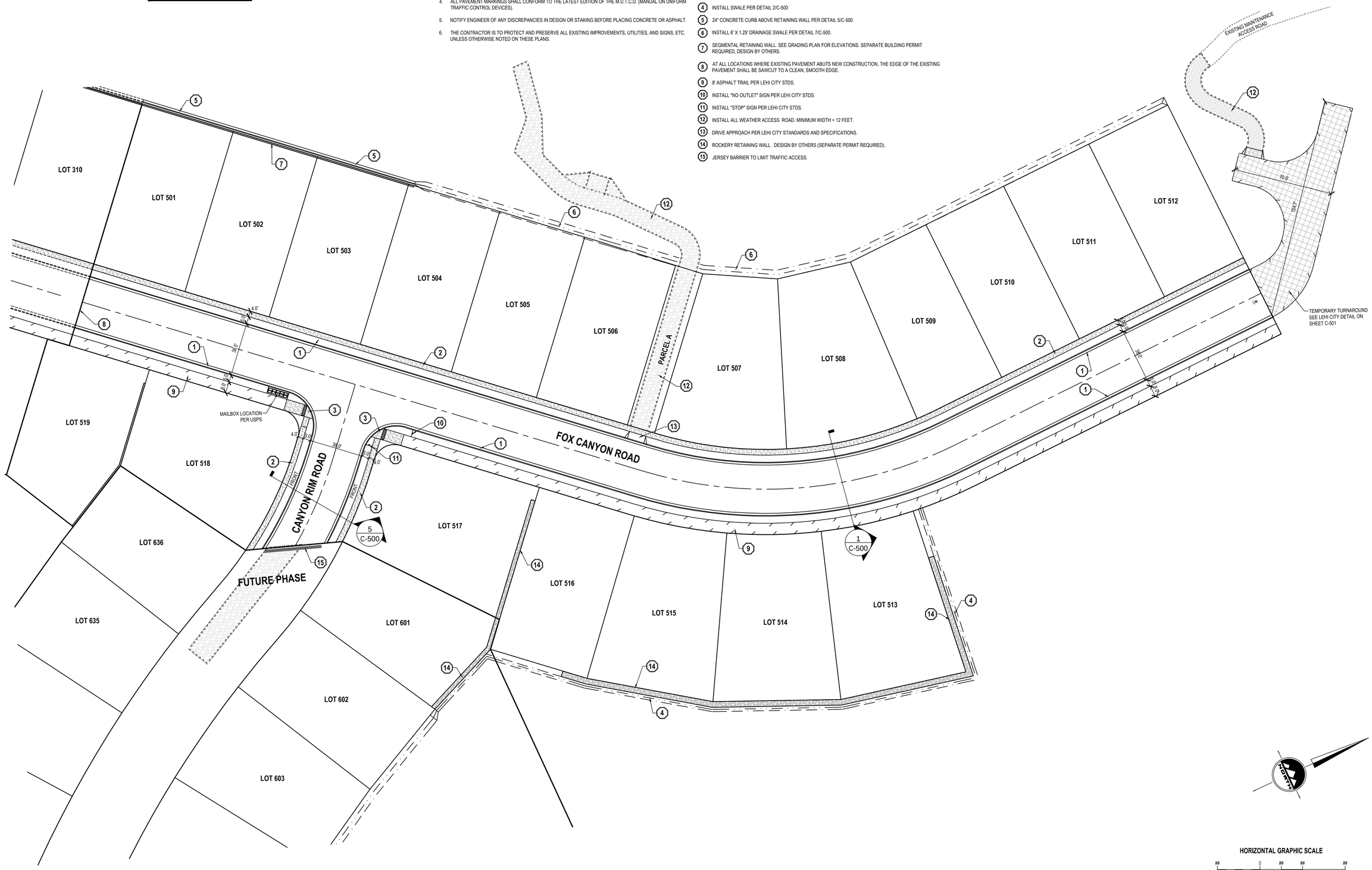
## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB & GUTTER PER LEHI CITY STDS. SEE SHEET C-501.
2. CONCRETE SIDEWALK PER LEHI CITY STDS. SEE SHEET C-501.
3. 8' WIDE ACCESSIBLE RAMP.
4. INSTALL SWALE PER DETAIL 2/C-500
5. 24" CONCRETE CURB ABOVE RETAINING WALL PER DETAIL 5/C-500.
6. INSTALL 6' X 1.25' DRAINAGE SWALE PER DETAIL 7/C-500.
7. SEGMENTAL RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS. SEPARATE BUILDING PERMIT REQUIRED, DESIGN BY OTHERS.
8. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
9. 8' ASPHALT TRAIL PER LEHI CITY STDS.
10. INSTALL "NO OUTLET" SIGN PER LEHI CITY STDS.
11. INSTALL "STOP" SIGN PER LEHI CITY STDS.
12. INSTALL ALL WEATHER ACCESS ROAD. MINIMUM WIDTH = 12 FEET.
13. DRIVE APPROACH PER LEHI CITY STANDARDS AND SPECIFICATIONS.
14. ROCKERY RETAINING WALL. DESIGN BY OTHERS (SEPARATE PERMIT REQUIRED).
15. JERSEY BARRIER TO LIMIT TRAFFIC ACCESS.




HORIZONTAL GRAPHIC SCALE

## ## 0 ## ## ##

( IN FEET )
HORZ: 1 inch = ## ft.


ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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12896 PONY EXPRESS RD #400
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CONTACT:
RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D
# PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

SITE PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-100

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ELEV = 4948.88'

## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 12" INLINE DRAIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. TEMPORARY GRAVEL ACCESS FOR SDMH.
3. RETAINING WALL.

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.

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RANDY SMITH
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# HIDDEN CANYON PHASE D
# PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-200

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

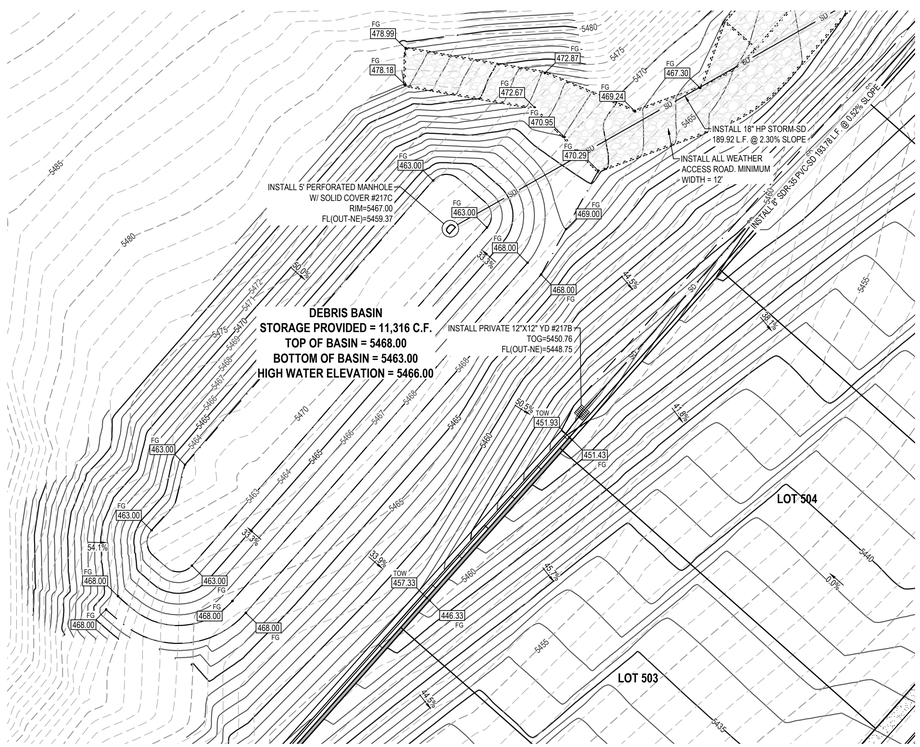
**BENCHMARK**

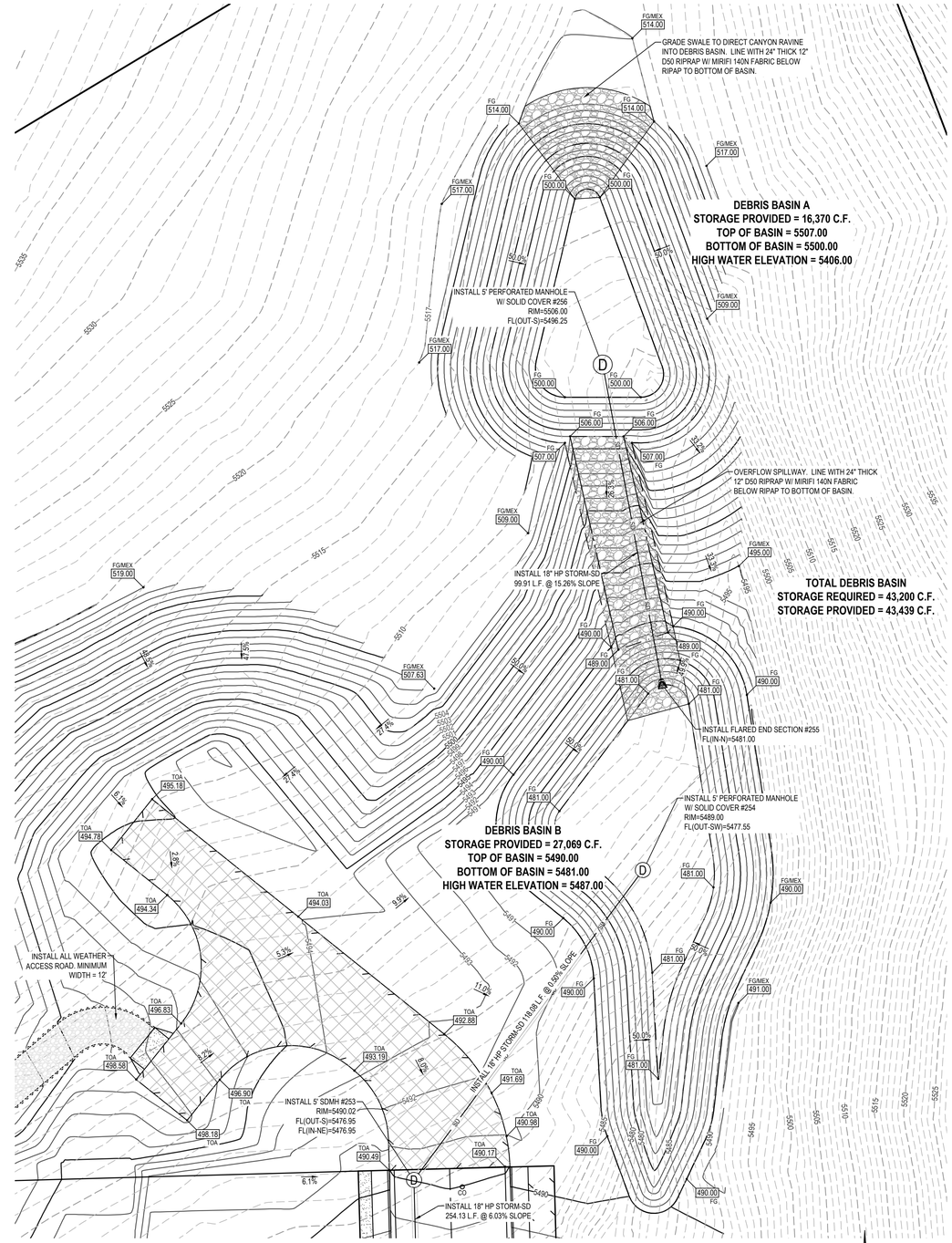
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

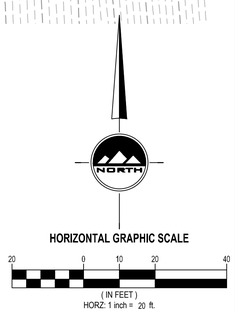
ELEV = 4948.88'

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 5XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.





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# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675715-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

## DEBRIS BASIN GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-201

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

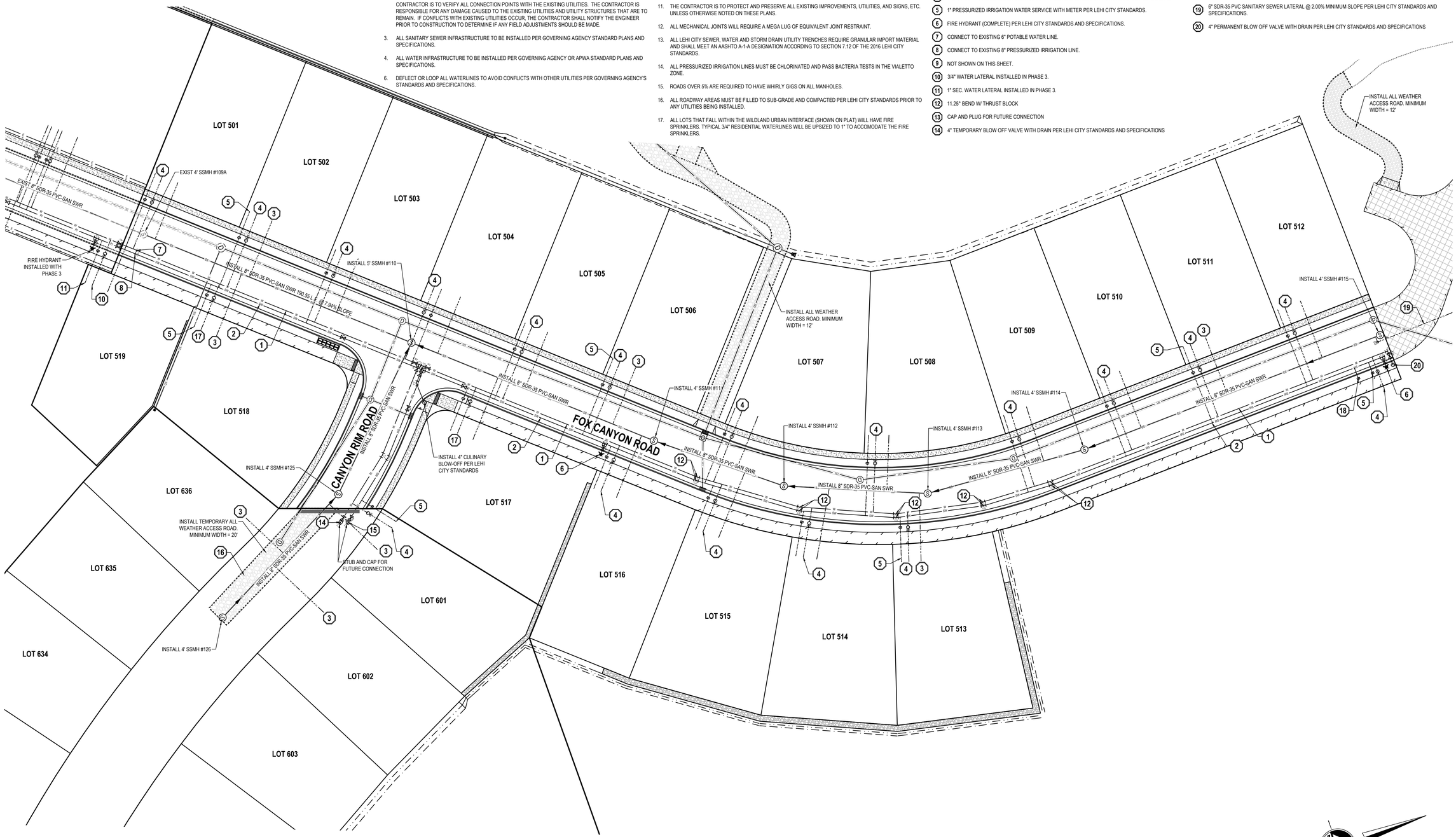
## GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL MECHANICAL JOINTS WILL REQUIRE A MEGA LUG OF EQUIVALENT JOINT RESTRAINT.
13. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.
14. ALL PRESSURIZED IRRIGATION LINES MUST BE CHLORINATED AND PASS BACTERIA TESTS IN THE VIALETTO ZONE.
15. ROADS OVER 5% ARE REQUIRED TO HAVE WHIRLY GIGS ON ALL MANHOLES.
16. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITIES BEING INSTALLED.
17. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE (SHOWN ON PLAT) WILL HAVE FIRE SPRINKLERS. TYPICAL 3/4" RESIDENTIAL WATERLINES WILL BE UPSIZED TO 1" TO ACCOMODATE THE FIRE SPRINKLERS.

## 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. 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. 1" IPS POLY POTABLE WATER SERVICE WITH 1" METER PER LEHI CITY STANDARD DETAIL WATER-6.
5. 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARDS.
6. FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. NOT SHOWN ON THIS SHEET.
10. 3/4" WATER LATERAL INSTALLED IN PHASE 3.
11. 1" SEC. WATER LATERAL INSTALLED IN PHASE 3.
12. 11.25° BEND W/ THRUST BLOCK
13. CAP AND PLUG FOR FUTURE CONNECTION
14. 4" TEMPORARY BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS AND SPECIFICATIONS
15. 2" TEMPORARY BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS AND SPECIFICATIONS
16. INSTALL TEMPORARY GRAVEL ACCESS ROAD PER LEHI CITY STANDARDS. SEE SHEET C-501
17. 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
18. INSTALL 1-1/2" CTS POLY IRRIGATION WATER SERVICE AND 1-1/2" METER PER LEHI CITY STANDARDS.
19. 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
20. 4" PERMANENT BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS AND SPECIFICATIONS




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.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# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675715-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

## UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-300

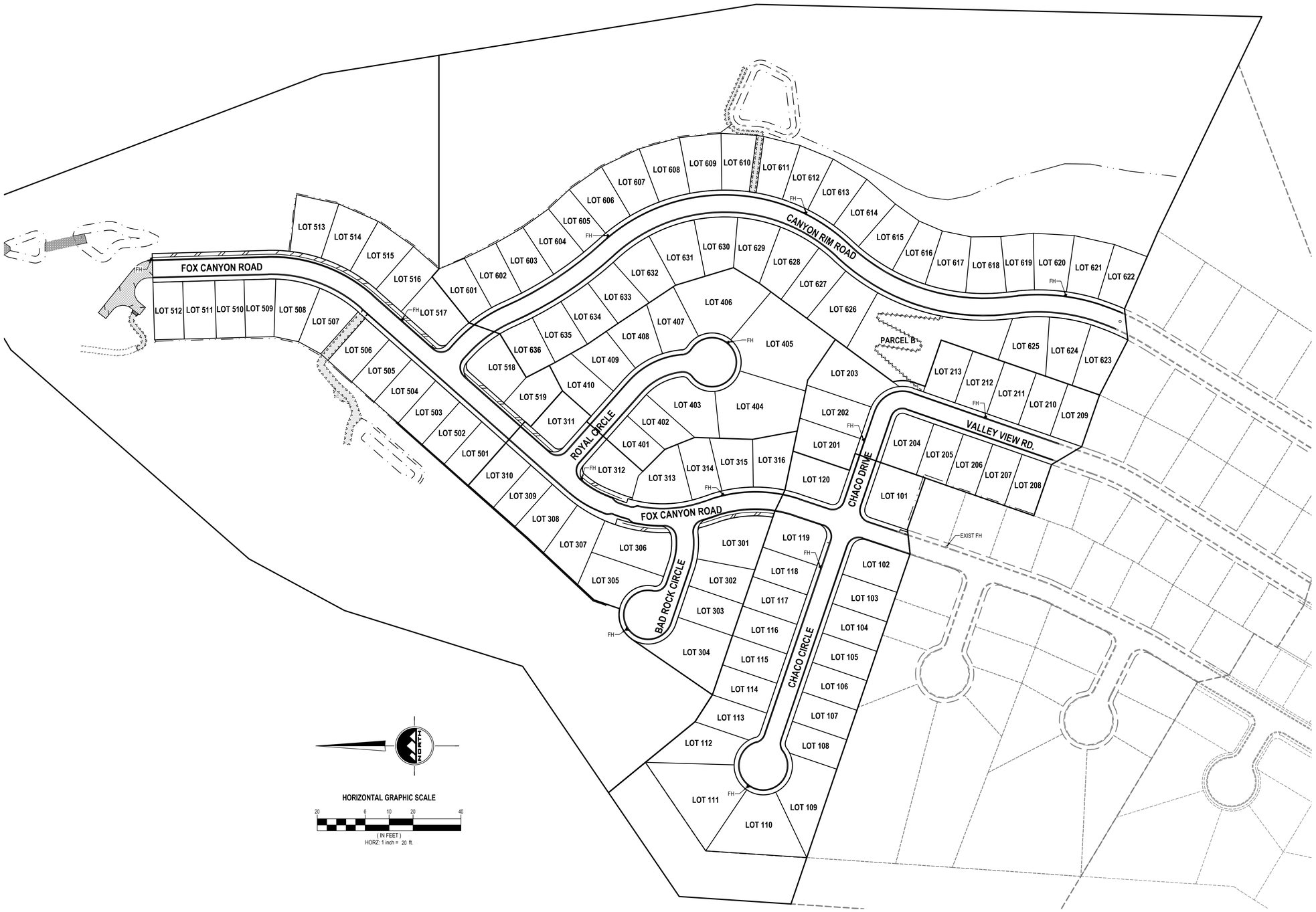
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'





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# HIDDEN CANYON PHASE D
# PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

## OVERALL FIRE HYDRANT PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-301

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

## SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION/STRAW WATTLES PER DETAIL 5/C-504.
2. SILT FENCE PER DETAIL 5/C-504.
3. PORTABLE TOILET PER DETAIL 6/C-504.
4. STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-504.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

## GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

NORTH

**HORIZONTAL GRAPHIC SCALE**

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.


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# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

## EROSION CONTROL PLAN

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-400

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

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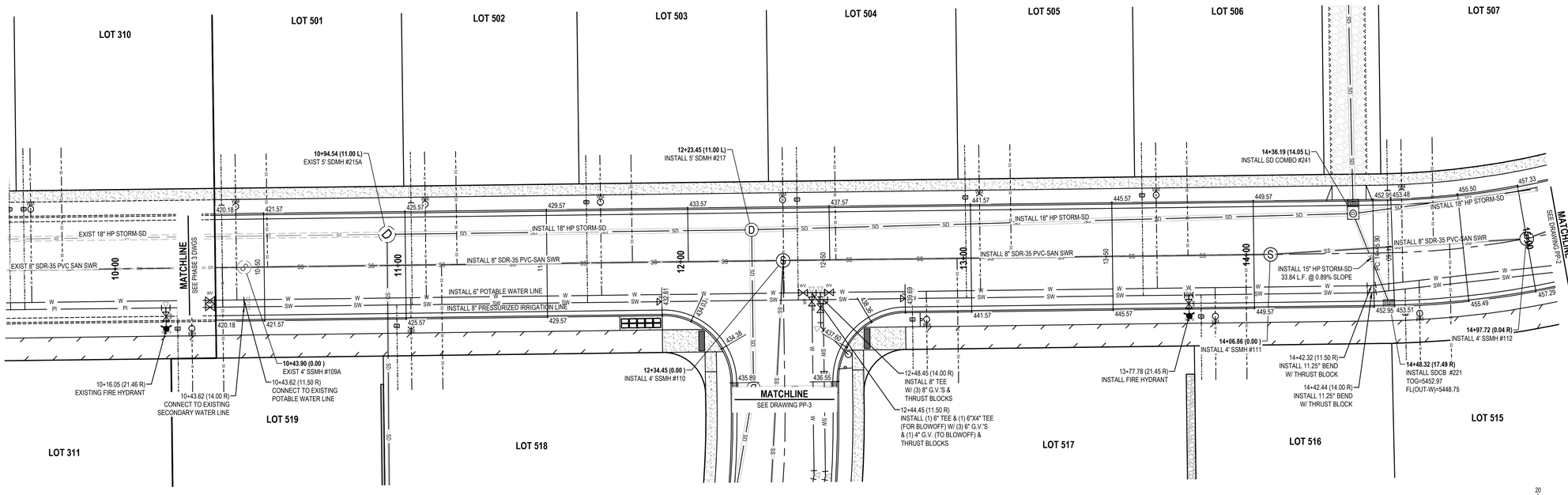
**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

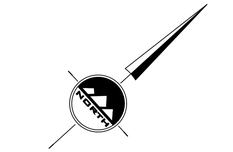
ELEV = 4948.88'

**NOTES:**

1. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITY INSTALLATION.
2. INSTALL WHIRLYGIG MANHOLE RISER/COLLAR WITH MANHOLE LIDS ON A GRADE STEEPER THAN 5%.




# FOX CANYON ROAD




**HORIZONTAL GRAPHIC SCALE**

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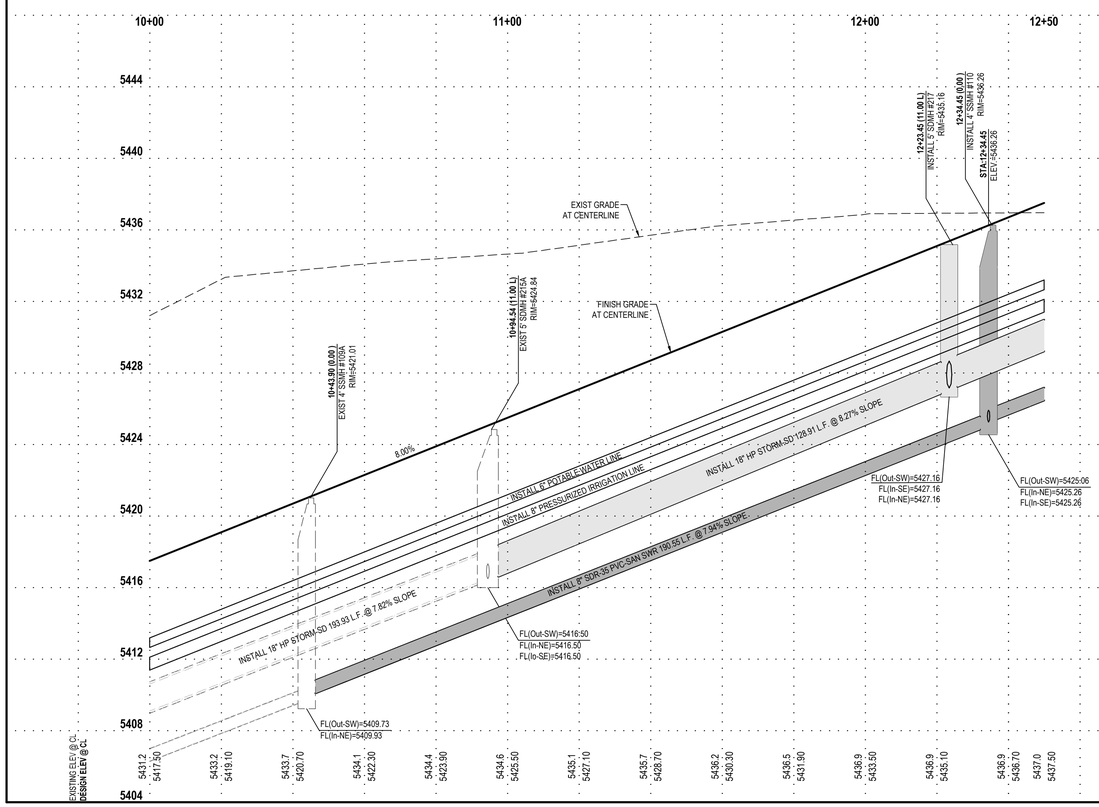
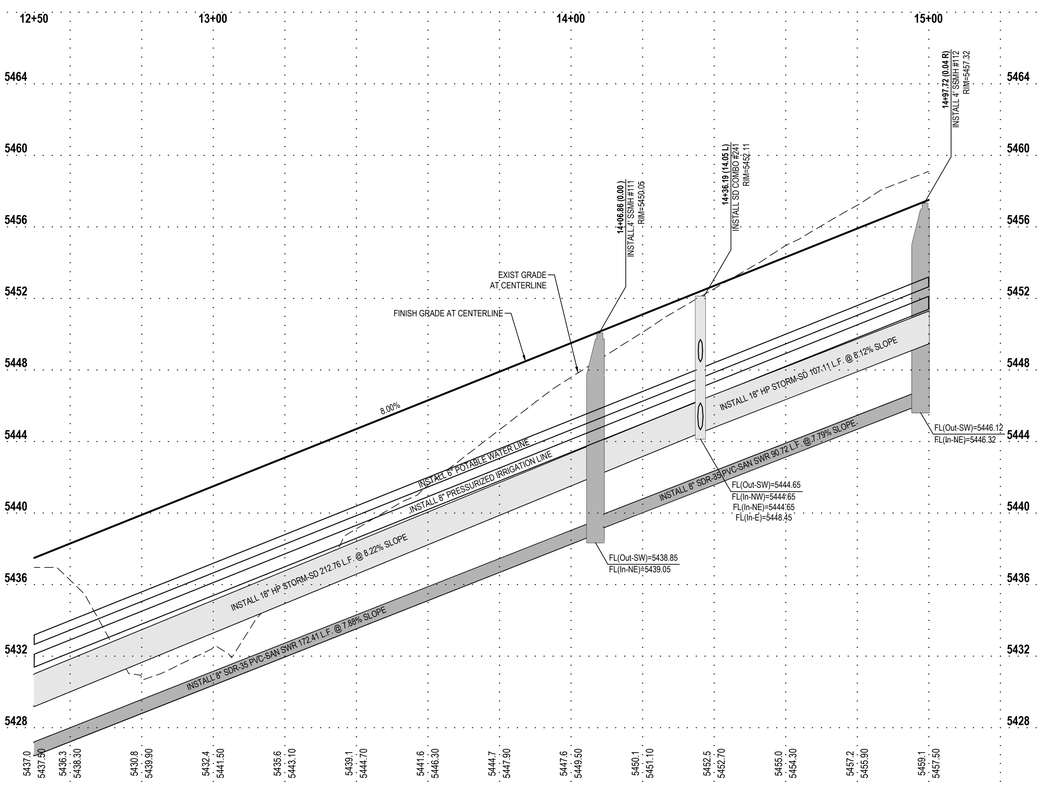
VERT: 1 inch = 4 ft.





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**HIDDEN CANYON PHASE D**
**PLAT 5 SUBDIVISION**
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

**FOX CANYON ROAD**
**PLAN AND PROFILE**

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

**PP-1**

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

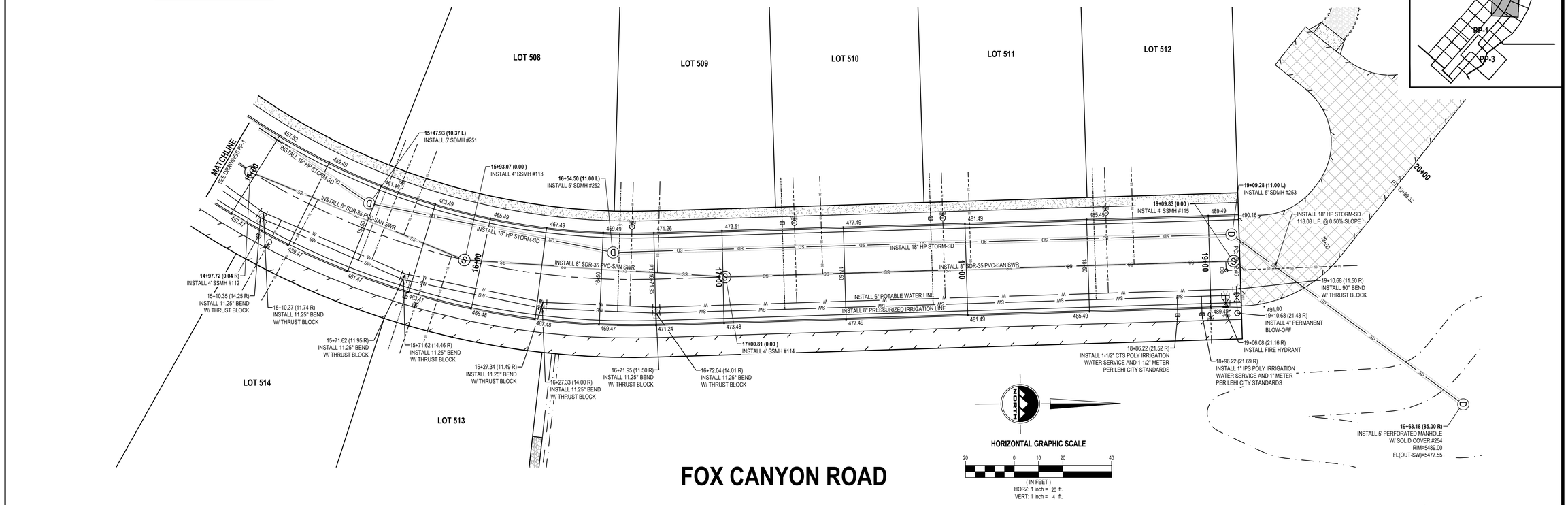
**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

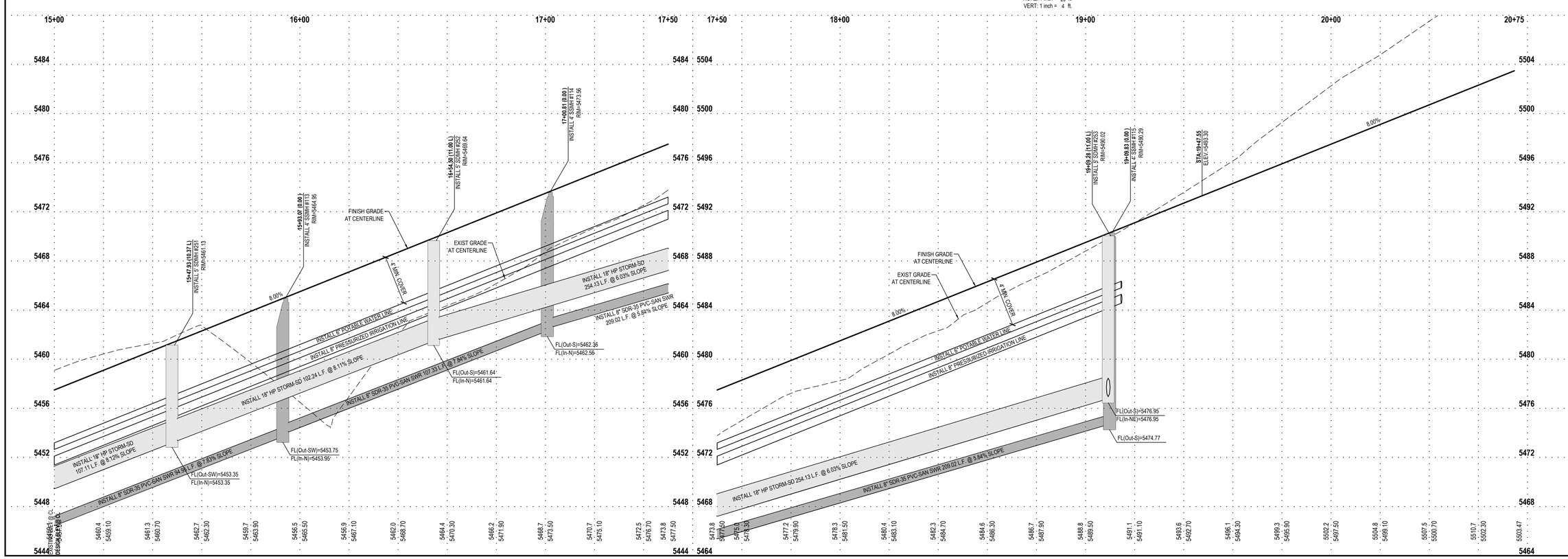
ELEV = 4948.88'

**NOTES:**

1. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITY INSTALLATION.
2. INSTALL WHIRLYGIG MANHOLE RISER/COLLAR WITH MANHOLE LIDS ON A GRADE STEEPER THAN 5%.




# FOX CANYON ROAD





ENSIGN
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FOR:
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12896 PONY EXPRESS RD #400
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CONTACT:
RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

FOX CANYON ROAD
PLAN AND PROFILE

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

PP-2

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

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**BENCHMARK**

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

**NOTES:**

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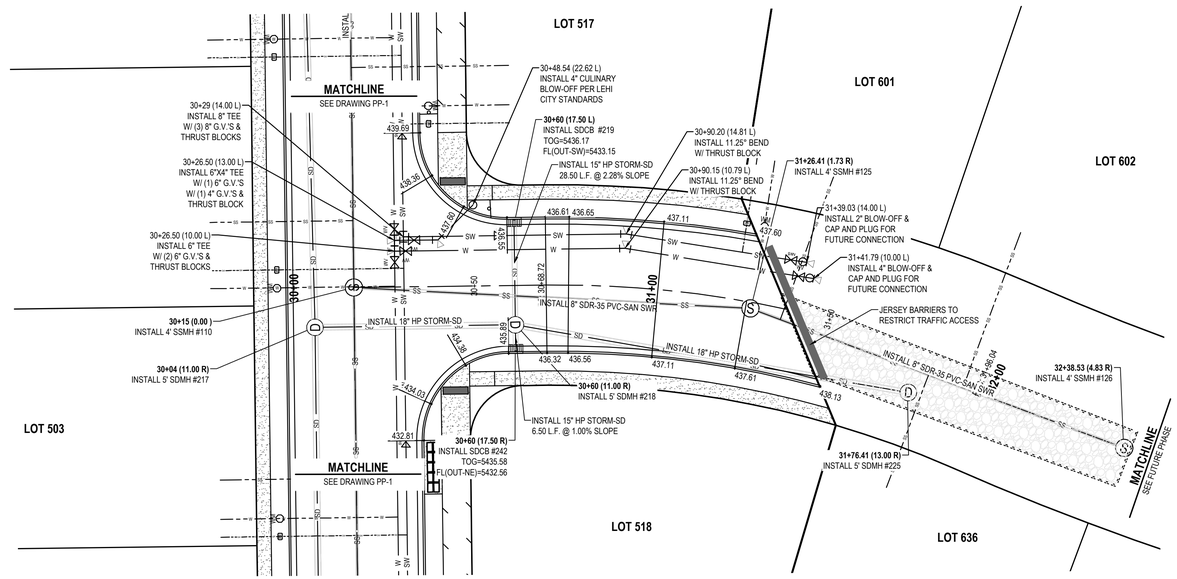
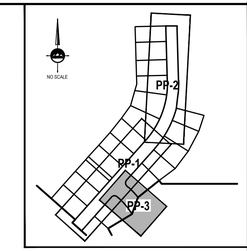
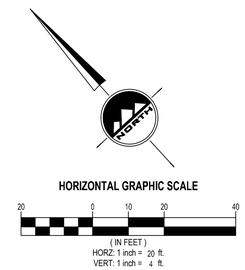
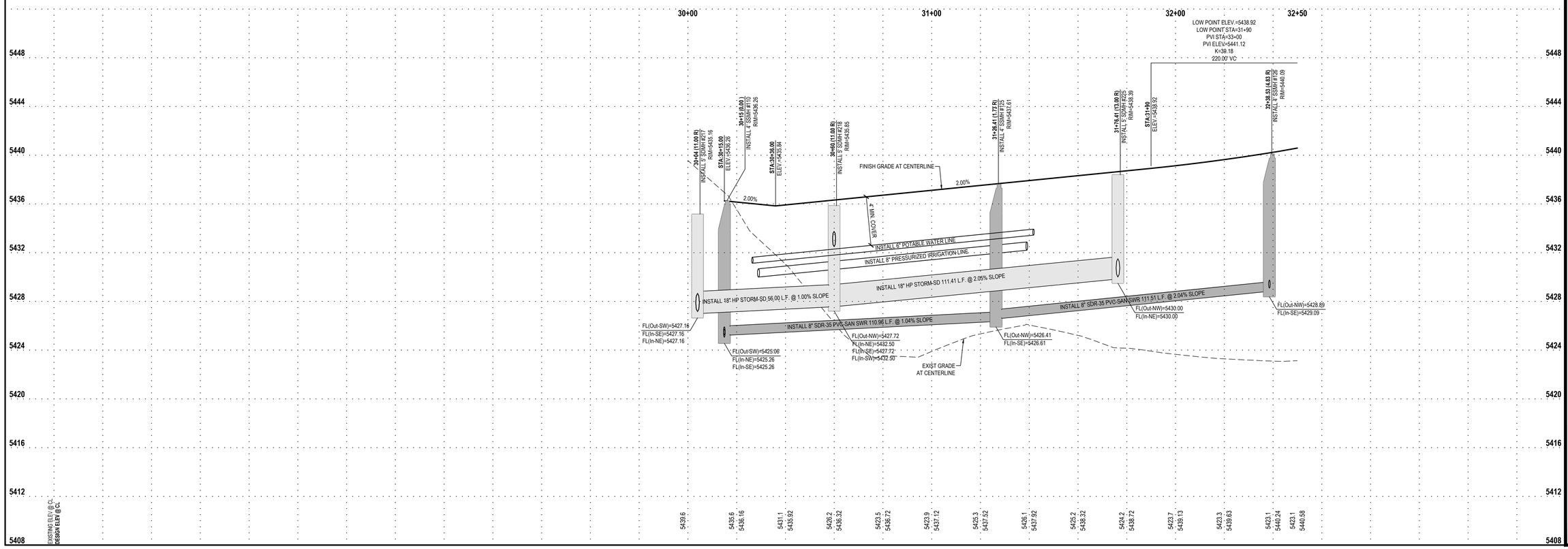
2. INSTALL WHIRLYGIG MANHOLE RISER/COLLAR WITH MANHOLE LIDS ON A GRADE STEEPER THAN 5%.




# CANYON RIM ROAD





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# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

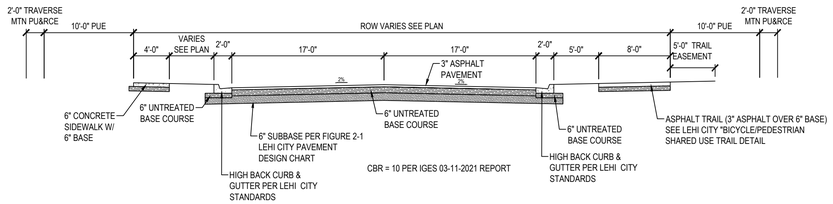
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

**CANYON RIM ROAD PLAN AND PROFILE**

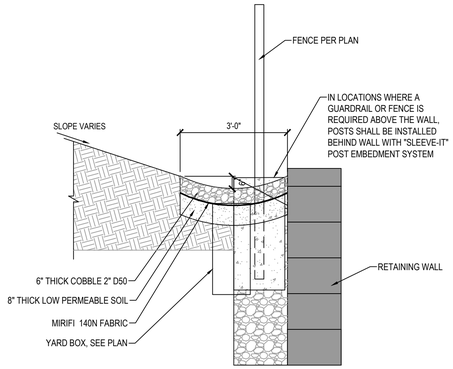
| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8739B | 5/2/22 |
| DRAWN BY | CHECKED BY |
| JWJ | JKF |
| PROJECT MANAGER | |
| JKF | |

**PP-3**



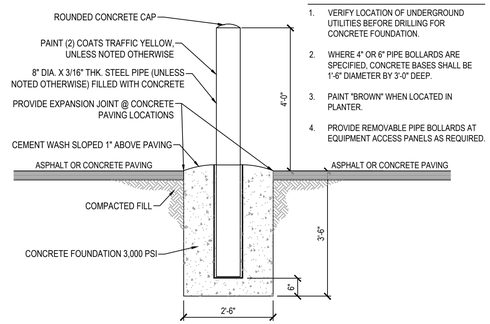

1 FOX CANYON ROAD TRAIL RIGHT

SCALE: NONE




2 DRAINAGE SWALE

SCALE: NONE




**NOTES**

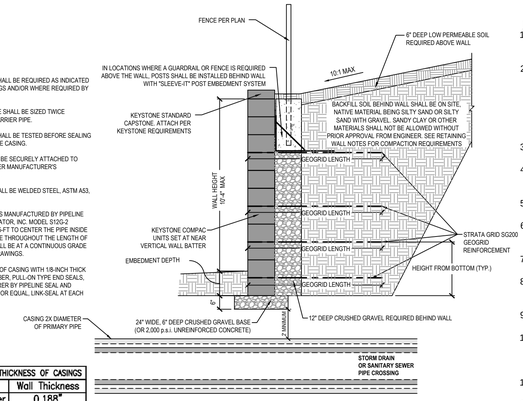
1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

4 BOLLARD

SCALE: NONE

**CASING NOTES:**

1. CASING PIPES SHALL BE REQUIRED AS INDICATED ON THE DRAWINGS AND/OR WHERE REQUIRED BY THE ENGINEER.
2. THE CASING PIPE SHALL BE SIZED TWICE DIAMETER OF CARRIER PIPE.
3. CARRIER PIPE SHALL BE TESTED BEFORE SEALING THE ENDS OF THE CASING.
4. SPACERS SHALL BE SECURELY ATTACHED TO CARRIER PIPE PER MANUFACTURER'S REQUIREMENTS.
5. CASING PIPE SHALL BE WELDED STEEL, ASTM A53, GRADE B.
6. CASING SPACERS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. MODEL S120-2 SPACED EVERY 5 FT TO CENTER THE PIPE INSIDE THE CASING. PIPE THROUGHOUT THE LENGTH OF THE CASING SHALL BE AT A CONTINUOUS GRADE AS SHOWN IN DRAWINGS.
7. SEAL EACH END OF CASING WITH 1/8-INCH THICK SYNTHETIC RUBBER, PULL-ON TYPE END SEALS, AS MANUFACTURER BY PIPELINE SEAL AND INSULATOR, INC. OR EQUAL, LINK-SEAL AT EACH END OF CASING



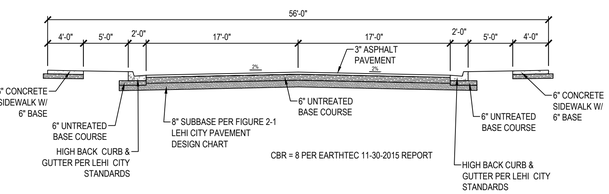

| MINIMUM WALL THICKNESS OF CASINGS | |
|---|---|
| Diameter | Wall Thickness |
| 12" and under | 0.188" |
| 14" – 18" | 0.312" |
| 20" – 22" | 0.375" |
| 24" – 26" | 0.438" |
| 28" – 32" | 0.500" |
| 34" – 42" | 0.562" |

**RETAINING WALL NOTES**

1. A minimum of 12 inches of free draining crushed gravel needs to be placed behind the wall. Do not use pea gravel or round aggregate in the construction of the wall.
2. Backfill soils shall be on site, native material that is silty sand or silty sand with gravel. Sandy Clay material, or other materials shall not be allowed without approval of engineer prior to use. Soil must be 3" minus and placed in 8 inch lifts and compacted to 95% of modified proctor density as determined in accordance with ASTM D1557. The inplace moisture content shall not exceed the optimum moisture content as determined in accordance with ASTM D1557 and be no lower than 3% below optimum moisture content.
3. Ride-on mechanical compaction equipment should be operated no closer than 3 feet of the back of the wall.
4. Contractor shall provide surface and subsurface drainage, grading, and erosion control during and after wall construction to avoid damage to the wall structure.
5. The owner is responsible for soil testing and inspection quality control during wall construction and earthwork operations.
6. During construction, sweep excess material from top units, at each course. Ensure that each course is completely filled, backfilled and compacted prior to proceeding to next course.
7. Correct orientation (roll direction) of the geogrid shall be verified by the contractor with the strongest direction placed perpendicular to the wall.
8. The geogrid shall be pulled taut to eliminate loose folds and pretension the reinforcement. Stake or secure back edge of geogrid prior to and during backfill and compaction. Geogrid shall be placed side by side with no gaps.
9. Backfill shall be placed from the wall back towards the embankment to ensure that the geogrid remains taut.
10. Tracked construction equipment shall not be operated directly on the geogrid. A minimum backfill thickness of 6" is required prior to operation of tracked vehicles over the geogrid. Turning of tracked vehicles should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
11. Structural calculations to determine geogrid length to be completed with bldg permit. Contractor will be responsible to obtain permit with South Jordan City.
12. Location of fencing is conceptual. Actual location is to be determined with structural design.

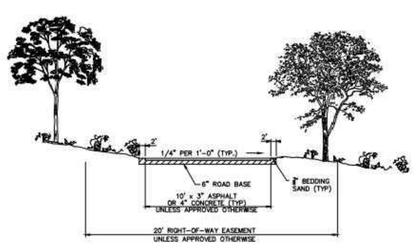
3 KEYSTONE RETAINING WALL SECTION

SCALE: NONE




5 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



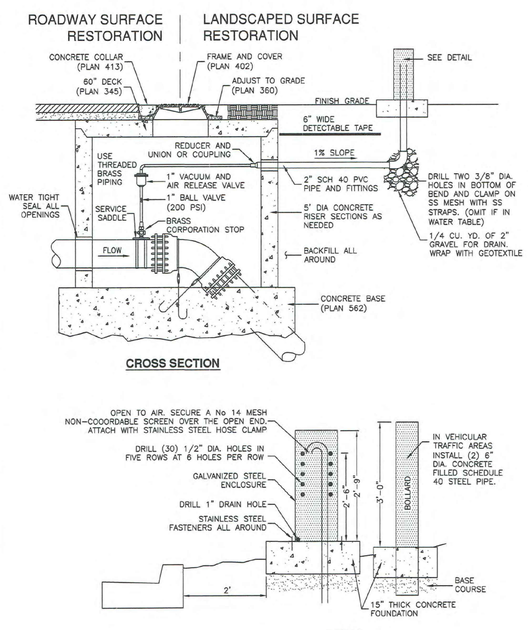

NOTES:

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 AS NECESSARY 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 CONSTRUCTION.

LEHI CITY

STANDARD DETAIL
Bicycle / Pedestrian Shared Use Trail

LEHI CITY STANDARD DRAWINGS TRAIL-1




APWA Utah Chapter

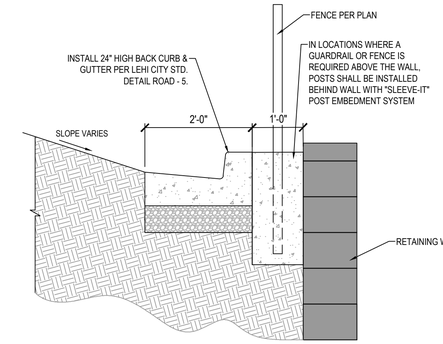
*Air release assembly*

Plan 575 February 2011

575

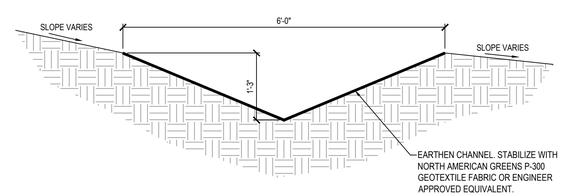
***Air release assembly***

1. **GENERAL**
   A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Manhole: Riser, ASTM C478.
   F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   G. Small Fittings: Brass. Do not use galvanized materials.
   H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   I. Water Tight Wall Seal: Waterproof, compressible.
3. **EXECUTION**
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   E. Seal manhole joints water-tight and ground flush with interior wall.
   F. Follow applicable AWWA and NSF standards when connecting piping.
   G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.




6 24" CURB ABOVE RETAINING WALL

SCALE: NONE




7 6' X 1.25' DRAINAGE SWALE

SCALE: NONE


ENSIGN
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*CONTACT:*
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**HIDDEN CANYON PHASE D**
**PLAT 5 SUBDIVISION**
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

**DETAILS**

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| 8739B | 5/2/22 |
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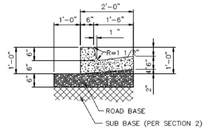
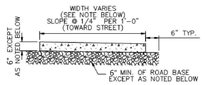
| PROJECT MANAGER | |
| JKF | |

**C-500**



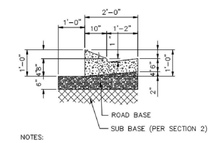

HIGH BACK CURB & GUTTER

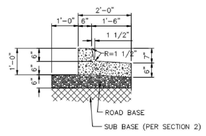



NOTES:

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

SIDEWALK



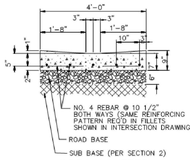




REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)




4' DRAIN GUTTER

GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

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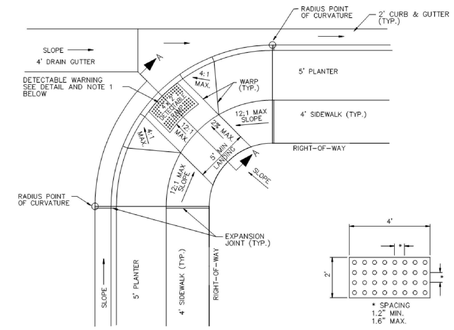
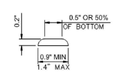
LEHI CITY STANDARD DRAWINGS ROAD-5



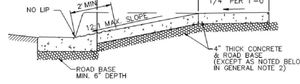




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

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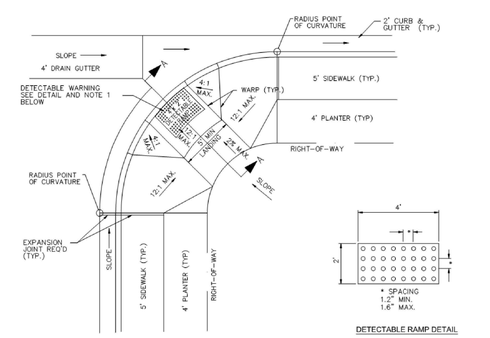
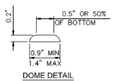
LEHI CITY STANDARD DRAWINGS ROAD-6



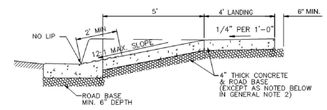




DETECTABLE RAMP DETAIL




DOME DETAIL

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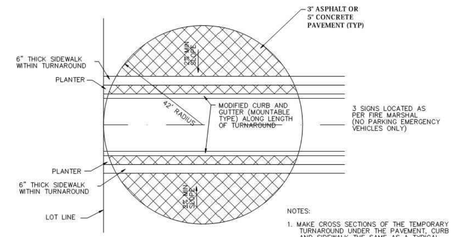
LEHI CITY

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

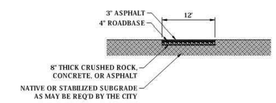
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-7

LEHI CITY STANDARD DRAWINGS ROAD-7

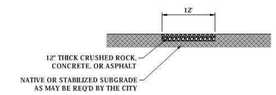



NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
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.




MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



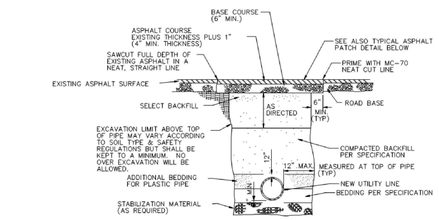

ALL WEATHER ACCESS

LEHI CITY

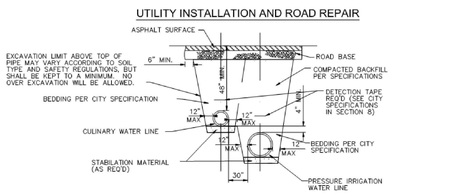
TEMPORARY
TURNAROUND
AND ACCESS ROADS

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-14

LEHI CITY STANDARD DRAWINGS ROAD-14

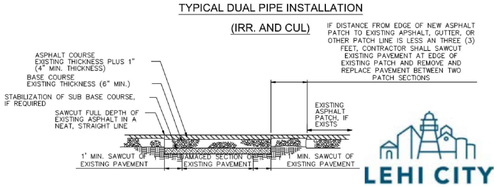



UTILITY INSTALLATION AND ROAD REPAIR




TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



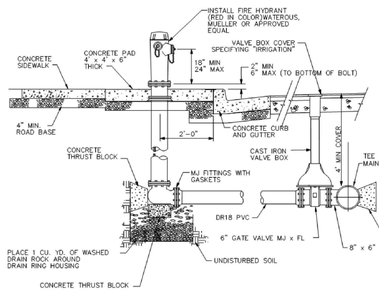

TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-1

LEHI CITY STANDARD DRAWINGS WATER-1




FIRE HYDRANT WITH VALVE

NOTES:

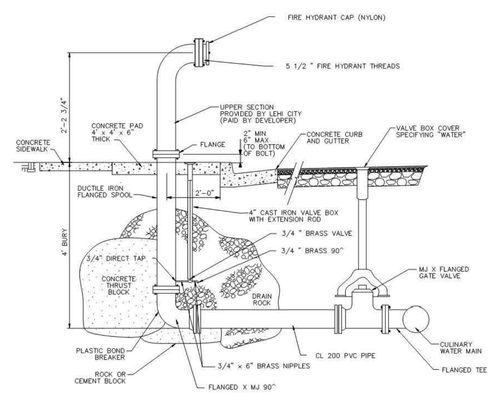
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-2

LEHI CITY STANDARD DRAWINGS WATER-2




NOTE:

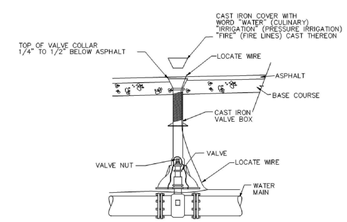
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3

LEHI CITY STANDARD DRAWINGS WATER-3




NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL
VALVE BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-4

LEHI CITY STANDARD DRAWINGS WATER-4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RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D
# PLAT 5 SUBDIVISION

LEHI, UTAH

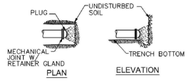
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

LEHI CITY
DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-501

THRUST BLOCK TYPICAL




PLUG DETAIL

| SIZE | BENDS 30° | 45° | 22 1/2° | 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/CROSS W/ 1 BRANCH PLUGGED | CROSS W/CROSS W/ 2 BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.3 | 0.9 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 0 | 2.8 | 1.7 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 3.8 | 2.0 | 1.0 | 4.8 | 2.9 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.1 | 1.5 | 7.6 | 4.4 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.0 | 3.3 | 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 | SPECIAL DESIGN | 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 |

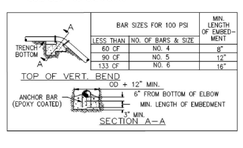
* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.




| | BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBED-MENT |
|---|---|---|---|
| | LESS THAN | NO. OF BARS & SIZE | |
| | 60 CF | NO. 4 | 8" |
| | 90 CF | NO. 5 | 12" |
| | 133 CF | NO. 6 | 16" |

| 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 | 13.3 | 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 | | 67.1 | 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".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

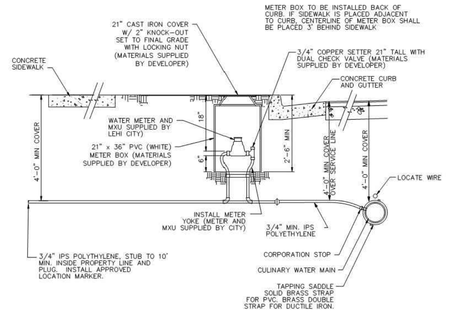
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5




GENERAL NOTES:

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

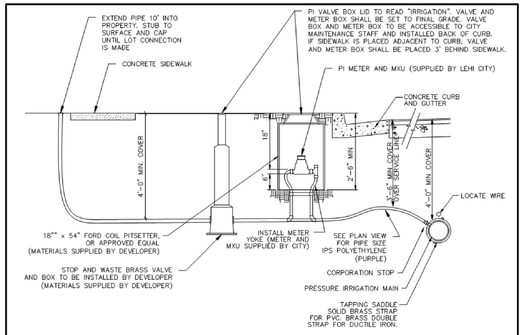
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg WATER-6

LEHI CITY STANDARD DRAWINGS WATER-6




GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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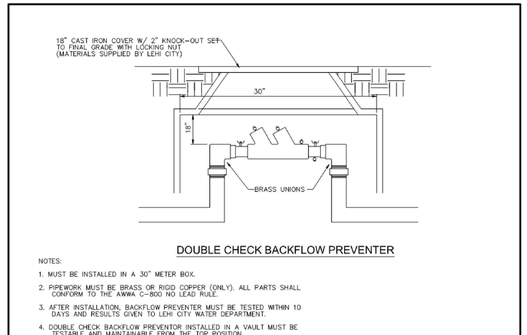
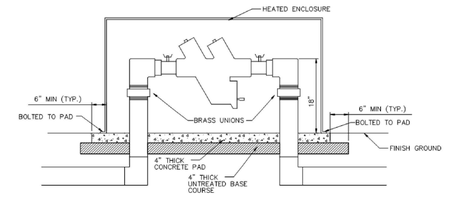
LEHI CITY STANDARD DRAWINGS WATER-8




DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.




REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

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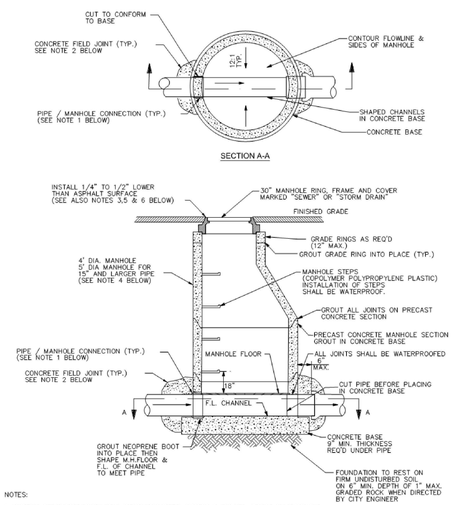
LEHI CITY STANDARD DRAWINGS WATER-13




NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

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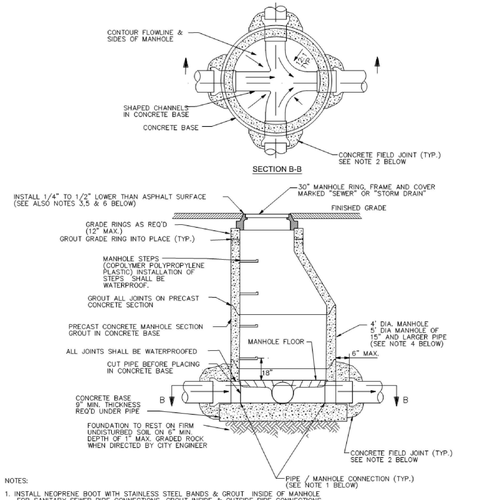
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1




NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

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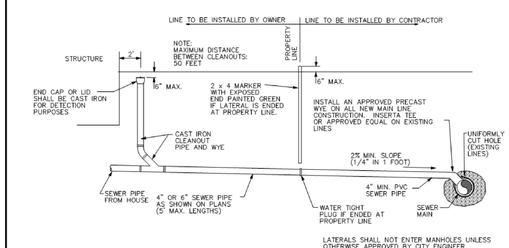
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2




LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

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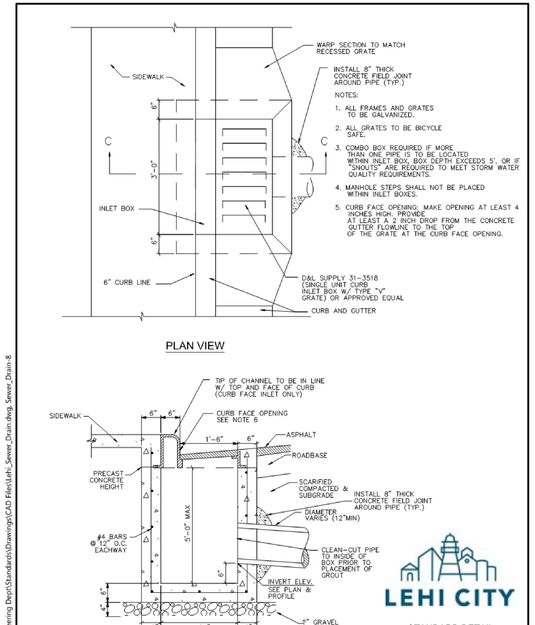
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6




LEHI CITY

STANDARD DETAIL

INLET BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg Sewer_Drain-8

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8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# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

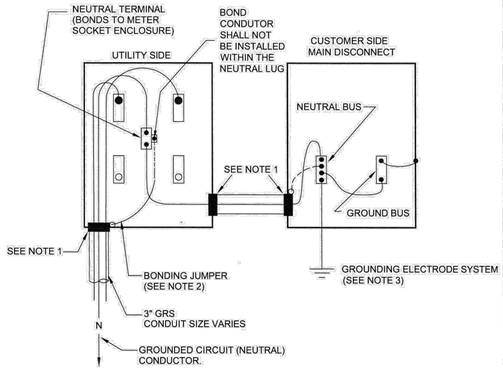
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-502




NOTES:

1. THE METAL CONDUIT RACEWAY SHALL BE BONDED TO THE NEUTRAL CONDUCTOR BY THE USE OF A GROUNDING BUSHING (WITH BONDING JUMPER), BONDING LOCKNUTS, THREADED CONDUIT HUB, OR OTHER AS APPROVED BY LEHI CITY INSPECTION DEPARTMENT.
2. WHEN A GROUNDING BUSHING IS USED, A BONDING JUMPER SHALL BE INSTALLED TO CONNECT WITH THE NEUTRAL GROUNDING TERMINAL AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. SEE NEC TABLE 250-66 FOR BONDING JUMPER SIZES.
3. THE GROUNDING ELECTRODE SYSTEM (CONSISTING OF METAL WATER PIPES, METAL BUILDING FRAME, CONCRETE ENCASED ELECTRODE, GROUND RING, DRIVEN GROUND RODS, ETC.) SHALL BE BONDED TO THE NEUTRAL CONDUCTOR AND INSTALLED AS REQUIRED BY LEHI CITY INSPECTION DEPARTMENT. CONCRETE ENCASED ELECTRODE SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION.

DRAWING: LPRS_DWG-IN.# 2016

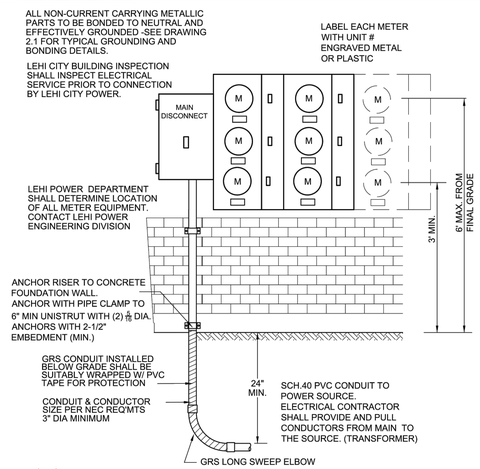
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**GROUNDING & BONDING FOR 100 & 200 AMP SERVICES UP TO 480 VOLTS**

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 2.1 | REV. 16.00 | BY: GWK | DATE: 6/6/16




NOTES:

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

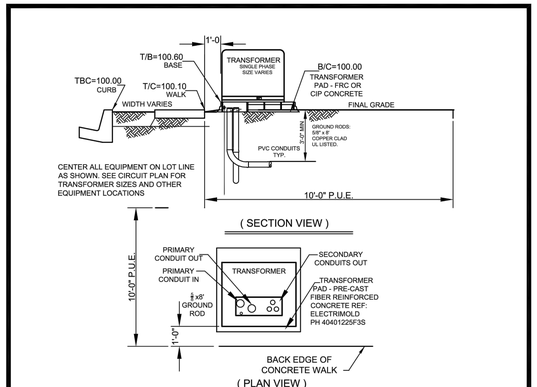
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**MULTI-METER INSTALLATION UNDERGROUND SERVICE**

200 AMP & GREATER, SELF CONTAINED METERING

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




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, GROUND RODS, EQUIPMENT AND BASES AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. (ELECTRIMOLD 40401225F3S) OR EQUAL AS APPROVED IN WRITING BY LEHI POWER ENGINEERING.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT.
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

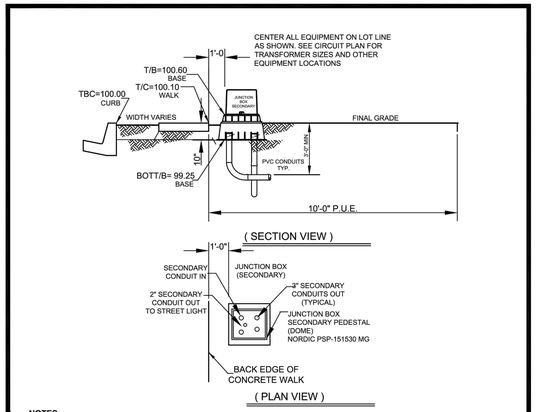
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**TRANSFORMER SINGLE PHASE**

(LOCATIONS IN THE P.U.E.)

DWG: 5.1.1 | REV. 17.00 | BY: GWK | DATE:3/10/17




NOTES:

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

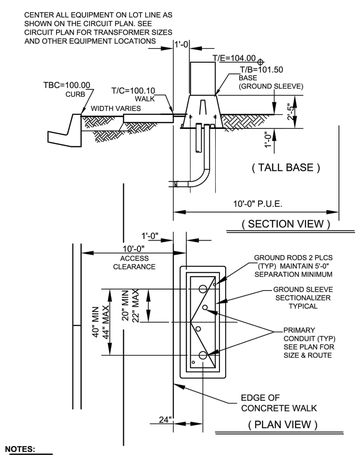
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)**

(LOCATIONS IN THE P.U.E.)

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




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

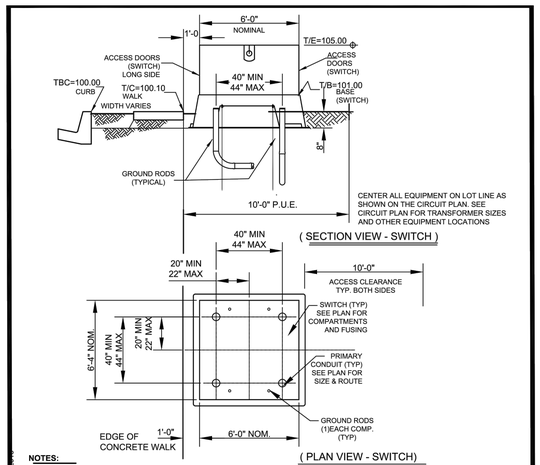
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**GROUND SLEEVE/ SECTIONALIZER**

(TYPICAL LOCATION IN THE P.U.E.)

DWG: 5.2.1 | REV. 17.00 | BY: GWK | DATE: 3/27/17




NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
7. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
8. 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

**PME SWITCHGEAR**

(LOCATIONS IN THE P.U.E.)

DWG: 5.2.2 | REV. 17.00 | BY: GWK | DATE: 01/9/16

DRAWING: LPRS_DWG-IN.# 2016

## 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" MINIMIM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

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

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

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

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

## CONDUIT REQUIREMENTS

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

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

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE 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 SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

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

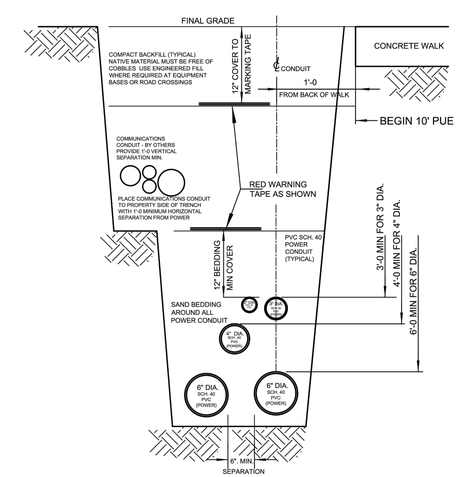
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**ELECTRICAL TRENCH & CONDUIT NOTES**

RESIDENTIAL & COMMERCIAL POWER SERVICE

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




NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

**POWER TRENCH & JOINT USE TRENCH DETAIL**

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: 5.4 | REV. 17.00 | BY: GWK | DATE: 01/5/17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CONTACT:
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PHONE: 801-584-3597

# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

LEHI CITY DETAILS

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| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

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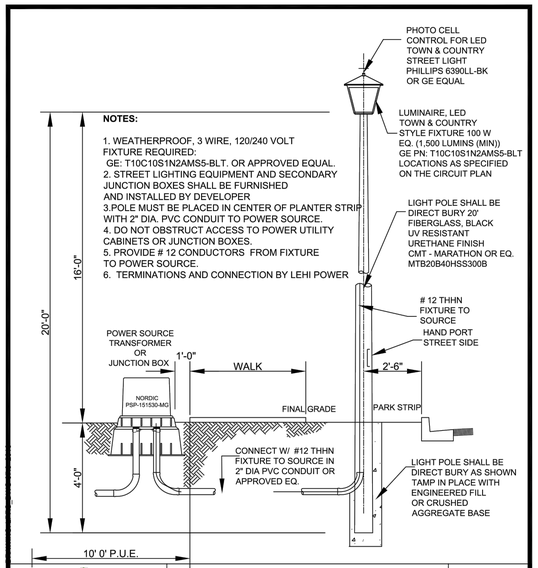



NOTES:

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

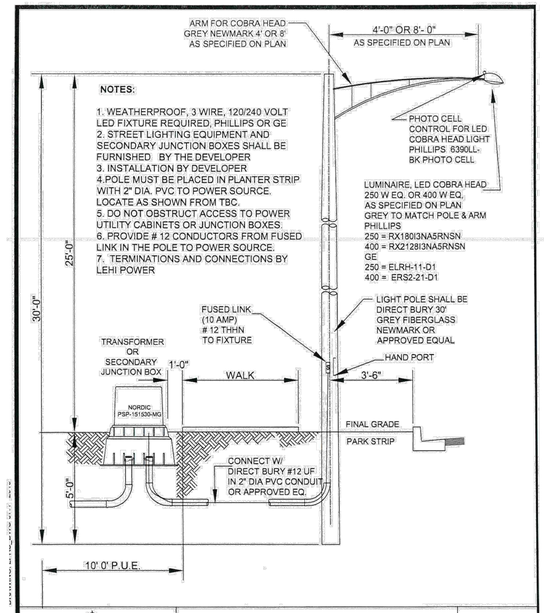
LEHI CITY
POWER DEPARTMENT

**REQUIREMENTS & STANDARDS**

**RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)**

**DIRECT BURY FIBERGLASS POLE**

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




NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT LED FIXTURE REQUIRED, PHILLIPS OR GE
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED BY THE DEVELOPER
3. INSTALLATION BY DEVELOPER
4.POLE MUST BE PLACED IN PLANTER STRIP WITH 2" DIA. PVC TO POWER SOURCE. LOCATE AS SHOWN FROM TBC.
5. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
6. PROVIDE # 12 CONDUCTORS FROM FUSED LINK IN THE POLE TO POWER SOURCE.
7. TERMINATIONS AND CONNECTIONS BY LEHI POWER

LEHI CITY
POWER DEPARTMENT

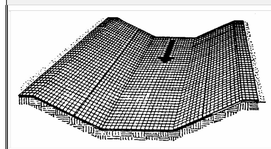
**REQUIREMENTS & STANDARDS**

**COBRA HEAD STREET LIGHT (LED)**

**DIRECT BURY FIBERGLASS POLE**

| | |
|---|---|
| DWG: | 7.4 |
| REV. | 16.00 |
| BY: | GWK |
| DATE: | 10/22/16 |

## BMP: Erosion Control Blankets — ECB



**Objectives**

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

**DESCRIPTION:**
Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

**APPLICATIONS:**
- Where vegetation is likely to grow too slowly to provide adequate cover.
- In areas subject to high winds where mulch would not be effective.

**INSTALLATION/APPLICATION CRITERIA:**
- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil - do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

**LIMITATIONS:**
- Not recommended in areas which are still under construction.

**MAINTENANCE:**
- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- If washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

EROSION CONTROL BLANKETS SHALL BE USED ON SLOPES 3:1 OR STEEPER. BLANKETS SHALL BE NORTH AMERICAN GREENS SC 150 OR APPROVED EQUIVALENT.

FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:

1:1 SLOPES = 10' APART
2:1 SLOPES = 20' APART
3:1 SLOPES = 30' APART
ETC.

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

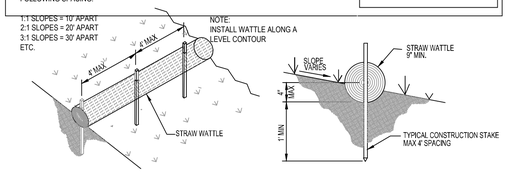
- ■ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

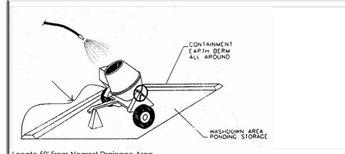
■ High ☒ Medium ☐ Low




2 BMP: STRAW WATTLE DETAIL

SCALE: NONE

## BMP: Concrete Waste Management — CWM




Locate 50' From Nearest Drainage Area.

**Objectives**

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

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

**APPLICATIONS:**
This technique is applicable to all types of sites.

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

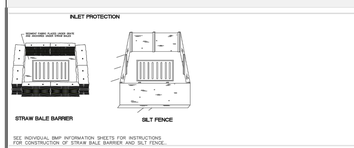
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

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




**Objectives**

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

**DESCRIPTION:**
Sediment barrier erected around storm drain inlet.

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

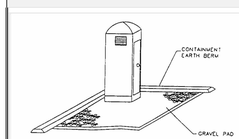
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Portable Toilets — PT




1'x1'

**Objectives**

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

**DESCRIPTION:**
Temporary on-site sanitary facilities for construction personnel.

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

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

**LIMITATIONS:**
No limitations.

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

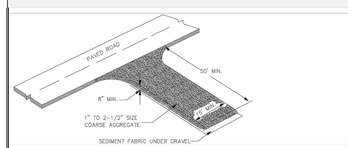
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Stabilized Construction Entrance — SCE




**Objectives**

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

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

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

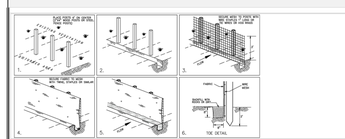
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low

## BMP: Silt Fence — SF




**Objectives**

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

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

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

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

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

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

LEHI — PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**Targeted Pollutants**

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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**Implementation Requirements**

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

■ High ☒ Medium ☐ Low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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM


FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

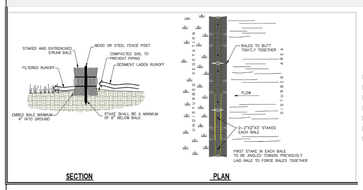
## LEHI CITY DETAILS

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

C-504

## BMP: Straw Bale Barrier

**STB**




**DESCRIPTION:**
Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

**APPLICATION:**
- Perimeter Control: place barrier at downgradient limits of disturbance.
- Sediment barrier: place barrier at toe of slope or soil stockpile.
- Protection of existing waterways: place barrier at top of stream bank.
- Inlet Protection.

**INSTALLATION/APPLICATION CRITERIA:**
- Excavate a 4-inch minimum deep trench along contour line, i.e. parallel to slope, removing all grass and other material that may allow underflow.
- Place bales in trench with ends tightly abutting, fill any gaps by wedging loose straw into openings.
- Anchor each bale with 2 stakes driven flush with the top of the bale.
- Backfill around bale and compact to prevent piping, backfill on uphill side to be built up 4-inches above ground at the barrier.

**LIMITATIONS:**
- Recommended maximum area of 0.5 acre per 100 feet of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)

**MAINTENANCE:**
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Realign bales as necessary to provide continuous barrier and fill gaps.
- Recompact soil around barrier as necessary to prevent piping.

**OBJECTIVES**

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

**TARGETED POLLUTANTS**

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

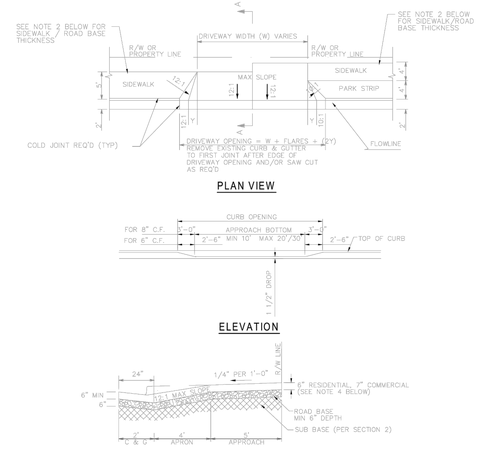
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

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

■ High ☒ Medium ☐ Low

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-11



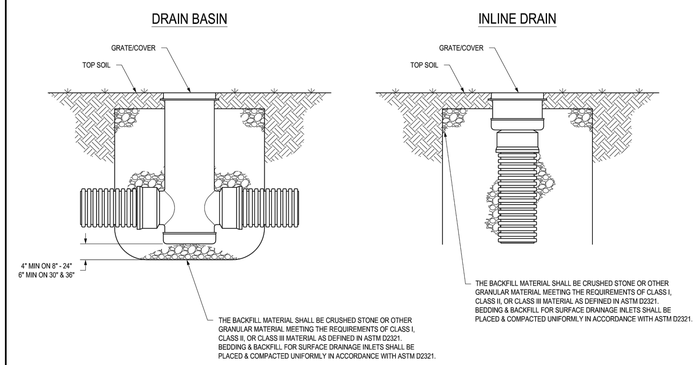

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. 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.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY
FLARED DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD-11

## NON TRAFFIC INSTALLATION

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| | | | |
|---|---|---|---|
| DRAWN BY | CJA | MATERIAL | |
| DATE | 9-30-09 | | |
| REVISED BY | NMH | PROJECT NO./NAME | |
| DATE | 03-11-16 | | |
| DWG SIZE | A | SCALE 1:25 | SHEET 1 OF 1 |

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FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

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RANDY SMITH
PHONE: 801-884-3597

# HIDDEN CANYON PHASE D
# PLAT 5 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

**DETAILS**

| | |
|---|---|
| PROJECT NUMBER 8739B | PRINT DATE 5/2/22 |
| DRAWN BY JWJ | CHECKED BY JKF |
| PROJECT MANAGER JKF | |

**C-505**

# Hidden Canyon Phase D Plat 5

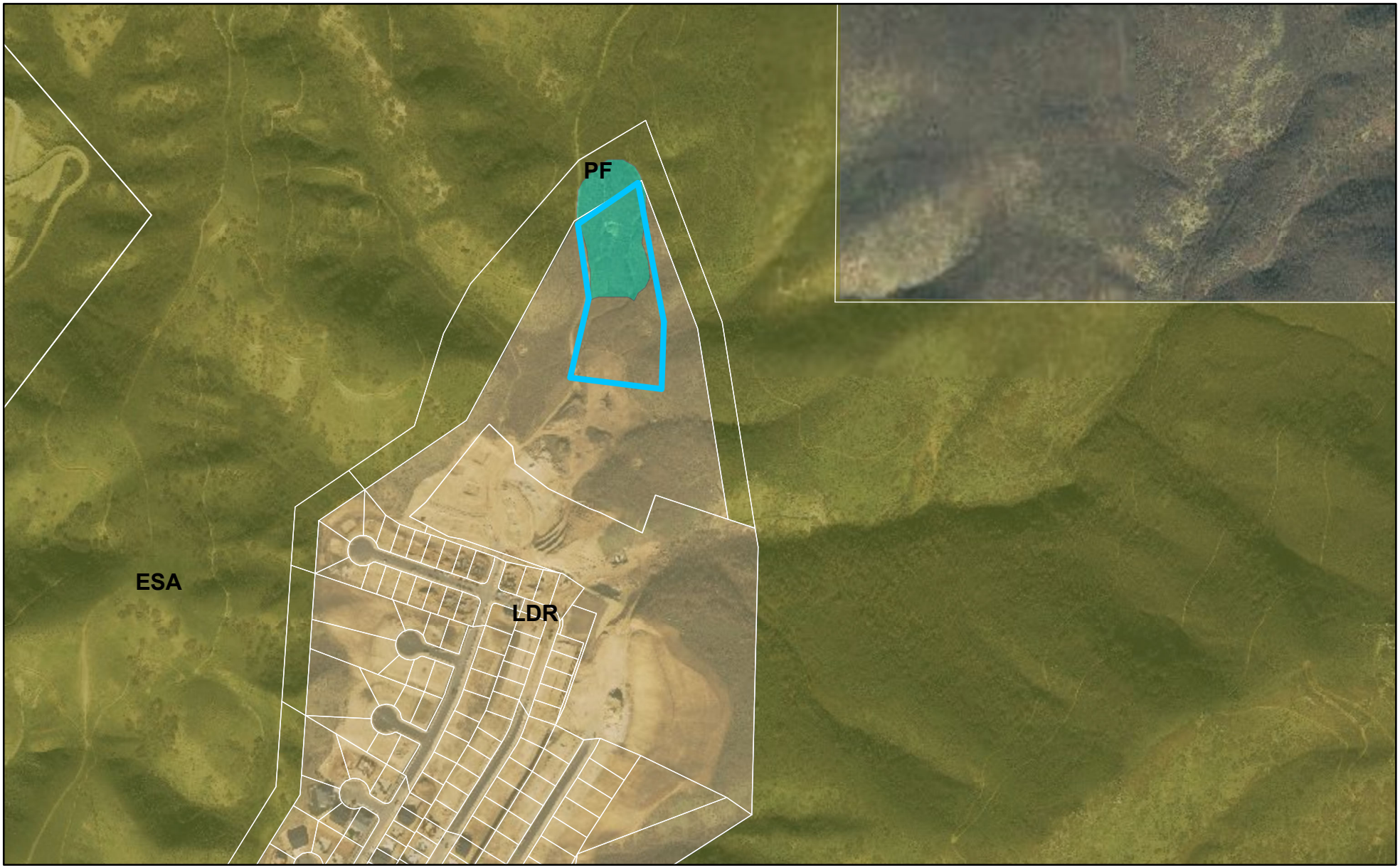
Aerial

0 660 1,320 Feet

LEHI CITY

# Hidden Canyon Phase D Plat 5

General Plan




0 660 1,320 Feet

LEHI CITY

# Hidden Canyon Phase D Plat 5

Zoning

0 660 1,320 Feet

LEHI CITY

**Agenda Item No: 7**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Final subdivision approval of the Whisper Hollow Estates, a 20-lot residential development located at approximately 1700 West 1500 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Whisper Hollow Estates Final Subdivision 07.26.22.docx

Whisper Hollow Estates Final Subdivision DRC 07.06.22.docx

Whisper Hollow Aerial.pdf

Whisper Hollow GP.pdf

Whisper Hollow Zoning.pdf

Whisper Hollow Estates Final Subdivision 07.06.22 drc response, plans, drainage report.pdf

# WHISPER HOLLOW ESTATES FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | CTR Development | | |
| **Meeting Date** | July 26, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | Approximately 1700 West 1500 North | | |
| **Existing Land Use** | Single family residential/undeveloped | | |
| **Existing Zoning** | R-1-22 | | |
| **General Plan Land Use Designation** | VLDRA | | |
| **Number of Lots/Units** | 20 lots | | |
| **Adjacent Zoning and Land Use** | *North* | N/A | Unincorporated Utah County |
| | *South* | A-1 | Single family residential |
| | *East* | R-1-22/A-1 | Single family residential/White Fence Farms Subdivision |
| | *West* | RA-1 | Colony Point Plat B |
| **Date of DRC Review** | July 6, 2022 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

**December 14, 1978-** This property was annexed into the City as part of the Lehi Meadows Addition.
**June 29, 2021-** A proposed General Plan amendment to VLDR on this property was denied by the City Council.
**September 28, 2021-** A zone change to R-1-22 and concept plan were approved for the property by the City Council.
**May 10, 2022-** The Whisper Hollow Estates Preliminary Subdivision was approved for the property by the City Council.

## REPORT ANALYSIS

The applicant is requesting approval of the Whisper Hollow Estates Final Subdivision, a 20-lot residential subdivision located at 1700 West 1500 North.

The final subdivision plan consists of 20 single family lots on a total of 13.06 acres. The lots range in size from

18,319 to 36,054 square feet. There is an overall density of 1.53 units per acre for this subdivision which meets the R-1-22 zoning maximum of 1.75 units per acre.

This subdivision varies from the typical standards set forth in Chapter 5 of the Lehi City Development Code because one lot of bonus density was added in lieu of reimbursement for road widening along 1700 West and 1500 North. That density bonus was utilized with reduced frontages and lot sizes. A few of the lots do not meet the 100-foot frontage requirement or 22,000 square foot lot size requirement. However, the subdivision still conforms to Code by not exceeding the overall density allowance. No significant changes have been made to the plans since preliminary subdivision approval in terms of layout.

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

1. Easement will be required for piped irrigation ditch through the front of Clarke property.
2. An easement is required along the lot that is not a part of the subdivision for the RMP relocate, and the Lehi Power circuit. (Both south and west boundaries.) 2526
3. Move water services to lot 107 to opposite side of lot. Current location will conflict with culinary blow off. Blow off must be located at the property line

Please consider all DRC comments as part of the motion.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

**Whisper Hollow Estates Final Subdivision**
**DRC Redline Comments**

*CTR Development- requests final subdivision review of the Whisper Hollow Estates, a 20-lot residential development located at approximately 1700 West 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Steve Tripp, Dale Bennett
Date of Plans Reviewed: **6/28/22**
Time Start: 1:03 PM
Time End: 1:16 PM

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. An easement is required along the lot that is not a part of the subdivision for the RMP relocate, and the Lehi Power circuit. (Both south and west boundaries.) 2526

**Garion – Fire: No comments**
**Greg – Water/Sewer:**
2. Mainline valve for blow off must be flanged to the cross in the intersection
3. Relocate water/PI services for lot 107 to eliminate conflict with culinary blow off.
4. Irrigation ditch piping shown running under the sidewalk will have the top of pipe above finish grade.
5. INV elevations shown on IRR box will not allow for installation of pipe into box. 24" RCP has an OD at the barrel of 30", an OD at the bell of 36"
6. Joint restraints must be installed on each joint for a minimum of 80' from dead end. All this note to all PP sheets where this requirement will apply.
7. Easement will be required for piped irrigation ditch through the front of Clarke property.
8. Move water services to lot 107 to opposite side of lot. Current location will conflict with culinary blow off. Blow off must be located at the property line
9. Line work to fire hydrant on lot line of 119/120 makes it look like the hydrant is connected to the culinary main. Fire hydrant must be connected to the PI main.

**Trent – Parks: No comments**
**Gary – Building/Inspections: No comments**
**Matt/Jacob – Public Works*:* No comments**
**Ross – Engineering: No comments**
**Luke- Traffic: No comments**
**Kim – Planning: No comments**

General Comments
1. Grade at PUE must have maximum slope of 5:1.
2. If RMP relocates to UGP then they must be in the back half of the easement, and all Lehi Power conduits must be stamped as Lehi Power.
3. An easement is required along the lot that is not a part of the subdivision for the relocate, and the Lehi Power circuit.
4. Is there a turn out or headgate structure on the Irrigation ditch East of where you are showing your connection?
5. Provide detail drawing for Irrigation box 2. Does this box have a head gate in it?

**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).

**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. 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. Lehi Irrigation Company signature on the construction drawings for the irrigation piping, and easement through Clark property.
6. Class V UIC well permit required for site file that with the State
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
8. 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.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

**PRIOR TO RECORDING OF PLAT:**

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

**DRC GENERAL COMMENTS:**

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

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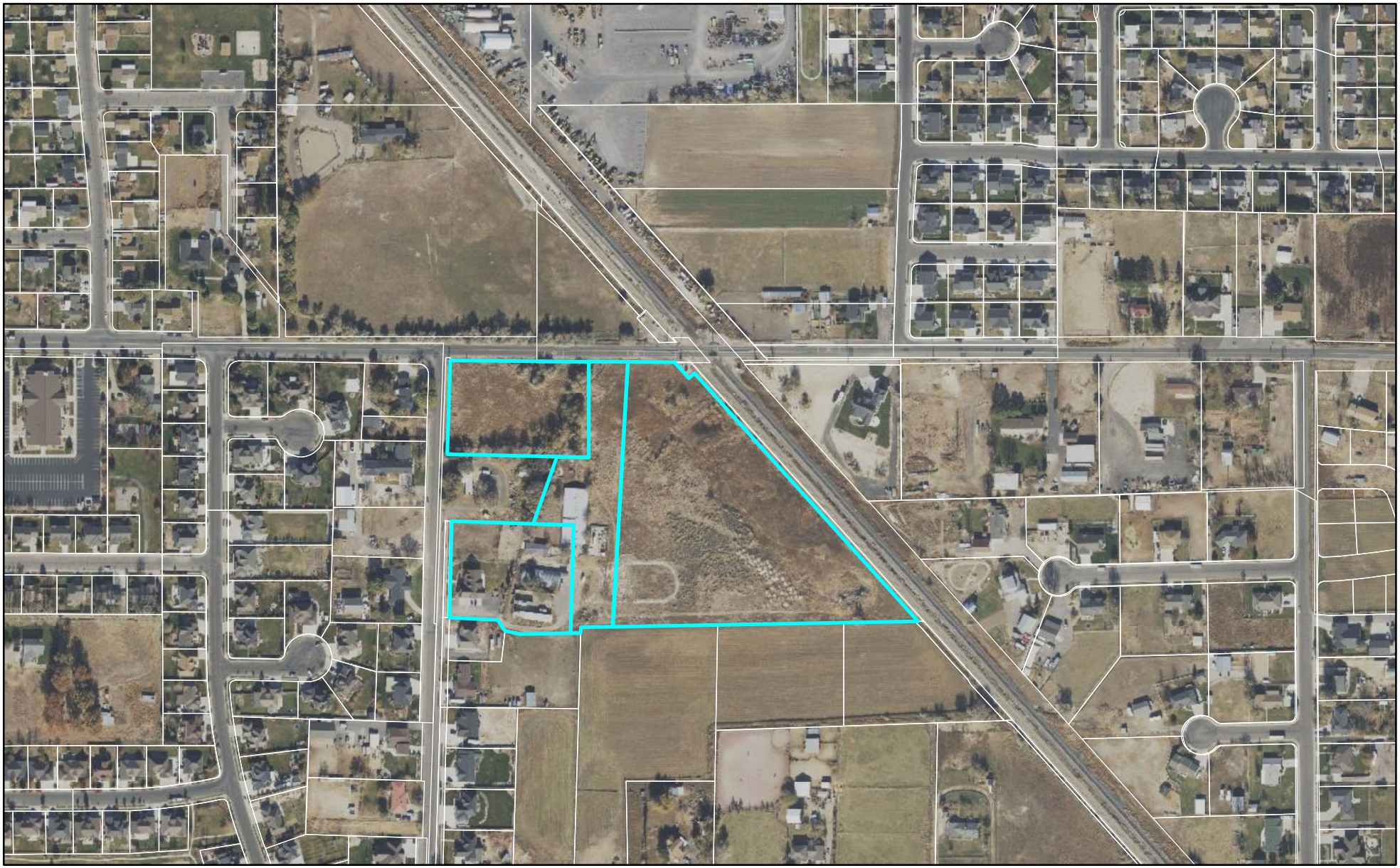
**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26TH

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

**Whisper Hollow Estates** **Final Subdivision**

Aerial

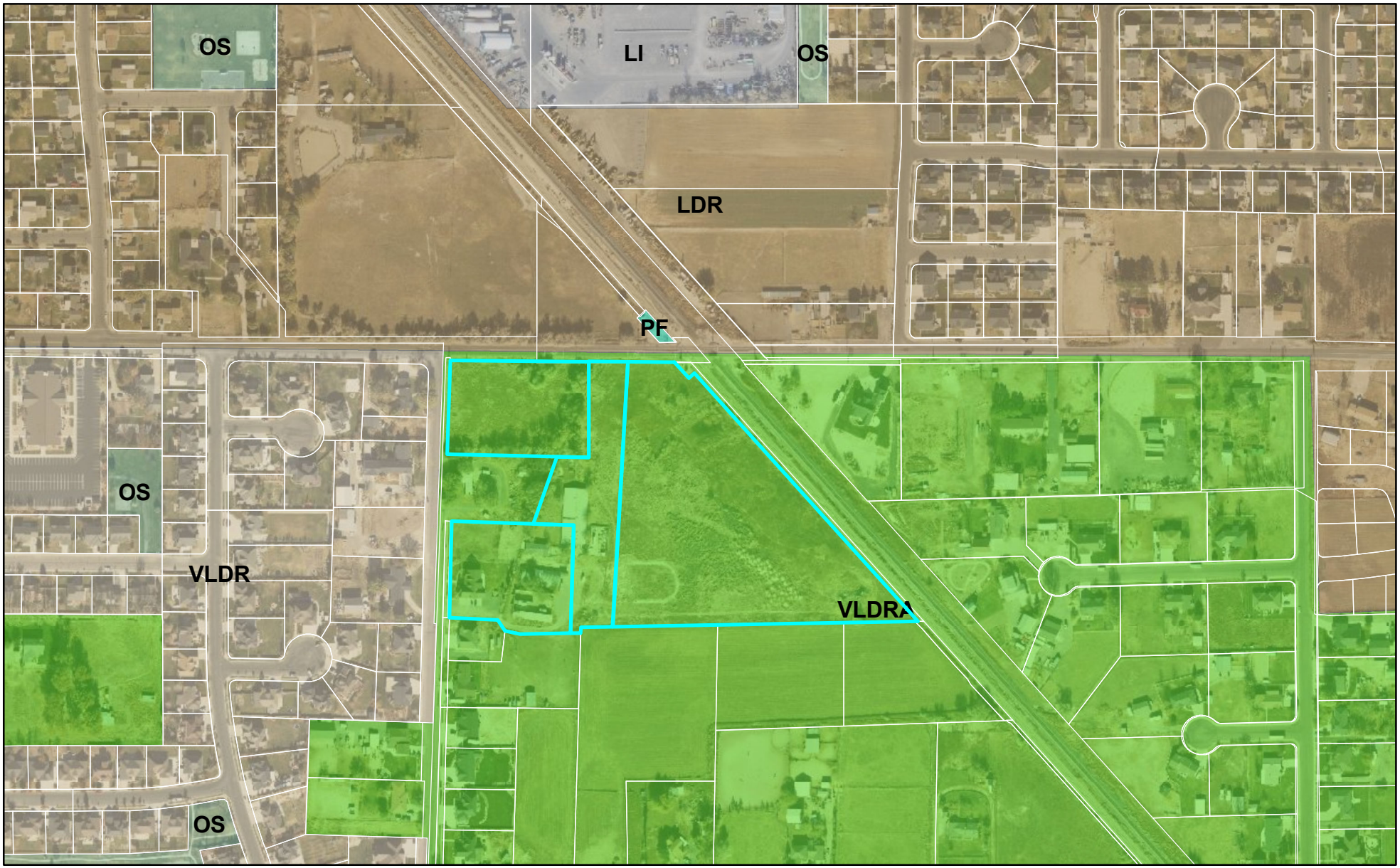


0 425 850 Feet

LEHI CITY

**Whisper Hollow Estates** **Final Subdivision**

General Plan

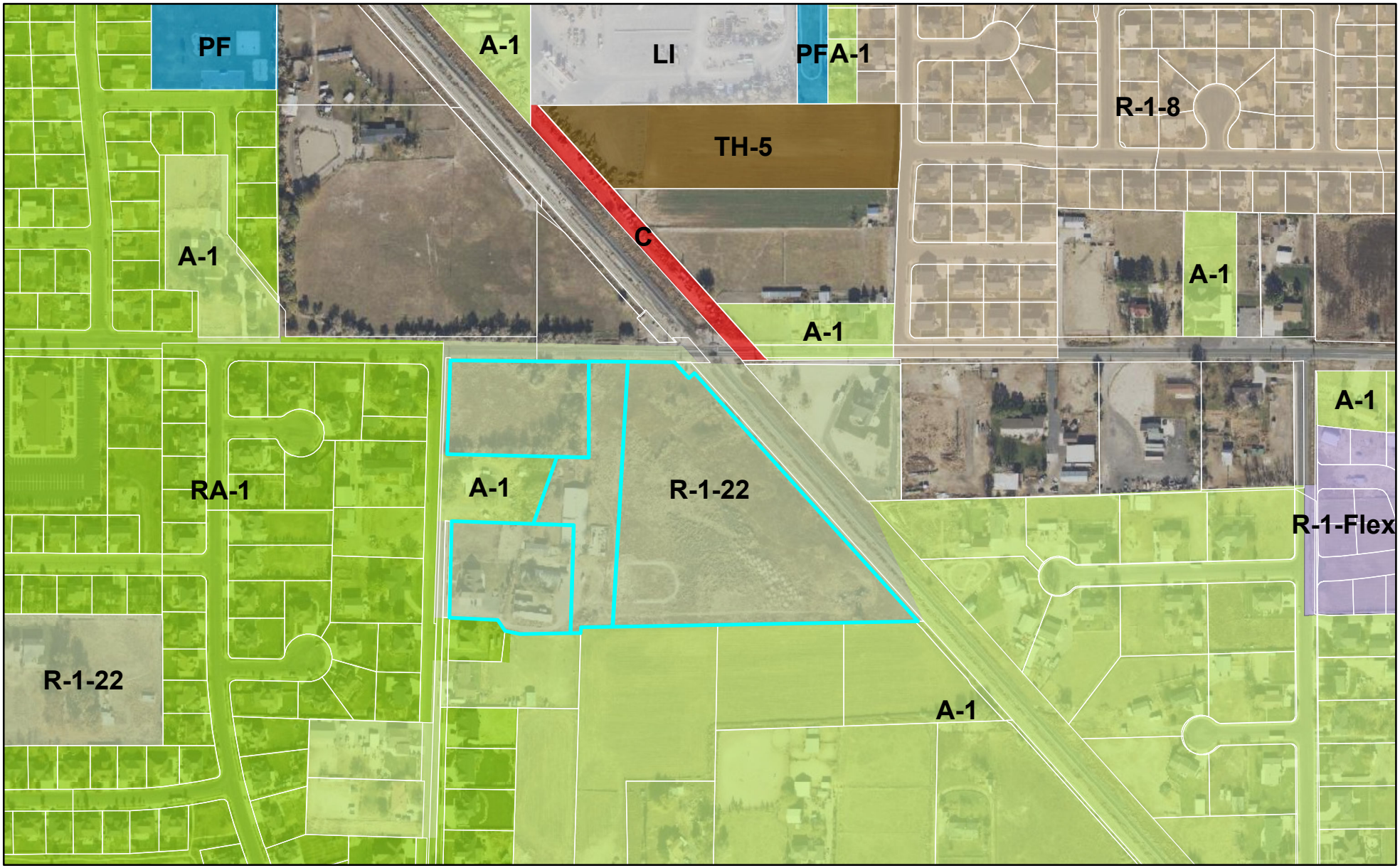



0 425 850 Feet

LEHI CITY

**Whisper Hollow Estates** **Final Subdivision**

Zoning

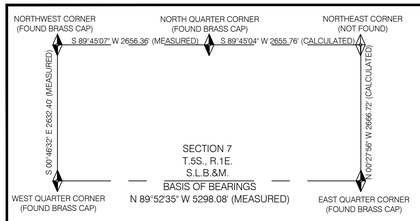



0 425 850 Feet

LEHI CITY

# WHISPER HOLLOW ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 62.11' | 238.00' | 14°57'06" | N80°33'59"W | 61.93' |
| C2 | 19.57' | 15.00' | 74°46'01" | N35°42'25"W | 18.21' |
| C3 | 25.10' | 15.00' | 95°52'25" | S49°36'47"W | 22.27' |
| C4 | 105.15' | 504.60' | 11°56'23" | S88°25'12"E | 104.96' |
| C5 | 55.11' | 504.60' | 6°15'28" | N82°28'53"E | 55.08' |
| C6 | 85.83' | 231.00' | 21°17'17" | N68°42'30"E | 85.33' |
| C7 | 39.51' | 231.00' | 9°47'59" | N53°09'52"E | 39.46' |
| C8 | 39.17' | 25.00' | 89°46'31" | N86°50'52"W | 35.29' |
| C9 | 160.26' | 504.60' | 18°11'51" | N88°27'04"E | 159.59' |
| C10 | 125.34' | 231.00' | 31°05'16" | N63°48'31"E | 123.81' |
| C11 | 81.30' | 231.00' | 20°09'51" | N52°02'32"W | 80.88' |
| C12 | 38.69' | 231.00' | 9°35'51" | N66°55'23"W | 38.65' |
| C13 | 119.99' | 231.00' | 29°45'42" | N56°50'28"W | 118.65' |
| C14 | 86.66' | 69.00' | 71°57'43" | S35°44'27"E | 81.08' |
| C15 | 23.59' | 15.00' | 90°06'43" | N45°17'45"E | 21.23' |
| C16 | 23.53' | 15.00' | 89°53'17" | N44°42'15"W | 21.19' |
| C17 | 33.83' | 131.00' | 14°47'53" | N07°09'33"W | 33.74' |
| C18 | 74.98' | 131.00' | 32°47'35" | N30°57'17"W | 73.96' |
| C19 | 55.72' | 131.00' | 24°22'15" | N59°32'12"W | 55.30' |
| C20 | 63.53' | 169.00' | 21°32'18" | N60°57'10"W | 63.16' |
| C21 | 24.26' | 169.00' | 8°13'23" | N46°04'19"W | 24.23' |
| C22 | 74.07' | 169.00' | 25°06'40" | N54°30'57"W | 73.48' |
| C23 | 164.53' | 131.00' | 71°57'43" | S35°44'27"E | 153.93' |
| C24 | 125.60' | 100.00' | 71°57'43" | S35°44'27"E | 117.50' |
| C25 | 103.89' | 200.00' | 29°45'42" | N56°50'28"W | 102.72' |
| C26 | 39.44' | 25.00' | 90°23'59" | N03°14'22"E | 35.48' |
| C27 | 91.18' | 169.00' | 30°54'47" | N63°53'45"E | 90.08' |
| C28 | 135.79' | 442.60' | 17°34'41" | N88°08'29"E | 135.26' |
| C29 | 82.44' | 442.60' | 10°40'18" | S77°44'01"E | 82.32' |
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| Line Table | | |
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| Line # | Length | Direction |
| L1 | 113.53' | S01°30'36"W |
| L2 | 87.60' | S01°30'36"W |
| L3 | 148.58' | N89°38'53"W |
| L4 | 175.55' | N89°38'53"W |
| L5 | 94.30' | N69°16'21"E |
| L6 | 17.48' | S41°57'37"E |

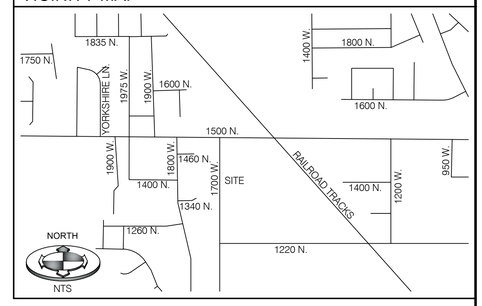
NORTH

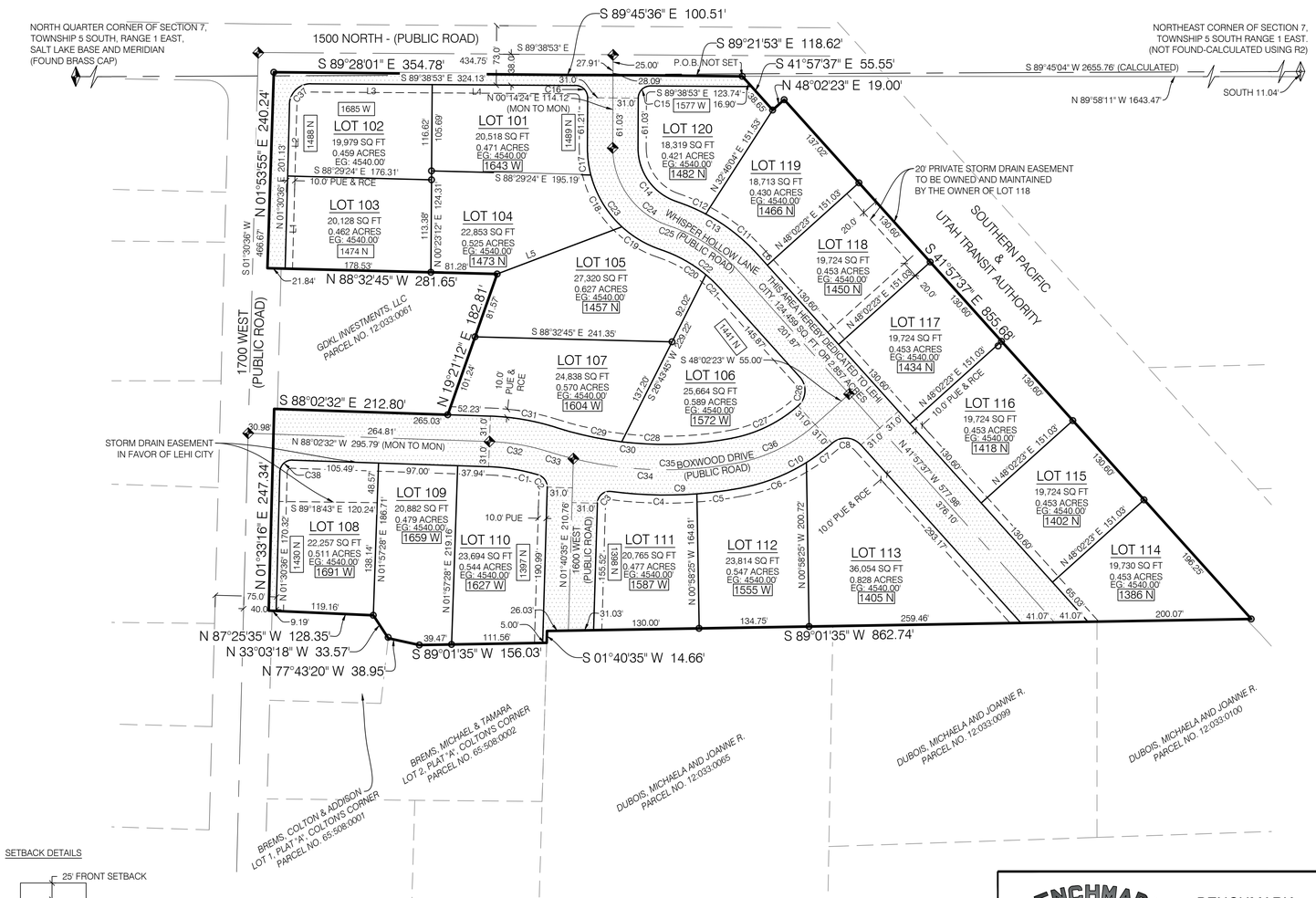
GRAPHIC SCALE

80 0 40 80 160

( IN FEET )
1 inch = 80ft.

## VICINITY MAP




## SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WHISPER HOLLOW ESTATES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION

A TRACT OF LAND OF LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 11.04 FEET AND NORTH 89°58'11" WEST 1643.47 FEET FRPM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 41°57'37" EAST 55.55 FEET, THENCE NORTH 48°02'23" EAST 19.00 FEET TO THE WESTERLY LINE OF THE UTAH TRANSIT AUTHORITY RIGHT OF WAY; THENCE SOUTH 41°57'37" EAST 855.68 FEET ALONG SAID RIGHT OF WAY; THENCE ALONG AN EXISTING WIRE FENCE THE FOLLOWING SIX (6) COURSES; (1) SOUTH 89°01'35" WEST 862.74 FEET; (2) SOUTH 01°40'35" WEST 14.66 FEET; (3) SOUTH 89°01'35" WEST 156.03 FEET; (4) NORTH 77°43'20" WEST 38.95 FEET; (5) NORTH 33°03'18" WEST 33.57 FEET; (6) NORTH 87°25'35" WEST 128.35 FEET; THENCE NORTH 01°33'16" EAST 247.34 FEET; THENCE SOUTH 88°02'32" EAST 212.80 FEET ALONG AN EXISTING WOOD FENCE; THENCE NORTH 19°21'12" EAST 182.81 FEET ALONG AN EXISITNG WIRE FENCE; THENCE NORTH 88°32'45" WEST 281.65 FEET; THENCE NORTH 01°53'55" EAST 240.24 FEET; THENCE SOUTH 89°28'01" EAST 354.78 FEET; THENCE SOUTH 89°45'36" EAST 100.51 FEET; THENCE SOUTH 89°21'53" EAST 118.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.060 ACRES, MORE OR LESS

20 LOTS

## OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

WHISPER HOLLOW ESTATES SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.
THIS _____DAY OF_____, A.D. 20____.

_____
SIGNATURE

(PRINT NAME):_____

TITLE: _____

## LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2022, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF _____, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF _____, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER:_____

_____ NOTARY PUBLIC COMMISSIONED IN UTAH

## APPROVAL BY LEGISLATIVE BODY

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

_____
MAYOR

_____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST:_____ CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

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

_____
CHAIR, PLANNING COMMISSION

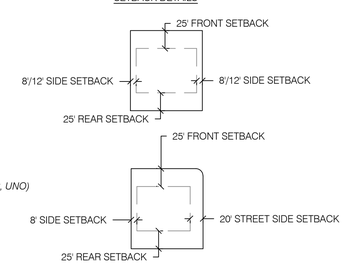
## CITY COUNCIL APPROVAL

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

_____ MAYOR

_____ CLERK-RECORDER

SETBACK DETAILS




NOTES:
1. PLUG AND WASHERS WILL BE SET IN THE TOP BACK OF THE CURB AND GUTTER.
2. PROPERTY IS IN ZONE R-1-22
3. THE LOWEST FLOOR LEVEL CAN BE NO DEEPER THEN 3' BELOW EXISTING GRADE. EXISTING NATIVE GRADE ELEVATION WAS MEASURED TO BE 4540.00' THROUGHOUT THE PROPERTY BY THE DEVELOPER.
4. ONE LOT OF BONUS DENSITY HAS BEEN GRANTED IN LIEU OF ROW FOR THE WIDENING OF 1700 W AND 1500 N.

*SECTION CORNER AND LINE (FOUND)*
*PROPERTY CORNER AND LINE (SET 5/8"x24" REBAR AND CAP, UNO)*
*LOT LINE*
*EASEMENT LINE*
*ADJOINING DEED LINE*
*NEW STREET MONUMENT TO BE SET*

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | LEHI CITY RECORDER SEAL | LEHI CITY ENGINEER SEAL |
|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR 06-28-22 7240531 BRIAN A. LINAM STATE OF UTAH | | | |

WHISPER HOLLOW ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

RECORDED # _____

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF_____
DATE_____TIME _____ BOOK _____ PAGE_____

_____ FEE $

_____ UTAH COUNTY RECORDER

2011307sp.dwg

BUILDING SETBACK NOTE:
THE BUILDING SETBACKS FOR ZONE_ARE:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET
SETBACKS MUST BE VERIFIED PRIOR TO INDIVIDUAL LOTS PERMITTING OR CONSTRUCTION.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT LEHI CITY STANDARDS AND SPECIFICATIONS.

FENCING NOTE:
ALL FENCES AT INTERSECTIONS MUST MAINTAIN VISIBILITY WITHIN A 30'X30' SIGHT TRIANGLE, AND THEREFORE MAY NOT EXCEED 4' IN HEIGHT PER LEHI CITY STDS.

NOTE:
THE LOWEST FLOOR LEVEL CAN BE NO DEEPER THEN 3' BELOW FINISH GRADE.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

AREA TABLE (PROPOSED)

| PARTICULARS | QUANTITY |
|---|---|
| TOTAL ACRES | 10.1 |
| TOTAL LOTS | 20 |
| OPEN SPACE | 0 |
| UNITS / ACRE | 2.0 |

AREA TABLE*

| PARTICULARS | S.F. | % |
|---|---|---|
| HARDSCAPE | 100,119 | 17.6 |
| LANDSCAPE | 465,214 | 81.8 |
| BUILDING | 3,550 | 0.6 |
| TOTAL | 568,883 | 100 |

* AREA TABLE DOES NOT INCLUDE IMPROVEMENTS OUTSIDE OF THE PROPERTY BOUNDARY OR PROPOSED LOT IMPROVEMENTS

NOTE:
ONE LOT OF BONUS DENSITY HAS BEEN GRANTED IN LIEU OF ROW FOR THE WIDENING OF 1700 W AND 1500 N

CONSTRUCTION KEY NOTE REFERENCE

| NO. | DESCRIPITON | DETAIL |
|---|---|---|
| 1 | ASPHALT PAVEMENT PER LEHI CITY STDS & GEOTECH CBR VALUE=5 | 3/CDT.03 |
| 2 | CONCRETE HIGH BACK CURB & GUTTER PER LEHI CITY STDS | 1/CDT.01 |
| 3 | SAWCUT AND REPAIR PER APWA #255 | |
| 4 | 5' SIDEWALK PER LEHI CITY STDS | 1/CDT.01 |
| 5 | ADA RAMP PER LEHI CITY STDS | 2/CDT.01 |
| 6 | NEW ENGINEERED BLOCK WALL (DESIGNED BY OTHERS) | 6/CDT.01 |
| 7 | 8' PRECAST SOUND WALL (DESIGNED BY OTHERS) | |
| 8 | STOP SIGN PER LEHI CITY STDS | |
| 9 | STREET SIGN PER LEHI CITY STDS | |
| 10 | FLARED DRIVE APPROACH PER LEHI CITY STDS | 8/CDT.02 |
| 11 | 6' NO-CLIMB FENCE (DESIGNED BY OTHERS, COORD. WITH ADJ OWNERS) | |
| 12 | K RAILS PER LEHI CITY STDS | |
| 13 | 12' WIDE ALL WEATHER ACCESS ROAD PER LEHI CITY STD RD-14 | 2/CDT.03 |
| 14 | TEMPORARY TURNAROUND PER LEHI CITY STDS. | 2/CDT.03 |

NORTH

GRAPHIC SCALE

60 0 30 60 120

( IN FEET )
1 inch = 60ft.

Line Table

| Line # | Length | Direction |
|---|---|---|
| L1 | 113.53' | S01°30'36"W |
| L2 | 87.60' | S01°30'36"W |
| L3 | 148.58' | N89°38'53"W |
| L4 | 175.55' | N89°38'53"W |
| L5 | 94.30' | N69°16'21"E |
| L6 | 17.48' | S41°57'37"E |

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

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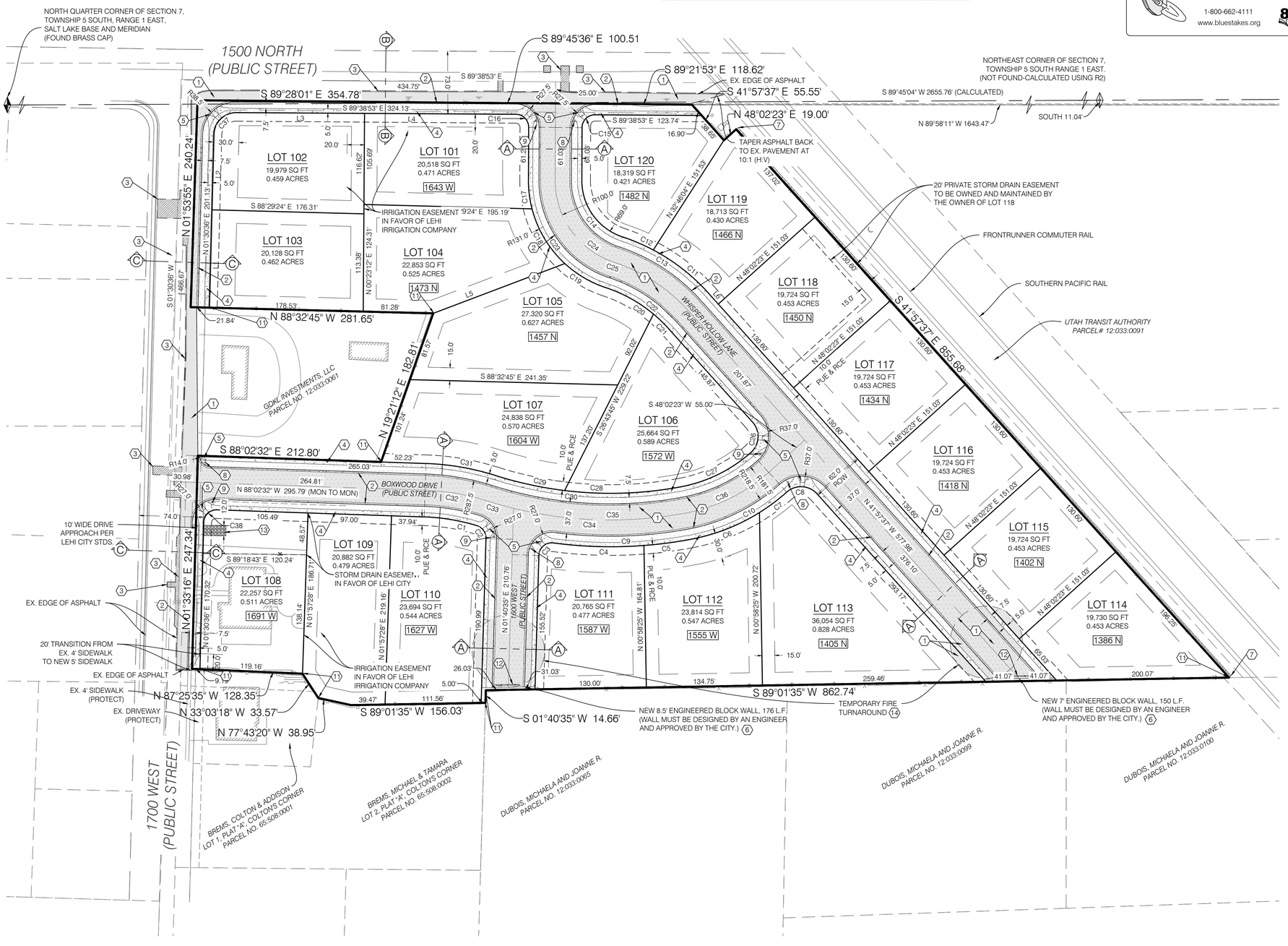
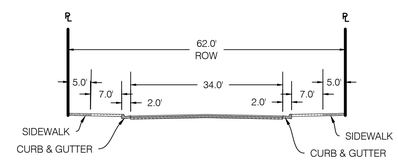
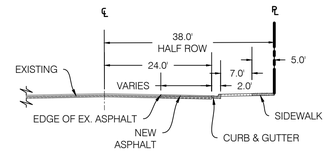
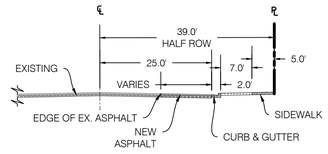



62' ROW CROSS SECTION (A)
SCALE: NTS




38' HALF-WIDTH ROW CROSS SECTION (B)
SCALE: NTS




39' HALF-WIDTH ROW CROSS SECTION (C)
SCALE: NTS

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 03/08/22 | REVISED PER CITY COMMENTS |
| 2 | 05/18/22 | REVISED PER CITY COMMENTS |
| 3 | 06/07/22 | REVISED PER CITY COMMENTS |
| 4 | 06/15/22 | REVISED PER IRR. COMPANY CHECKLIST |
| 5 | 06/28/22 | REVISED PER CITY COMMENTS |

DRAWN BY MRJAY
CHECKED BY AGA
FIELD CREW BAL/JS
DATE 02/22/2022
DWG. FILE 2011307_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PROFESSIONAL ENGINEER
6/28/22
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH


BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070. (801) 542-7192
www.benchmarkcivil.com


# WHISPER HOLLOW ESTATES SUBDIVISION

1500 NORTH 1700 W
LEHI, UTAH

PROJECT NO. 2011307

SITE PLAN

CSP.01
4 OF 19

**Agenda Item No: 8**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of  Resolution #2022-63, a Resolution of Intent to Annex the Andersen Property No 1., approximately 1.25-acres located at 8282 North 8730 West (Approximately 530 South 1100 West) with R-1-12 zoning.

**Suggested Action:**

**Attachments:**

CC Staff Report Andersen Property No. 1 Annexation - Resolution of Intent 07.26.22.docx

Andersen Property No 1 Annexation DRC 07.13.22.docx

Res 2022-63.docx

Andersen Aerial.pdf

Andersen GP.pdf

Andersen Zoning.pdf

Anderson Property No 1 Annexation 07.13.22.pdf

# ANDERSEN PROPERTY NO. 1 ANNEXATION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Duane Andersen | | |
| **Meeting Date** | July 26, 2022 | | |
| **Requested Action/Purpose** | Acceptance of a resolution of intent to annex | | |
| **Location** | 8282 N 8730 W (Approximately 530 S 1100 W) | | |
| **Requested Zoning** | R-1-12 | | |
| **General Plan Land Use Designation** | LDR | | |
| **Acreage** | 1.25 acres | | |
| **Existing Land Use** | Single family residential | | |
| **Adjacent Zoning and Land Use** | *North* | N/A | Single family residential |
| | *South* | N/A | Single family residential |
| | *East* | RA-1 | Single family residential |
| | *West* | R-1-10 | Greenfield Manor Subdivision |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Acceptance of resolution |
| **Planning Commission** | Review and recommendation on proposed zoning |
| **City Council** | Final approval |

## REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at 8282 North 8730 West with proposed R-1-12 zoning.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island and allow the applicant to connect into City water. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. The plat needs to include a vicinity map.
2. Need to list the zoning on the plat as R-1-12.
3. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-12 Zone is 1.35 acre feet per acre of culinary water and 2.34 acre feet per acre of irrigation water

These comments were informative for the applicant.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed annexation helps resolve a portion of a county island.

2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

**Anderson Property No 1 Annexation**
**DRC Redline Comments**

*Duane Anderson - requests review of the **Andersen Property No 1** Annexation, 1.25-acres of property located at 8282 North 8730 West. (approx. 530 South 1100 West) with proposed TH-5 zoning. Need envelopes*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **6/30/22**
Time Start: 1:02 pm
Time End: 1:05 pm

**DRC REPORT:**

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**

All city utilities are located in 1100 West.
8" culinary main
12" PI main
36" storm drain
15" sewer main

3. **Zoning required or recommended**

Need to list the zoning on the plat as R-1-12.

4. **Distances to schools/parks/shopping**

**Meadow Elementary School- 1 mile**
**Willow Creek Middle School- 1.4 miles**
**Lehi High School- 1.7 miles**

5. **Transportation**
1100 West is a 70' Collector

**DRC GENERAL COMMENTS:**

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. The plat needs to include a vicinity map.
4. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-12 Zone is 1.35 acre feet per acre of culinary water and 2.34 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26, 2022.
NEEDS ENVELOPES FOR PLANNING COMMISSION

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON

**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.**

ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

**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.**

**RESOLUTION NO: 2022-63**

**RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("ANDERSEN PROPERTY NO. 1" ANNEXATION)**

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Duane & Heather Andersen, consisting of approximately 1.25 acres, and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 26th day of July 2022.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

**Exhibit A**

**NOTICE OF INTENT TO ANNEX REAL PROPERTY**

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property majority owned by Duane & Heather Andersen located at 8282 North 8730 West or approximately 530 S 1100 W, Lehi, Utah, consisting of approximately 1.25 acres, and further described as follows:

**Legal Description:**

ANNEXATION PARCEL

**ANDERSEN PROPOSED PROPERTY DESCRIPTION**

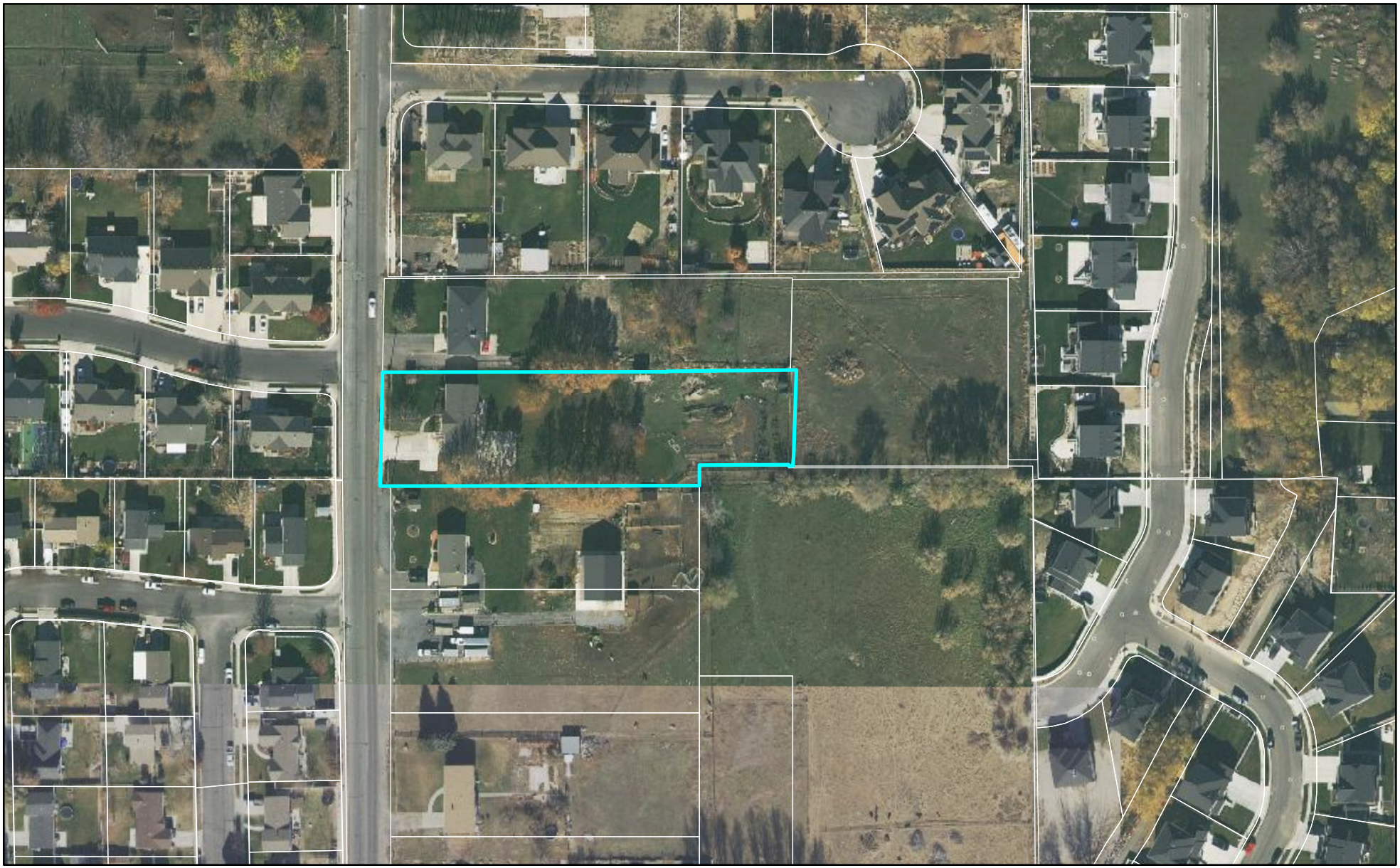
**COMMENCING (South 00°20'55" East (South) 945.58 feet & (East 384.96') South 89°13'41" East 386.78 feet, from the West Quarter Corner, common to Section 17 & 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian. Utah (County Monument N 7,308903.52', E 1,537,789.73' Nad 83 State Plane), Said P.0.B. being located on the existing Lehi City Boundary Line; Thence Running:**
**North 89°58'26" East 308.89 feet along a Wood Fence and the Agreed upon North Hardy Property Line; thence along the said agreed upon Wood Fence Line the following (7) courses:**
**North 48°32'06" East 21.06 feet; thence North 18°07'16" East 4.86 feet; thence North 89°12'27" East 106.66 feet, along a portion the Madsen North property & Fence Line to an existing Fence Corner; thence North 02°00'57" East 107.69 feet, along the Fred & Margie Hardy agreed upon Property line; thence North 89°14'54" West 62.22 feet, along South Line of the said Fred & Margie Hardy Property line; thence continuing along said the South Fred & Margie Hardy Line, North 76°02'59" West 7.46 feet; thence North 89°45'10" West 270.65 feet, along said Fred & Margie Hardy property & existing Wood Fence Line to a point on the East side of 1100 West Street & Dubois/Webb Annexation Plat Boundary; thence South 00°20'55" East 131.96 feet along the Lehi City Boundary to the point of Beginning**
**(Containing 54,626.8 Square feet or 1.25 Acres More or Less.)**
**Less & excepting any portion that lying in the 1100 West Street Right of Way**

A public hearing has been scheduled before the Lehi City Council on the 26th day of July 2022, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

# Andersen Property No. 1 Annexation

Aerial



0 175 350 Feet

LEHI CITY

# Andersen Property No. 1 Annexation

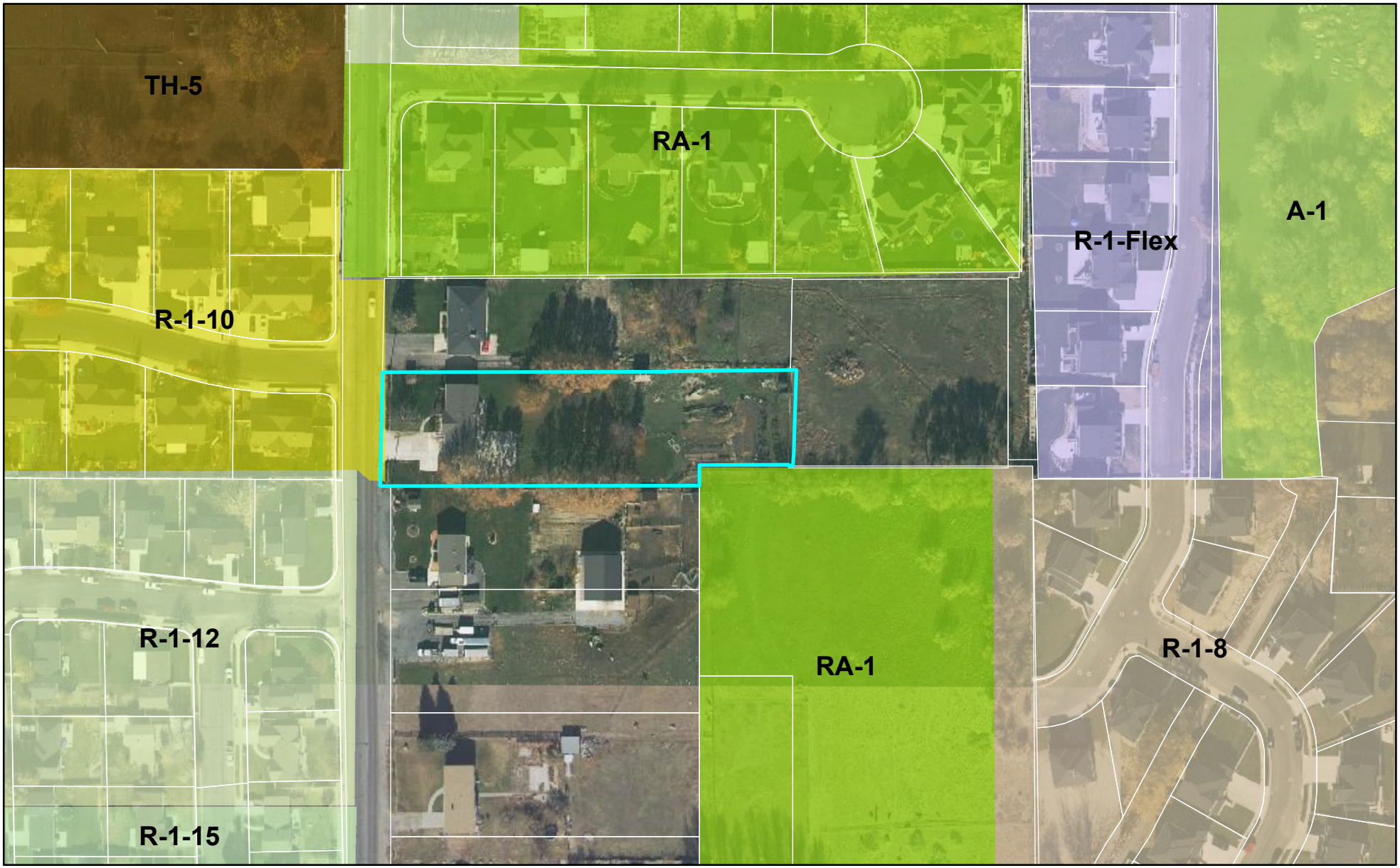
General Plan

0 175 350 Feet

LEHI CITY

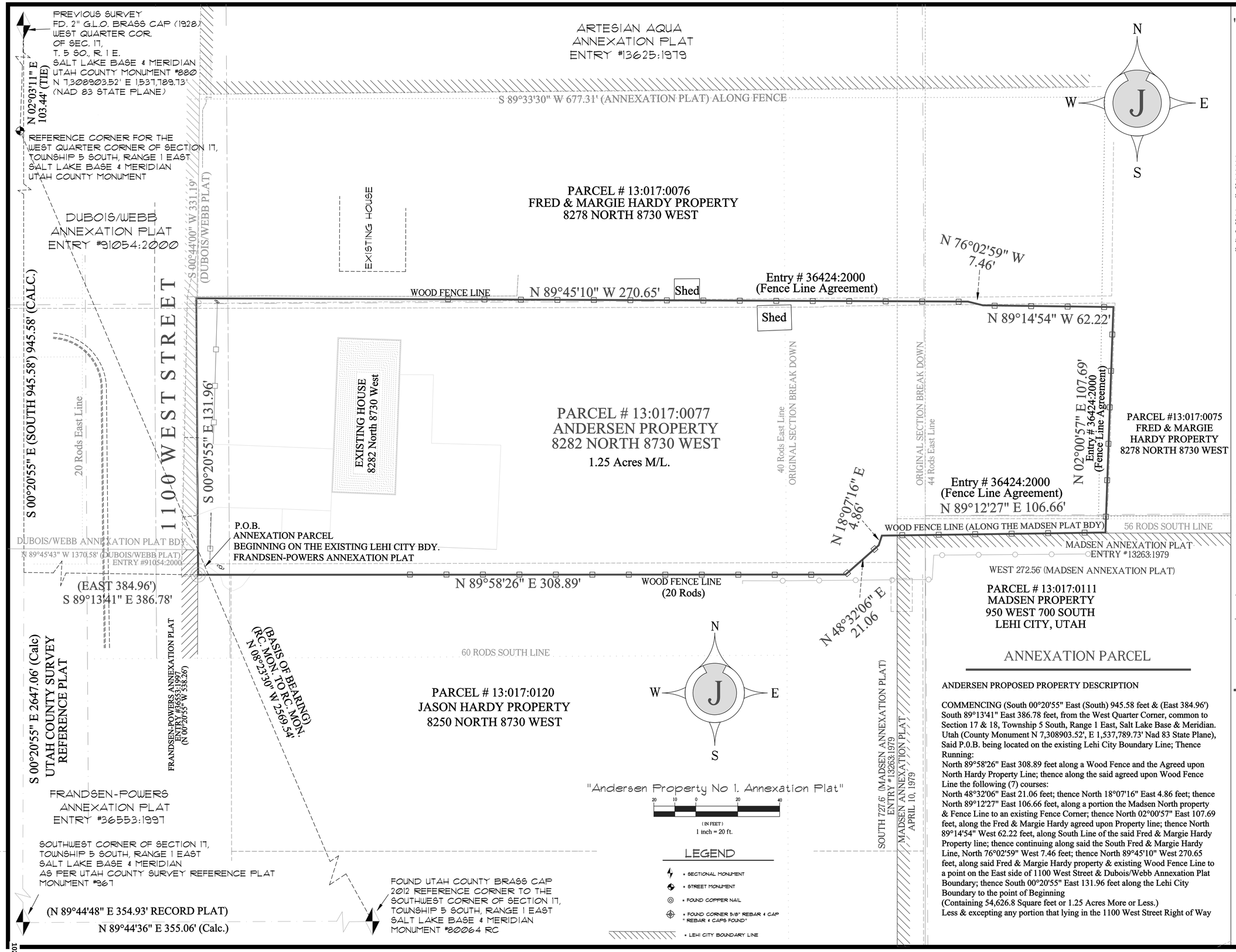
# Andersen Property No. 1 Annexation

Zoning




0 175 350 Feet

LEHI CITY




# "Andersen Property No 1. Annexation Plat"

## 8282 NORTH 8730 WEST
## LEHI CITY, UTAH

LOCATED WITHIN, UTAH COUNTY, UTAH.
A PART OF THE SOUTHWEST 1/4 OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

### SURVEYOR'S CERTIFICATE - NARRATIVE

This is a preliminary survey, was performed at the request of the Andersen Property, For the purpose to locate existing Boundary's & to resolve such Boundary discrepancies, and Also for the Purpose of an Annexation Plat in to Lehi City. The Basis of Bearing was derived from the Found Utah County Survey Sectional Reference Monuments, N 08°23'30" W 2569.54 feet. (as shown.)

I, Timothy R. Johanson Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that this plat was prepared under my direction in accordance with the requirements of Utah County, Utah, and as per annexation state code 17-23-20 as amended.

Surveyors Seal

06-08-2022

### UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and Hereby certified as a final local entity plat, pursuant to Utah County Ann. :17-23-20 as amended."

Approved As to Form on this_____ Day of _____ 20__.

Surveyors Seal

_____
County Surveyor

### ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we the undersigned Lehi City Council have adopted a resolution of its intent to annex the tract of land shown hereon, and have subsequently adopted an ordinance annexing said tract into Lehi City, Utah and that a copy of the ordinance has been prepared for filing herewith, all in accordance with Utah Code Section 10-2-418, as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to be known here after as the "Andersen Property No 1. Annexation Plat".

Dated this _____ day of _____ ad 20__.

Recorders Seal

Approved by mayor

Attest by clerk-recorder

### ANNEXATION PARCEL

ANDERSEN PROPOSED PROPERTY DESCRIPTION

COMMENCING (South 00°20'55" East (South) 945.58 feet & (East 384.96') South 89°13'41" East 386.78 feet, from the West Quarter Corner, common to Section 17 & 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian. Utah (County Monument N 7,308903.52', E 1,537,789.73' Nad 83 State Plane), Said P.0.B. being located on the existing Lehi City Boundary Line; Thence Running:
North 89°58'26" East 308.89 feet along a Wood Fence and the Agreed upon North Hardy Property Line; thence along the said agreed upon Wood Fence Line the following (7) courses:
North 48°32'06" East 21.06 feet; thence North 18°07'16" East 4.86 feet; thence North 89°12'27" East 106.66 feet, along a portion the Madsen North property & Fence Line to an existing Fence Corner; thence North 02°00'57" East 107.69 feet, along the Fred & Margie Hardy agreed upon Property line; thence North 89°14'54" West 62.22 feet, along South Line of the said Fred & Margie Hardy Property line; thence continuing along said the South Fred & Margie Hardy Line, North 76°02'59" West 7.46 feet; thence North 89°45'10" West 270.65 feet, along said Fred & Margie Hardy property & existing Wood Fence Line to a point on the East side of 1100 West Street & Dubois/Webb Annexation Plat Boundary; thence South 00°20'55" East 131.96 feet along the Lehi City Boundary to the point of Beginning
(Containing 54,626.8 Square feet or 1.25 Acres More or Less.)
Less & excepting any portion that lying in the 1100 West Street Right of Way

JOHANSON
LAND CONSULTANTS
• SURVEYING • PLANNING • LAND DEVELOPMENT
Professional Land Surveyors
125 East 100 North, Suite 664
Heber City, Utah 84032
Phone (801) 870-0905
johansonsurvey.com
johansonsurvey@gmail.com

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

PROJECT NO.
JLC-22-041 ANDERSON
1100 WEST 530 SOUTH LEHI
DATE: 06-08-2022
DRAWN BY: TIM R. JOHANSON P.L.S.
CKHD BY: TIM R. JOHANSON P.L.S.
SHEET NUMBER
ANNEXATION

**Agenda Item No: 9**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2022-64, a Resolution of Intent to Annex the BCP property, approximately 14.67-acres located at approximately 1450 South 1300 West with TH-5 zoning.

**Suggested Action:**

**Attachments:**

CC Staff Report - BCP Annexation Resolution of Intent 07.26.22.docx

BCP Annexation DRC 07.13.22.docx

Res 2022-64.docx

BCP aerial.pdf

BCP GP.pdf

BCP zoning.pdf

BCP Annexation 07.13.22.pdf

# BCP ANNEXATION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Trane Engineering | | |
| **Meeting Date** | July 26, 2022 | | |
| **Requested Action/Purpose** | Acceptance of a resolution of intent to annex | | |
| **Location** | Approximately 1450 South 1300 West | | |
| **Requested Zoning** | TH-5 | | |
| **General Plan Land Use Designation** | VLDRA with MU Village Overlay | | |
| **Acreage** | 14.67 acres | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | TH-5 | Undeveloped |
| | *South* | PF | Dry Creek Elementary |
| | *East* | TH-5 | Single family residential |
| | *West* | PF | Future Lehi City Park |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Acceptance of resolution |
| **Planning Commission** | Review and recommendation on proposed zoning |
| **City Council** | Final approval |

## REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at approximately 1450 South 1300 West with proposed TH-5 zoning.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. Storm drain outfalls to an open ditch on West end of 1450 South. A suitable outfall must be provided when this property is developed.
2. Remove council member signature lines
3. Because of the requested TH-5 Zoning, no water dedication will be required at the time of annexation, however no connection to the culinary or pressurized irrigation system will be allowed.
4. Need to specify the zoning on the annexation plat.

These comments were informative for the applicant.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed annexation helps resolve a portion of a county island.

2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

**BCP Annexation**
**DRC Redline Comments**

*Trane Engineering - requests review of the **BCP Annexation**, 14.67-acres of property located at approximately 1450 South 1300 West with proposed TH-5 zoning. Need envelopes.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane, Michael Porter, Cameron Spencer
Date of Plans Reviewed: **7/5/22**
Time Start: 1:45 pm
Time End: 1:55 pm

**DRC REPORT:**

**Critical Issues: None**

1. **Location of existing and proposed City facilities**
   Utilities in 1450 South
   8" Culinary main
   10" PI main
   8" sewer main
   15" Storm drain main

   Storm drain outfalls to an open ditch on West end of 1450 South. A suitable outfall must be provided when this property is developed.

2. **Zoning required or recommended**
   TH-5

3. **Distances to schools/parks/shopping**
   Dry Creek Elementary School- .03 miles
   Willow Creek Middle School- 2.17 miles
   Lehi High School- 2.49 miles

4. **Transportation**
   1100 W is a master planned 70' collector

**DRC GENERAL COMMENTS:**

1. Remove council member signature lines
2. Label roads
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. Because of the requested TH-5 Zoning, no water dedication will be required at the time of annexation, however no connection to the culinary or pressurized irrigation system will be allowed.
6. Need to specify the zoning on the annexation plat.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26, 2022
NEED ENVELOPES FOR PLANNING COMMISSION MEETING IN AUGUST

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON

**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.**

ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

**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.**

**RESOLUTION NO: 2022-64**

**RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("BCP" ANNEXATION)**

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provide one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by BCP Development INC, consisting of approximately 14.67 acres, and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 26th day of July 2022.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

**Exhibit A**

**NOTICE OF INTENT TO ANNEX REAL PROPERTY**

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property majority owned by BCP Development INC located at approximately 1450 South 1300 West, Lehi, Utah, consisting of approximately 14.67 acres, and further described as follows:

**Legal Description:**

ANNEXATION DESCRIPTION

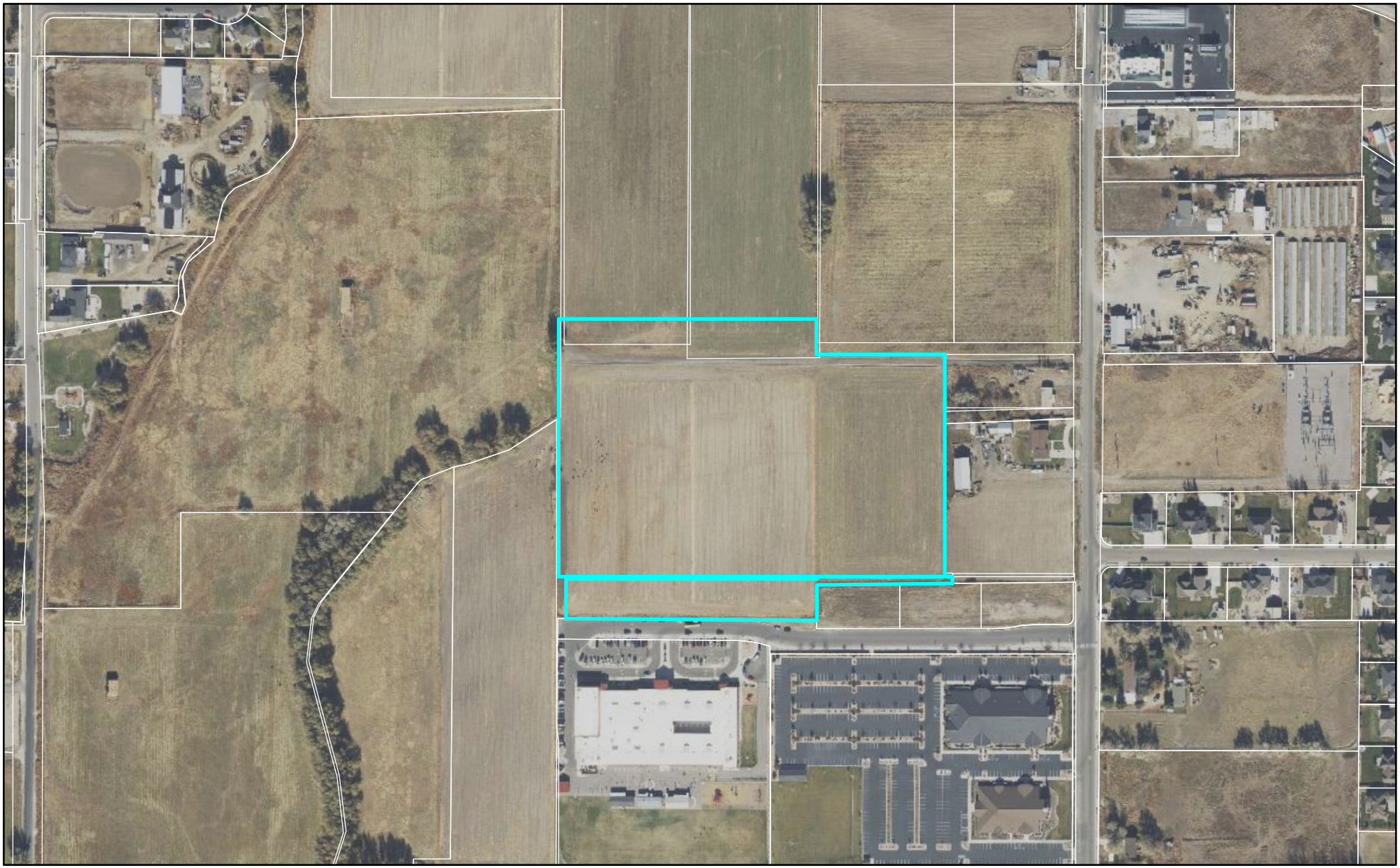
Beginning at a Great Basin rebar & cap which is North 00°04'59" West 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR–FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

A public hearing has been scheduled before the Lehi City Council on the 26th day of July 2022, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

# BCP Annexation

Aerial

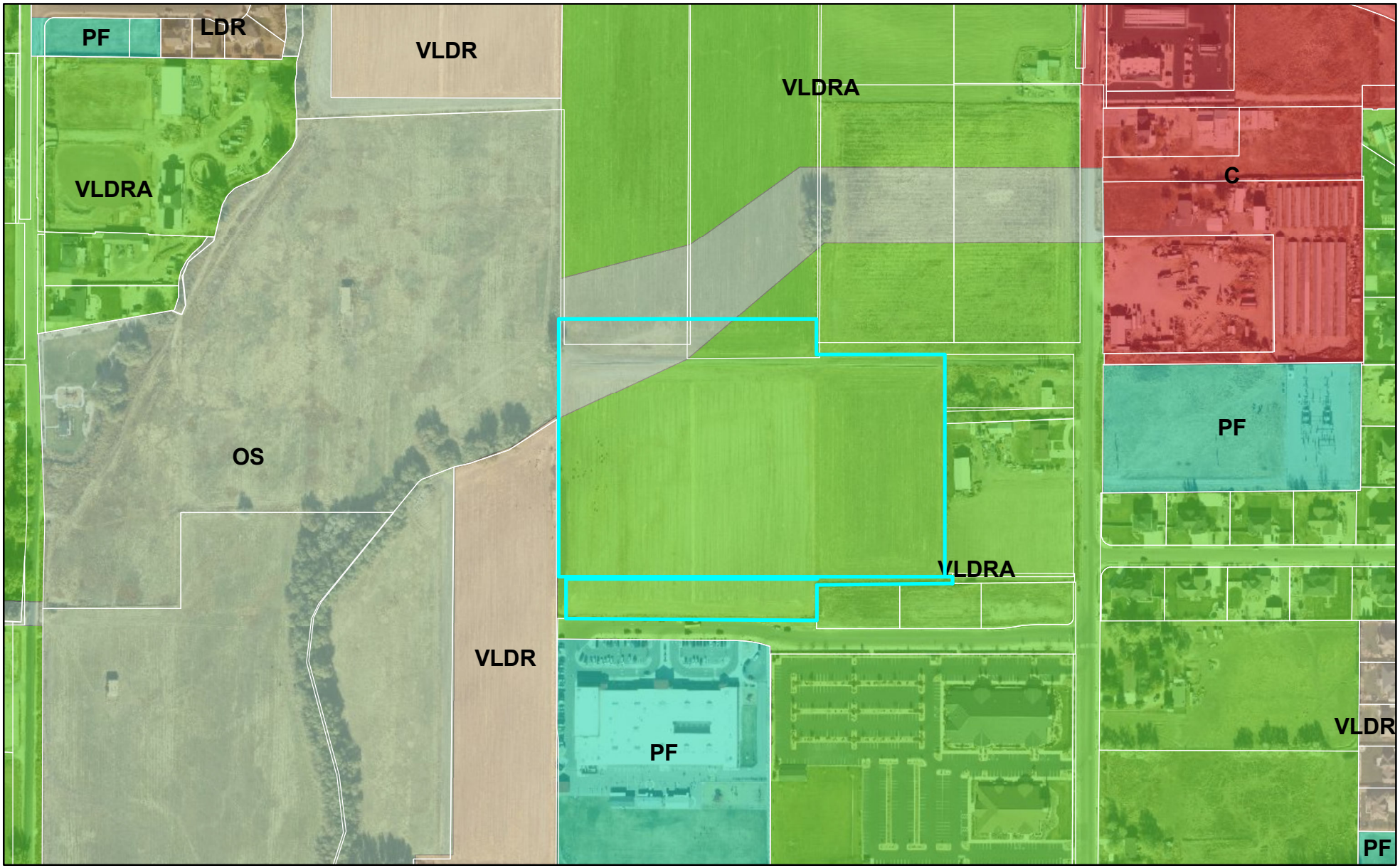


0 420 840 Feet

LEHI CITY

# BCP Annexation

General Plan

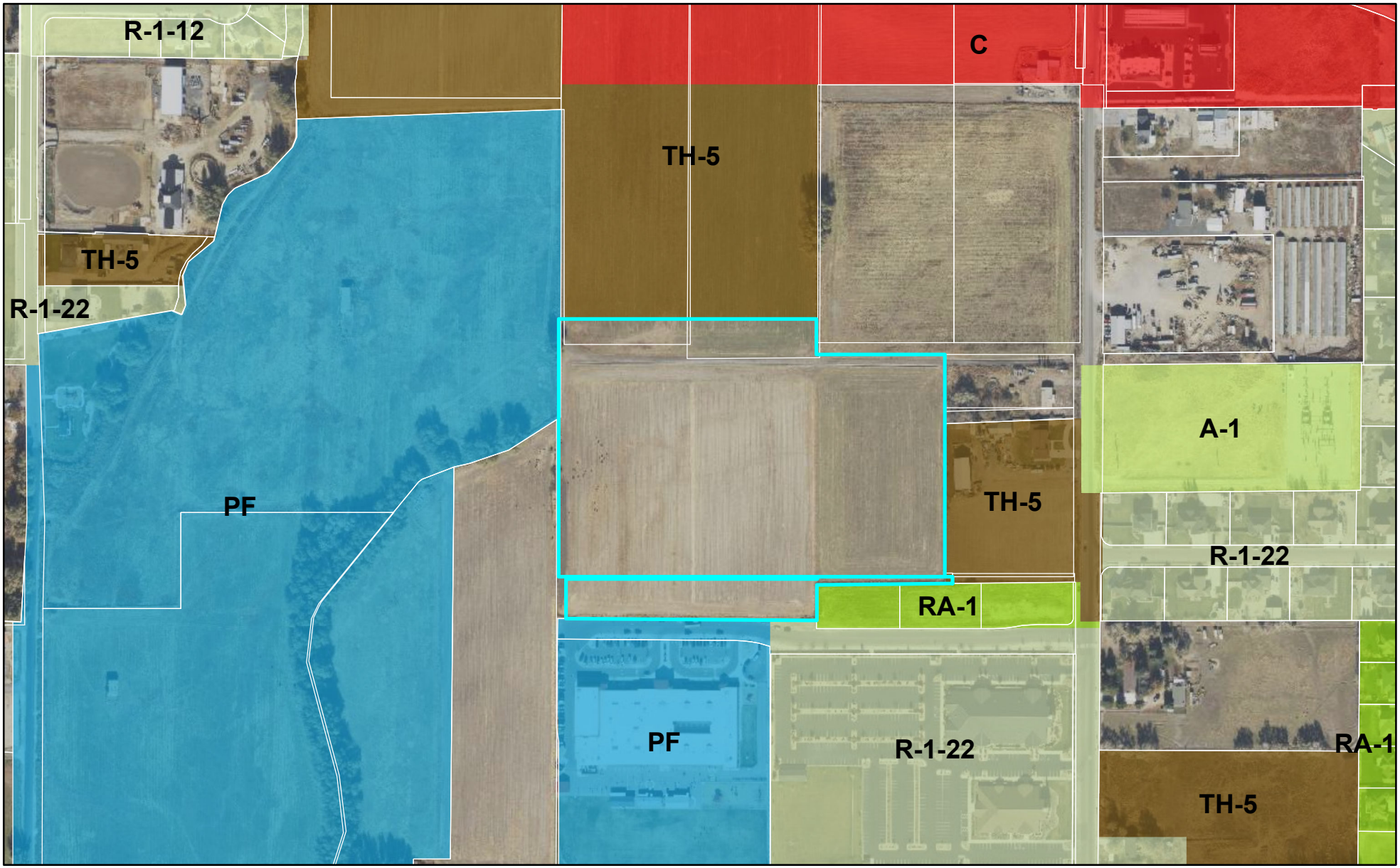



0 420 840 Feet

LEHI CITY

# BCP Annexation

Zoning



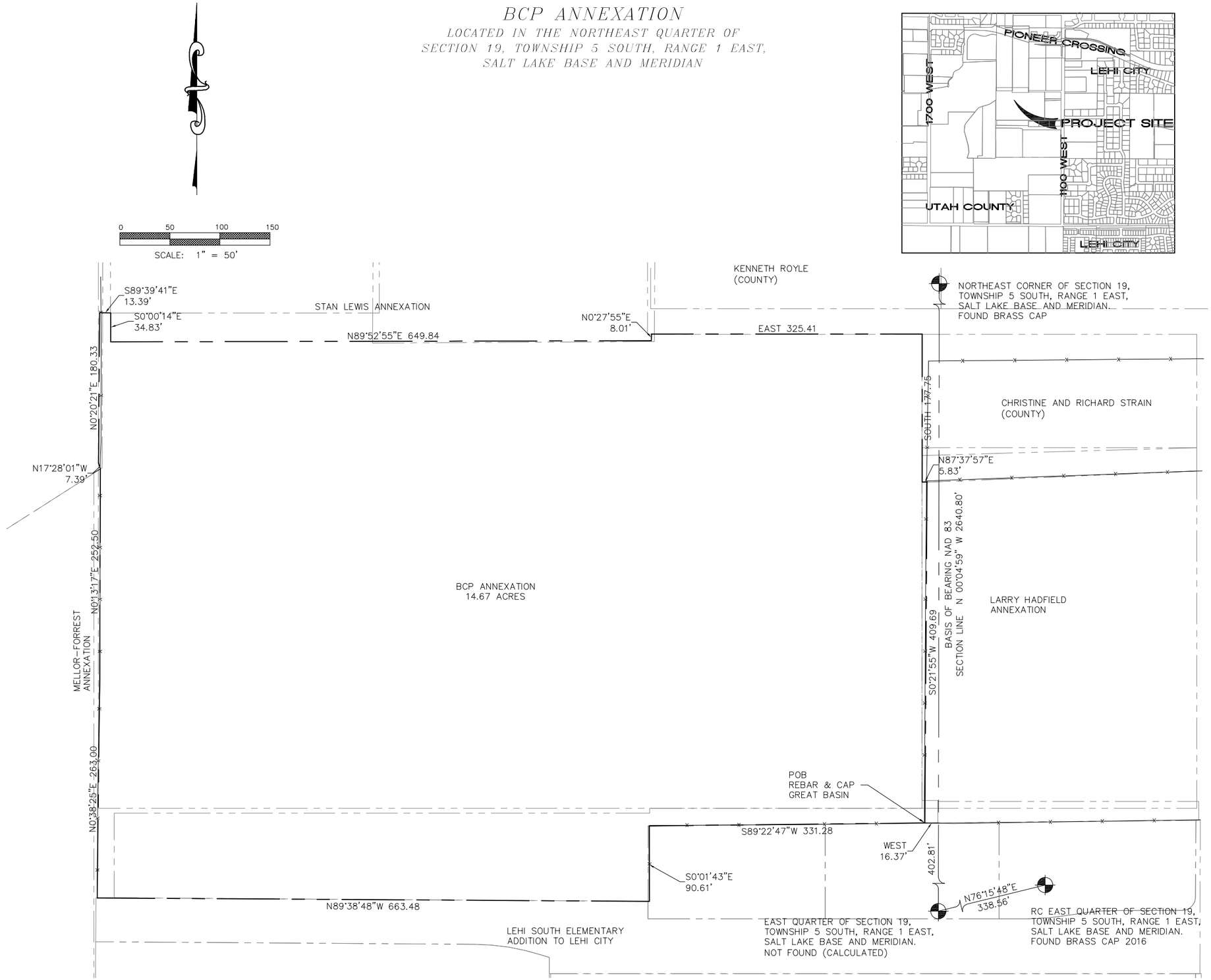

0 420 840 Feet

LEHI CITY

# BCP ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN




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

## SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Professional Land Surveyor and that I hold licence No. 5152741 in accordance with title 58, chapter 22 of the Professional Engineers and Land Surveyors licensing act, Utah code annotated, 1953 amended, I further certify that this is a true and accurate map of the tract of land to be annexed to Lehi City, Utah County, Utah.

### ANNEXATION DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" West 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR-FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

SURVEYOR

DATE

SURVEYOR'S SEAL

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

## ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of LEHI City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown heron, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, an do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City: all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be Known here after as the Annexation.

DATED THIS _____ DAY OF _____, 2021.

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Recorder

RECORDER'S SEAL

# FINAL LOCAL ENTITY PLAT

# BCP ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 50 FEET

RECORDING INFORMATION

**Agenda Item No: 10**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Lorin Powell
Submitting Department: Engineering
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**

Consideration of Resolution #2022-66, approving agreements between Lehi City and CentraCom, Zayo, and AT&T for the relocation of buried telecommunications facilities.

**Suggested Action:**

The Loop Road Project will add a road on the east side of the Hospital to a proposed Transit Stop, Proposed TOD site and allow traffic to go south since the Frontage Road has been converted to a one-way north road. Property will be deeded to Lehi City from UTA to build the road. Currently AT&T, CentraCom, and Zayo have buried cable that needs to be lowered to allow the road to be built. These companies are willing to relocate their line per the attached agreement.

Approve the Agreement and authorize the Mayor to sign the Agreement.

**Attachments:**

Res 2022-66.docx

AT &T Cable Relocation Agree (Loop Road) 7-7-22.docx

CentraCom_Cable_Relocation_Agree__Loop_Road_6-15-2022.pdf

Zayo_Cable_Relocation_Agree__Loop_Road__Draft_7-2022.docx

RESOLUTION NO. 2022-66

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AGREEMENTS BETWEEN LEHI CITY AND CENTRAL UTAH TELEPHONE DBA CENTRA COM INTERACTIVE, ZAYO GROUP LLC, AND AT&T CORP ("FIBER COMPANIES") FOR THE RELOCATION OF BURIED TELECOMMUNICATIONS FACILITIES

WHEREAS, Fiber Companies are grantees of an easement granted by Union Pacific Railroad to occupy their railroad right-of-way with buried telecommunications facilities;

WHEREAS, in order for the City to construct the Loop Road, it is necessary for the Companies to relocate their buried telecommunications facilities;

WHEREAS, on July 26, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreements with the Fiber Companies; 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 Agreements attached hereto as Exhibit "A" are hereby approved and the Mayor is authorized to execute the agreements and take all other such action as is necessary to make them effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of July, 2022.

| LEHI CITY | ATTEST |
|---|---|
| _____ | _____ |
| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

Exhibit “A”

**REIMBURSEMENT AGREEMENT**

This AGREEMENT made this ____ day of _____, 20___, by and between AT&T Corp., on behalf of itself and its affiliated companies, which has a place of business at 3450 Riverwood Parkway SE, Atlanta, GA 30339 ("AT&T") and City of Lehi, which has a place of business at 99W. Main Street, STE 100, Lehi, UT 84043 ("CITY").

**WITNESSETH:**

**WHEREAS**, AT&T is a grantee of an easement granted by Union Pacific Railroad Company to occupy their railroad right-of-way with a buried communications facility (the "Easement Area"); and

**WHEREAS**, the **Easement Area** and any AT&T buried cable and associated facilities that have been placed within the **Easement Area** will be adversely impacted by CITY's proposed construction within said easement strip; and

**WHEREAS**, CITY will reimburse AT&T for AT&T's cost of protecting, relocating and/or lowering a section of the AT&T facilities, a section of the AT&T NexGen Link 22 Fiber Optic Cable that runs within Union Pacific Railroad from AT&T Station Number 1937+31' to AT&T Station Number 2012+14' (the "Cable");

**NOW THEREFORE,** the parties agree as follows:

1. AT&T will provide engineering, plant protection, labor, materials, and supervision necessary to protect, relocate and/or lower the Cable, as deemed necessary in AT&T's sole judgment (the "Work"). The Work is more particularly described in attached **Exhibit A**. The starting date will be set by the parties so that the Work can be completed as expeditiously as practicable.

2. CITY shall pay AT&T the actual cost of the Work, which is estimated to be Six Hundred Thirty-Four Thousand Five Hundred Eight Dollars ($634,508.00), as shown on attached **Exhibit B**. If prior to the commencement of the Work, the cost to complete the Work has increased 10% or more from the estimate shown on Exhibit B, AT&T shall notify the City in writing prior to commencing the Work. In its sole discretion, City shall then have 10 business days from receipt of AT&T's written notice to terminate this Agreement by providing written notice of termination to AT&T. AT&T's failure to provide written notice to the City that the cost of the Work has increased 10% or more shall relieve the City of any obligation to pay more than the cost shown on Exhibit B. Upon AT&T's receipt of the City's written notice of termination, this Agreement shall be void and the parties shall be relieved of any and all duties and obligations with respect thereto. Upon completion of the Work, AT&T will send a final invoice to CITY for the actual cost of the Work. CITY will pay to AT&T within thirty (30) days from the invoice date.

3. CITY agrees to exercise all due caution while working near the Cable, in order to prevent damage to the Cable. CITY agrees:

(a) to notify AT&T by telephone at 1-800-252-1133 at least forty-eight (48) hours prior to performing any construction, demolition or repairs at the Cable location;

(b) not to use at the Cable location any tool, equipment, or the machinery capable of being operated within ten (10) feet of the Cable without an AT&T representative being present;

(c) to perform construction, demolition, repair, modifications, additions and any other activities in compliance with all applicable laws and regulations and in a manner that does not interfere with the operations of AT&T; and

(d) not to work at the Cable location without AT&T's prior authorization and AT&T's On-Site Work Force personnel being present during the work.

4. To the extent permitted by Utah State Law, CITY (the "Indemnifying Party") shall indemnify, defend and hold harmless AT&T (the "Indemnified Party") from and against any and all claims, demands, actions, losses, damages, assessments, charges, judgments, liabilities, costs and expenses (including reasonable attorneys' fees and disbursements) that may from time to time be asserted by third parties against the Indemnified Party because of any personal injury, including death, to any person or loss of, physical damage to or loss of use of real or tangible personal property, to the extent caused by the negligence or misconduct of the Indemnifying Party, its agents, employees or contractors. For purposes of indemnifications set forth in this Agreement, "Indemnified Party" means AT&T, its affiliates, subsidiaries, parent, successors and assigns and its and their employees, directors, officers, agents, contractors and subcontractors. The Indemnified Party:

4.1 shall notify the Indemnifying Party in writing promptly upon learning of any claim or suit for which indemnification may be sought, provided that failure to do so shall have no effect except to the extent the Indemnifying Party is prejudiced thereby;

4.2 shall have the right to participate in such defense or settlement with its own counsel and at its own expense, but the Indemnifying Party shall have control of this defense or settlement; and

4.3 shall reasonably cooperate with the defense.

5. AT&T makes no warranties, express or implied, including any implied warranties as to merchantability or fitness for a particular purpose.

6. Notwithstanding any provision of this agreement to the contrary, except as provided in Section 4, in no event shall either party be liable to the other party for any

special, incidental, indirect, punitive, reliance or consequential damages, whether foreseeable or not, including, but not limited to, loss of profits or revenue, cost of capital, cost of replacement services, or claims of customers or of other third parties, occasioned by any cause whatsoever, including, without limitation, breach of contract, breach of warranty, negligence or strict liability.

7. CITY shall keep the Cable and other property of AT&T free from all mechanic's, artisan's, materialman's, architect's, or similar services' liens which arise in any way from or as a result of its activities and cause any such liens which may arise to be discharged or released.

8. Except for payment of the cost of the Work, neither party shall have any liability for its delays or its failure in performance due to: fire, explosion, pest damage, power failures, strikes or labor disputes, acts of God, the Elements, war, civil disturbances, acts of civil or military authorities or the public enemy, inability to secure raw materials, transportation facilities, fuel or energy shortages, or other causes beyond its control, whether or not similar to the foregoing.

9. A party shall be in default if it fails to perform or observe any material term or condition of this Agreement and the failure continues unremedied for thirty (30) days after receipt of written notice (fourteen (14) days in the case of CITY's failure to pay AT&T the estimated and/or actual cost of the Work); provided, however, that when such default (excluding CITY's non-payment) cannot reasonably be cured within such thirty (30) day period, this period will be extended if that party promptly commences to cure the same and prosecutes such curing with due diligence. Upon the default by a party, the other party may terminate this Agreement and pursue any legal remedies it may have under applicable law or principles of equity.

10. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns. CITY shall not assign, transfer, or dispose of this Agreement or any of its rights or obligations hereunder without prior written consent of AT&T; provided, however, that CITY may assign or transfer this Agreement to a controlling or controlled affiliate or to a successor in the event of reorganization, including a merger or sale of substantially all of its assets, without the consent of AT&T. An assignment, transfer or disposition of this Agreement by CITY shall not relieve CITY of any of its obligations under this Agreement. AT&T shall have the right to assign this Agreement and to assign its rights and delegate its obligations and liabilities under this Agreement, either in whole or in party, to any party. An assignment, transfer or disposition of this Agreement by AT&T shall not relieve AT&T of any of its obligations under this Agreement. Neither this Agreement, nor any term or provision hereof, nor any inclusion by reference shall be construed as being for the benefit of any person or entity not a signatory hereto.

11. Any demand, notice or other communication to be given to a party in connection with this Agreement shall be given in writing and shall be given by personal delivery, by

registered or certified mail, return receipt requested, or by commercial overnight delivery service addressed to the recipient as set forth below or to such other address or individual, as may be designated by notice given by the party to the other:

**AT&T:**

AT&T Corp.
3450 Riverwood Parkway SE
Atlanta, GA 30339
Room 162
Attention: Right of Way Dept.

With a copy to:

AT&T Corp.
One AT&T Way
Room 3A118A
Bedminster, NJ 07921
Attention: Legal Department - Network Services

**CITY:**

City of Lehi
99 W. Main Street, STE 100
Lehi, UT 84043
Attn: Lorin Powell

Any demand, notice or other communication given by personal delivery shall be conclusively deemed to have been given on the day of actual delivery thereof and if given by registered or certified mail, return receipt requested or by commercial overnight delivery service on the date of receipt thereof.

12. The failure of either party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver or relinquishment on its part of any such provision, and said provision shall nevertheless be and remain in full force and effect.

13. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without reference to its choice of law principles.

14. Each party represents and warrants that:

(a) It has full right and authority to enter into, execute, deliver and perform its obligations under this Agreement;

(b) It has taken all requisite corporate action to approve the execution, delivery and performance of this Agreement;

(c) This Agreement constitutes a legal, valid and binding obligation enforceable against such party in accordance with its terms, subject to bankruptcy, insolvency, creditors' rights and general equitable principles; and

(d) Its execution of and performance under this Agreement shall not violate any applicable existing regulations, rules, statutes, or court orders of any local, state or federal government agency, court or body.

15. This Agreement constitutes the entire and final agreement and understanding between the parties with respect to the subject matter hereof and supersedes all prior oral and written communications, understandings and agreements relating to the subject matter hereof, which are of no further force or effect. The Exhibits referred to herein are an integral part hereof and are hereby made a part of this Agreement. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each party.

16. Each action or claim against any party arising under or relating to this Agreement shall be made only against such party as a corporate, and any liability relating thereto shall be enforceable only against the corporate assets of such party. No party shall seek to pierce the corporate veil or otherwise seek to impose any liability relating to, or arising from, this Agreement against any shareholder, employee, officer or director of the other party. Each of such persons is an intended beneficiary of the mutual promises set forth in this Section 16 and shall be entitled to enforce the obligations of this Section 16.

17. The relationship between the parties shall not be that of partners, agents or joint ventures for one another, and nothing contained in this Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including, but not limited to federal income tax purposes. The parties, in performing any of their obligations hereunder, shall be independent contractors or independent parties and shall discharge their contractual obligations at their own risk.

18. This Agreement and each of the parties' respective rights and obligations under this Agreement shall be binding upon and shall inure to benefit of the parties and each of their respective permitted successors and assigns.

19. No provision of this Agreement shall be interpreted to require any unlawful action by either party. If any section or clause of this Agreement is held to be invalid or unenforceable, then the meaning of that section or clause shall be construed so as to

render it enforceable to the extent feasible. If no feasible interpretation would save the section or clause, it shall be severed from this Agreement with respect to the matter in question, and the remainder of the Agreement shall remain in full force and effect. However, in the event such a section or clause is an essential element of the Agreement, the parties shall promptly negotiate a replacement that will achieve the intent of such unenforceable section or clause to the extent permitted by law.

20. This Agreement may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

**IN WITNESS WHEREOF,** the parties have caused this Agreement to be executed by their authorized representatives as of the date first above set forth.

| **CITY OF LEHI** | **AT&T CORP.** |
|---|---|
| By:_____ | By:_____ |
| Name:_____ | Name: Lana Scarlett-Rowell_____ |
| Title:_____ | Title: Principal Tech Proj/Prog Mgr. |
| Tax ID: _____ | |

**EXHIBIT A**

# Scope of Work

**Engineer:** J. Andrews - Clearwater Consulting Group, INC.
**DATE:** 5/16/22
**TO:** AT&T – Rob Williamson
**PROJECT:** Lehi Loop Rd Relocation Project

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The scope of work involves the relocation of the existing Link 22 AT&T Core Fiber Optic Facilities for a road build project in Lehi, Utah. This project will encroach upon the existing fiber facilities exposing the fiber to possible danger.

An AT&T Approved Contractor will need to place new Fiber Optic Facilities from Sta. 1943+15 to Sta. 1957+15 by Directional Bore. Contractor will place (4) 30″ x 48″ x 24″ Pull/Splice Handhole/Vault and expose the existing Fiber Optic Facilities and vertically shift in place at a designated location.

The Directional Bore will be approximately 1,400’ in length and at a minimum depth of 35’. This Bore will stay near the existing Fiber Optic Facilities due to future work with Railroad Tracks. 7 Conduits will be placed and will need to be color coded, white, orange, orange w/yellow, black, 2 black w/ orange, and black w/ green. Two Handholes will be placed at each end of the Bore to tie into the existing Facilities, one set for AT&T and one set for Zayo.

Contractor will then expose the existing Fiber Optic Facilities and vertically shift 2-3 feet in place for approximately 200’ starting near Sta. 1959+55 and ending near Sta. 1961+55.

Contractor will need to proof an existing conduit/duct for the placement of a new 336C Fiber Cable. The contractor will need to Transport and Test the new Fiber Cable. Testing will occur before and after placement.

The contractor will have all of the utilities located within the work area, contact the responsible parties and/or the construction company responsible for the new

construction and request to have one of their inspectors present to make sure that their construction/bore area has been properly marked.

**Total Directional Bore footage = 1,400’**
**Total Vertical Shift Existing Conduits = 200’**
**Total Pull/Splice Handholes/Vaults = 4**
**Total Fiber Cable footage = 7,485’**
**Total Fiber Cable pulled in conduit = 8,500’**

**Note:** AT&T will supply the 336C Fiber Cable. All other materials will be supplied by the AT&T Approved Contractor.

**Contractor Note:** The required depth on the AT&T Fiber Cable is a minimum of 48” below final grade.

Cleanup and landscaping will be done according to State of Utah, County of Utah, City of Lehi of specifications.

The locations requiring the replacement for the total relocation of the conduits and AT&T fiber by station number located on the AT&T job prints (NG 728DN sheets 0163-0169) are –

Sta. 1937+31 to 2012+14
AT&T Marker No. 0232 to 0246

**Remarks:** There may be costs associated for a - permit if one is needed to work within the utility right-of-way and/or County/City Limits.

**EXHIBIT B**

| RFP: SCHEDULE A - LEHI LOOP RD RELOCATION | | | | | | |
|---|---|---|---|---|---|---|
| PLEASE ENTER YOUR BID IN THE YELLOW HIGHLIGHTED CELLS ONLY | | | | | | |
| Diamond H Services, Inc. | | | | | | |
| EA | Item # | Description | Unit | Estimated Quantity | Price | Total |
| L105 | 1 | Mobilization | EA | 1 | $ 55,000.00 | $ 55,000.00 |
| L404-20 | 2 | Pipe/Duct Placement: Directional Bore (7)2" HDPE Conduits | LF | 1,400 | $ 207.77 | $ 290,878.00 |
| L801-8 | 3 | Plant Rearrangements: Vertical Shift existing F/O Facilities | LF | 200 | $ 335.00 | $ 67,000.00 |
| L603 | 4 | Pull/Splice Handhole/Vault Placement: 30" x 48" x 24" Duo-Mold Box | EA | 4 | $ 4,770.00 | $ 19,080.00 |
| L501 | 5 | Fiber Cable Placement | LF | 8,500 | $ 3.30 | $ 28,050.00 |
| L1001 | 6 | Expose Pull/Splice Handhole/Vault | EA | 3 | $ 1,750.00 | $ 5,250.00 |
| | | | | | $ - | $ - |
| | | | | | $ - | $ - |
| | | | | | $ - | $ - |
| | | | | | $ - | $ - |
| | | | | | $ - | $ - |
| | | TOTAL SCHEDULE A | | | $ 465,258.00 | |

| | | |
|---|---|---|
| SCHEDULE A PROJECT TOTAL | $ | 465,258.00 |
| SCHEDULE B PROJECT TOTAL | $ | 169,250.00 |
| SCHEDULES A AND B PROJECT TOTAL | $ | 634,508.00 |

# RFP: SCHEDULE B - LEHI LOOP RD RELOCATION

**PLEASE ENTER YOUR BID IN THE YELLOW HIGHLIGHTED CELLS ONLY**

**Diamond H Services, Inc.**

| Ref. Spec | Item # | Description | Unit | Estimated Quantity | Price | Total |
|---|---|---|---|---|---|---|
| L404 | A | Directional Bore - Rock Adder | LF | 1000 | $ 120.00 | $ 120,000.00 |
| L501-3 | B | Proof Existing AT&T Conduit System | LF | 7,500 | $ 3.50 | $ 26,250.00 |
| L1001 | C | Miscellaneous Materials | EA | 1 | $ 500.00 | $ 500.00 |
| L1001 | D | Transport and Test new 36 Count Fiber Cable | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| L303 | E | Dewatering and/or Drainage | DL | 7 | $ 2,500.00 | $ 17,500.00 |
| L103 | F | Construction Permits and/or Bonds | EA | 1 | $ 2,500.00 | $ 2,500.00 |
| | | | | | $ - | $ - |
| | | | | | $ - | $ - |
| | | **TOTAL SCHEDULE B** | | | $ | 169,250.00 |

SCHEDULE B PROJECT TOTAL $ 169,250.00

# CENTRAL UTAH TELEPHONE
# PROJECT AGREEMENT-Lehi Loop Road Relocation

This Project Agreement, made and entered into this _____ day of _____, 2022, by and between Lehi City, a political subdivision of the State of Utah, ( City") and Central Utah Telephone dba CentraCom Interactive, a Utah Corporation ("Company"). Each as party, ("Party") and together as parties, ("Parties").

Lehi City has requested relocation of fiber optic utility lines owned by CentraCom within Lehi City limits as described in the scope of work attached.

AGREEMENT

Now therefore, the Parties agree to as follows:

1. The Company will perform the following described utility relocation work in accordance with the terms and conditions herein:

    a. Description of the existing and proposed locations for Company's Facilities is described herein and attached as Exhibit "A" that is incorporated by reference:
        i. Engineering sheets ((Lehi Loop Road) by Mountain Point Medical Center) showing Company's facilities and proposed relocations required.

    b. Description of utility relocation work to be performed, is described herein and attached as Exhibit "B" that is incorporated by reference:
        i. General alignment showing the Fiber Optic work to be performed by the Company.

    c. Schedule of the utility relocation work is described herein as commencing in the Summer of 2022. Schedule will be as follows:

        1. Installation of new conduit and fiber to relocate CentraCom backbone fiber along the pathway (Attachment A)
        2. Installation of new conduit and fiber to Mountain Point Medical Center
        3. Installation of new conduit and fiber to Westbury Condominiums
        4. Fiber splicing and terminations to remove old pathways to new pathways and cut-over to new fiber pathways

2. The Company will perform the following described utility relocation work in accordance with the terms and conditions of the Statewide Utility Relocation Agreement:

    a. Description of utility relocation work to be performed, including location, is described herein and attached as Exhibit "A" and "B":
        i. Several point locations along Lehi Loop Road where CentraCom conduit will be adjusted or lowered to avoid drainage and new pavement conflicts.

3. The Company requires 30-day notice by Lehi City prior to commencement of work to notify existing customers of potential outages caused by such utility re-location and re-establishment of services.

4. The Company agrees to comply with any state and local municipal laws or ordinances relating to the relocation and placement of private communications utilities within the subject project area in Attachments A and B.

6. Utility relocation work to be completed under this Project Agreement is subject to the following special provisions:

   a. Lehi City shall issue a permit to the Company to perform work under this agreement.

   b. Splicing must occur between the hours of midnight and 6 am.

   c. Maximum CentraCom downtime of 4 hours to be maintained.

7. The Company shall be reimbursed by Lehi City for the amount below for performing the utility relocation work covered herein.

TOTAL COST OF PROJECT AGREEMENT _____ $180,000.00

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers as of the day and year first above written.

Central Utah Telephone

By: _____

Title: _____

Date: _____

**********

For Lehi City

Approved:

By: _____
Title: Mayor

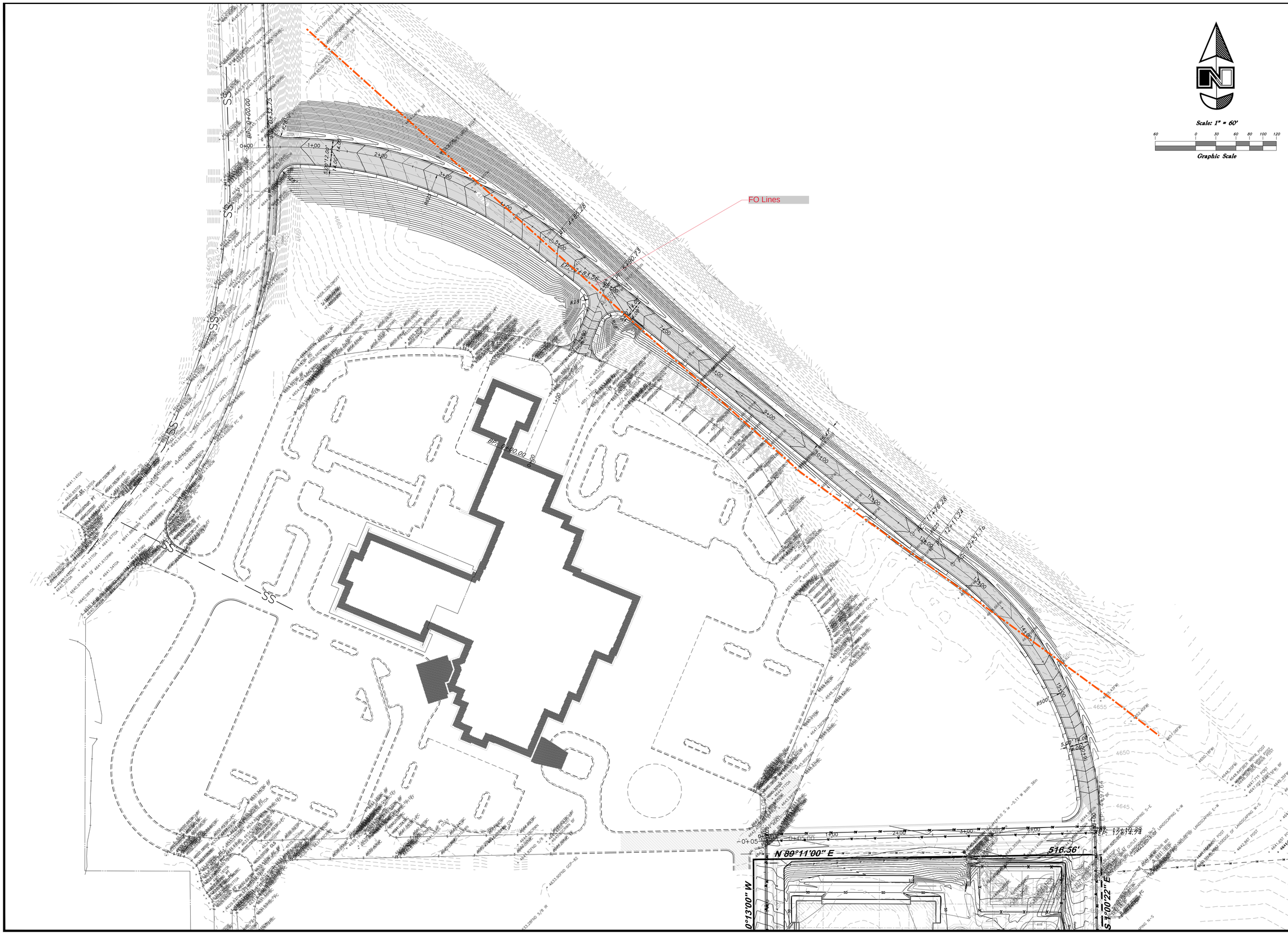
Date:

_____

By: _____
Title: City Recorder

Date: _____

# Exhibit A
## Company-Performed Utility Work
## Provider will install new conduit and fiber via directional boring to lower elevation due to new road installation




| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

PRELIMINARY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

# Overall Site Plan

## Lehi Loop Road

Sandal Wood Drive & Triumph Boulevard
Lehi City, Utah County, Utah
A part of Section ??, T2N, R2W, SLB&M, U.S. Survey

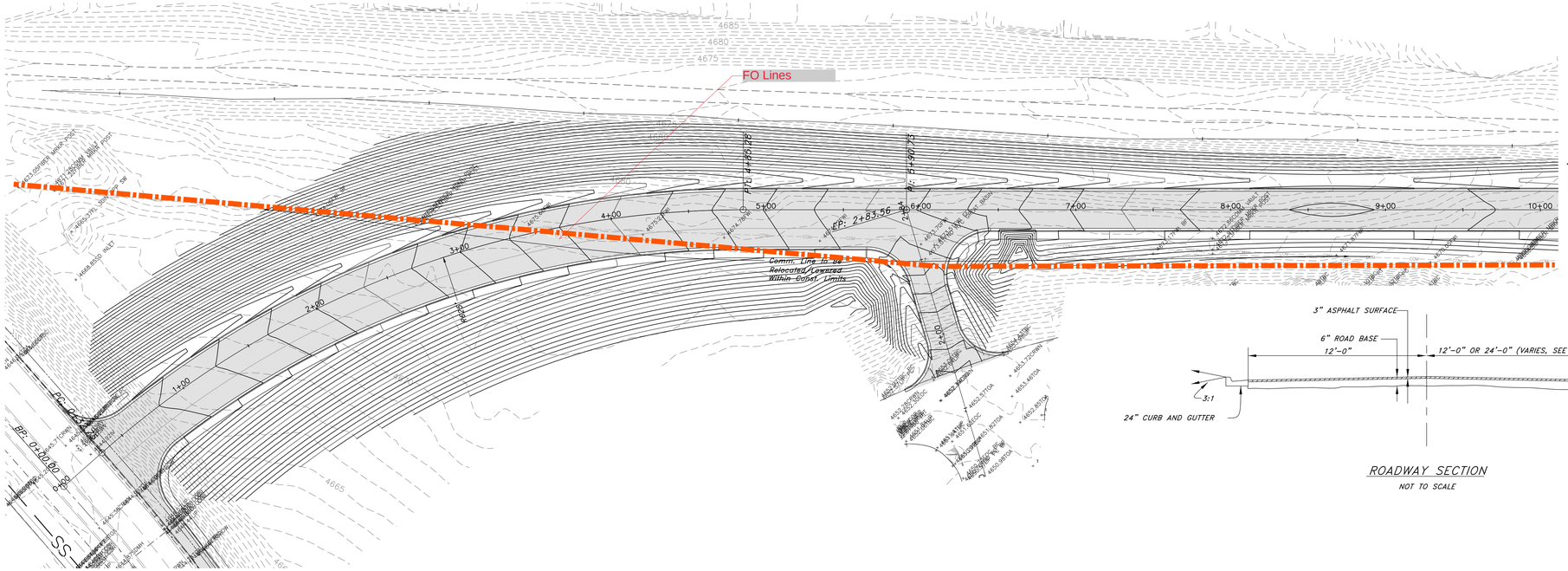
29 NOV 2021

SHEET NO.
CS1.0

21N229

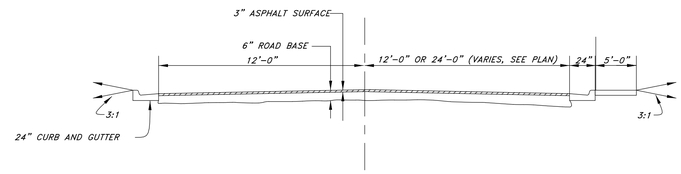


W:\21N229 Lehi Loop Road\Drawings\21N229-S3.dwg, 12/7/2021 2:45:18 PM, HeatherA, 1:1



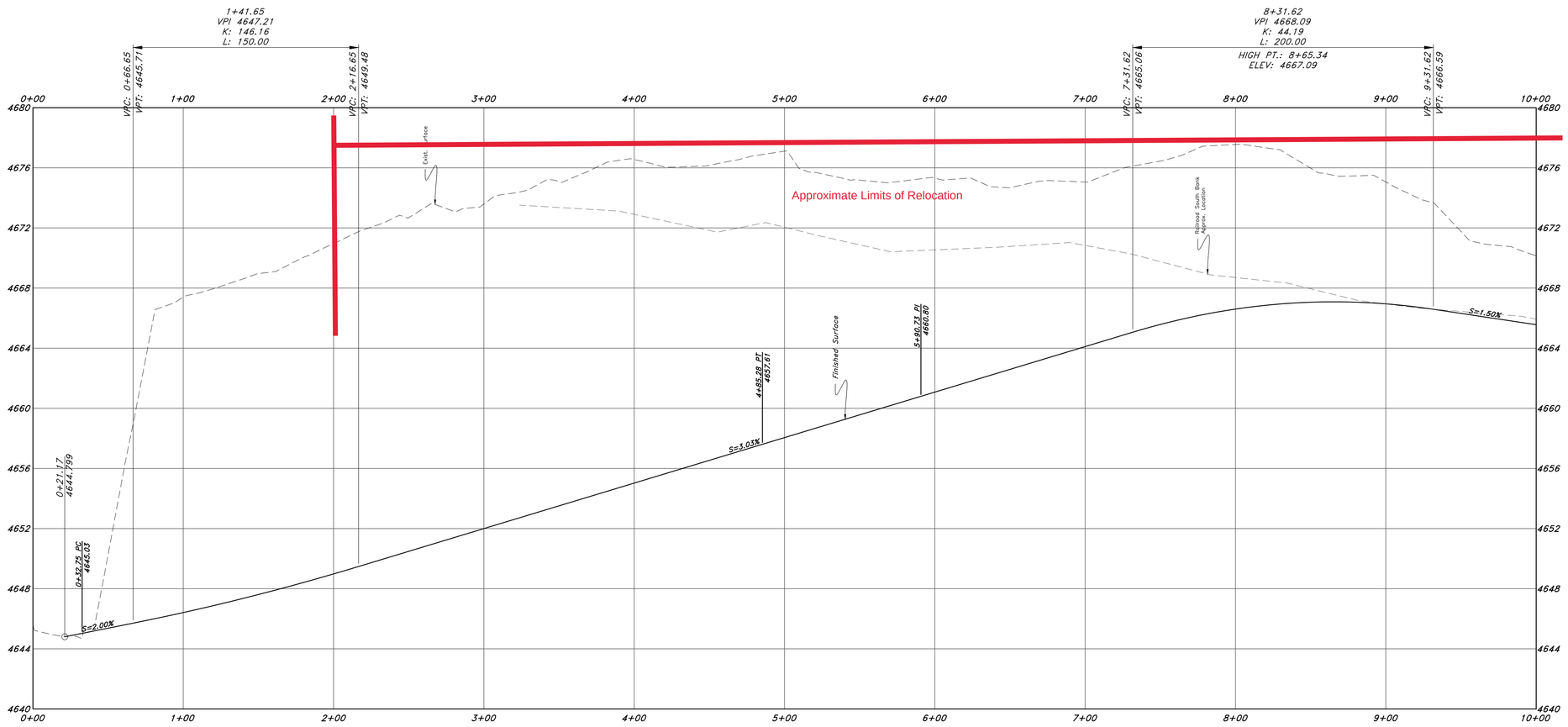

Scale: 1" = 40'

Graphic Scale




ROADWAY SECTION

NOT TO SCALE




| REV | DATE | DESCRIPTION |
|---|---|---|

PRELIMINARY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

# Plan & Profile View

## Lehi Loop Road

Sandal Wood Drive & Triumph Boulevard
Lehi City, Utah County, Utah U.S. Survey
A part of Section ??, T2N, R2W, SLB&M.

29 NOV 2021

SHEET NO.

CP1.1

21N229

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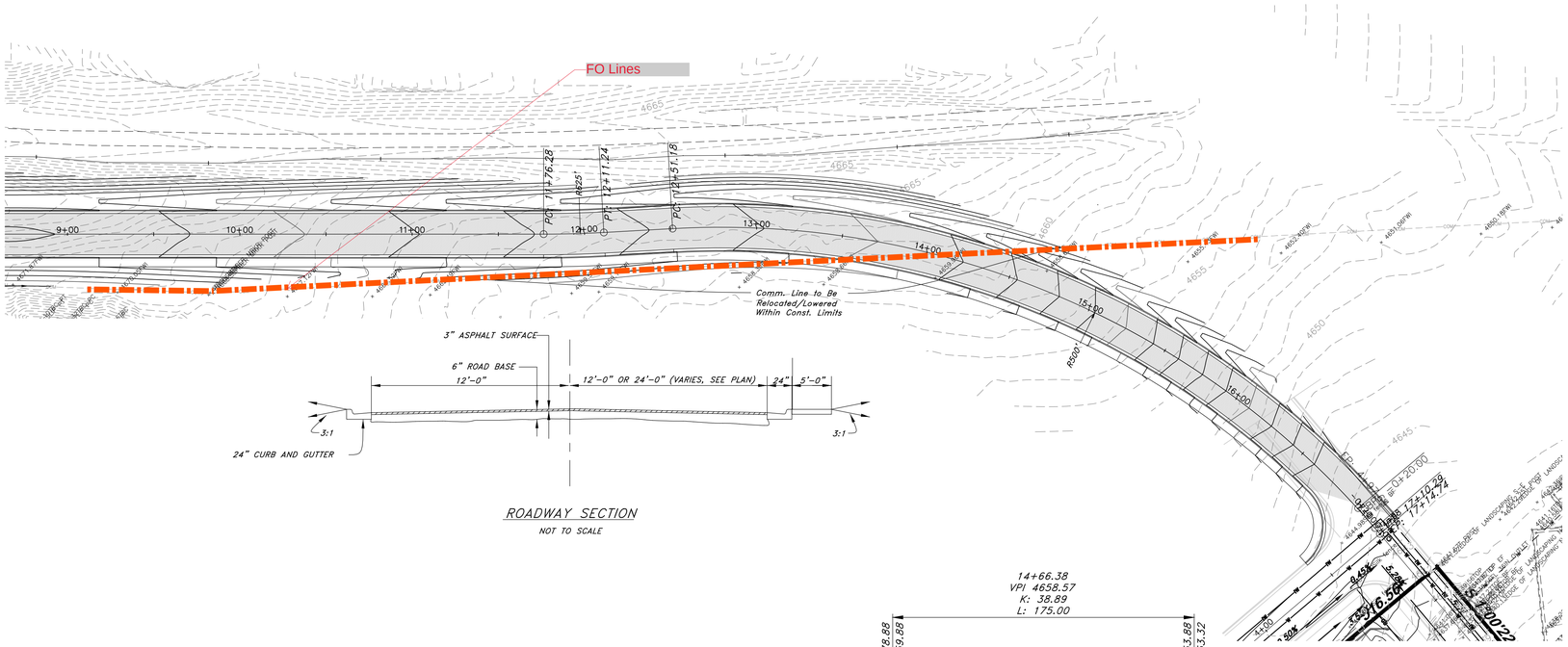
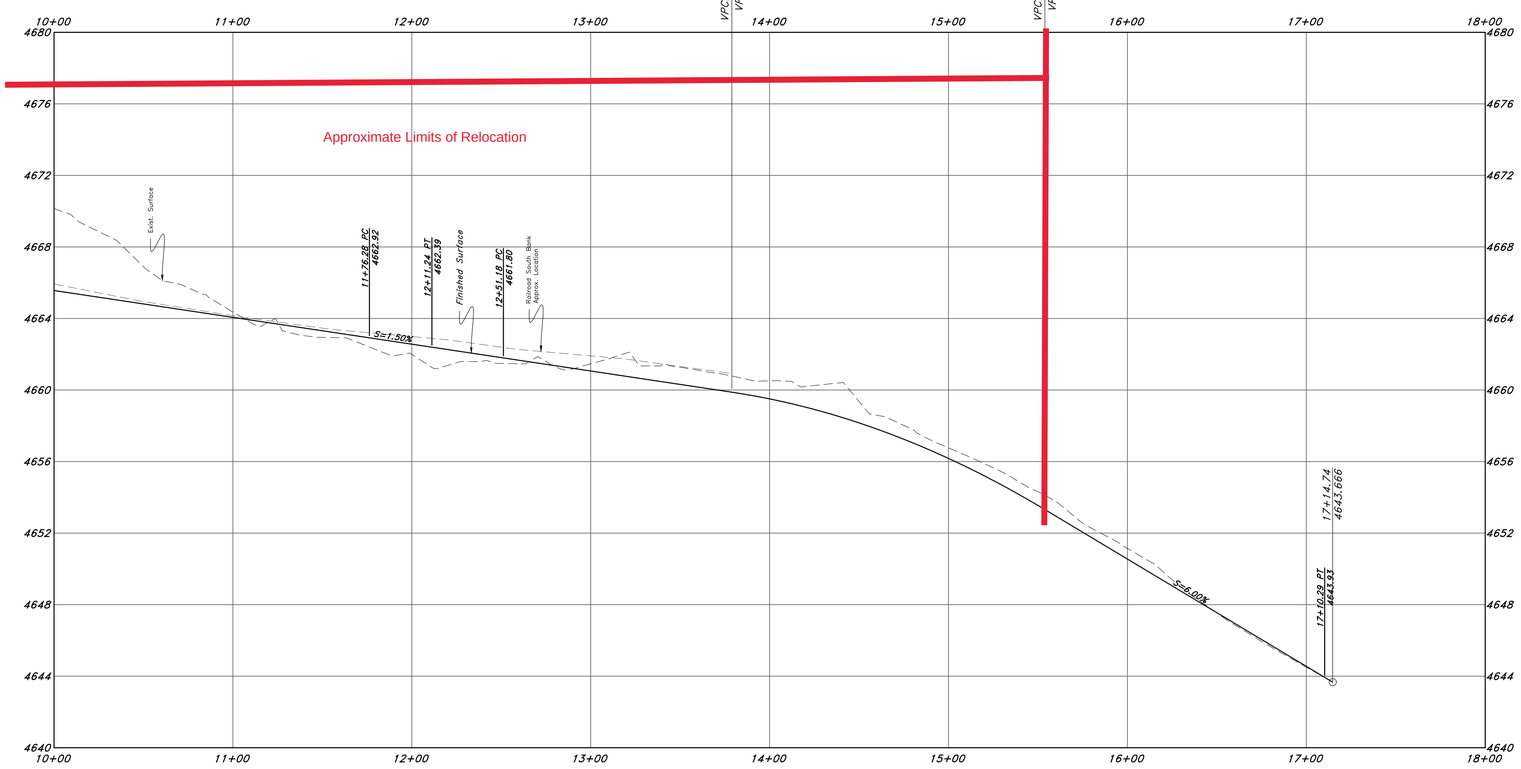






ROADWAY SECTION

NOT TO SCALE




Scale: 1" = 40'

Graphic Scale

| REV | DATE | DESCRIPTION |
|---|---|---|

PRELIMINARY

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# Plan & Profile View

## Lehi Loop Road

Sandal Wood Drive & Triumph Boulevard
Lehi City, Utah County, Utah
A part of Section 22, T2N, R2W, SLB&M, U.S. Survey

29 NOV 2021

SHEET NO.

CP1.2

21N229



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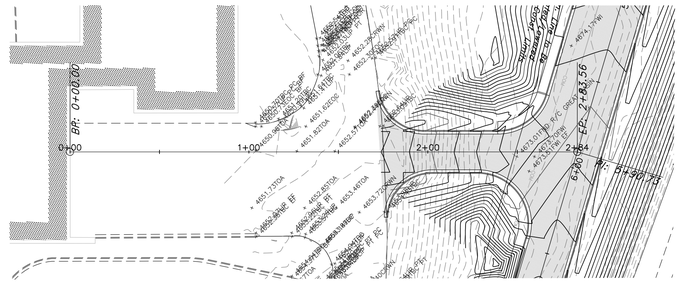


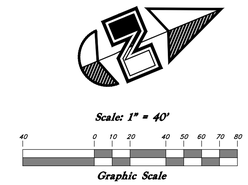


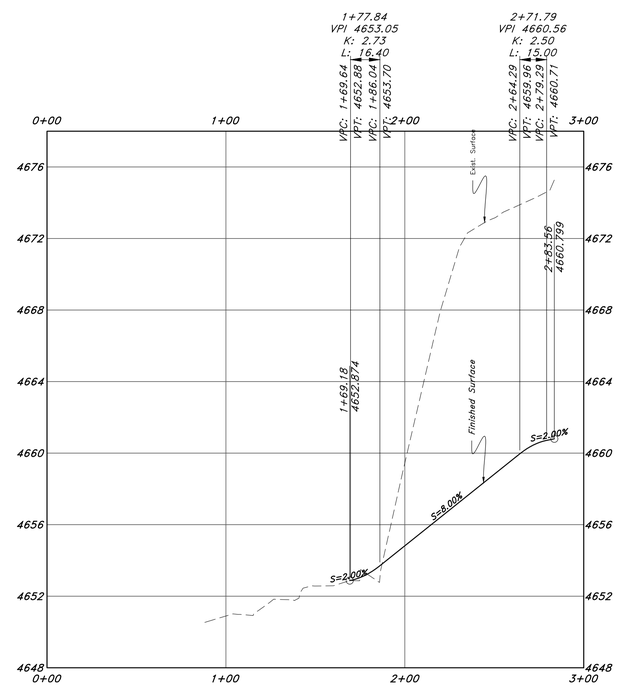


PRELIMINARY

| REV | DATE | DESCRIPTION |
|---|---|---|

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# Plan & Profile View

## Lehi Loop Road

Sandal Wood Drive & Triumph Boulevard
Lehi City, Utah County, Utah
A part of Section 23, T3N, R2W, SL&BM, U.S. Survey

29 NOV 2021

SHEET NO.
CP1.3

21N229

# Exhibit B
# General Description of Work to be Provided and Touch America Rail Maps

BeginBOC
Approx Sta 4+83 PT
Approx Sta 12+51 PC
SouthEOC
Mountain Point Medical Center
Google Earth
Image Landsat / Copernicus
600 ft
N

SPMS

PREPARED FOR RECORD

APPROVED FOR OUTSIDE PLANT ENGINEER DATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDERTHE LAWS OF THE STATE OF UTAH

SIGNED DATE REG. NO.

RMWT
P.O. BOX 331
NEPHI, UT: 84648
PHONE: (435) 623-4252
E-Mail: info@rmwt.com

PROPRIETARY
USE PURSUANT TO COMPANY INSTRUCTIONS

SPECIFICATION

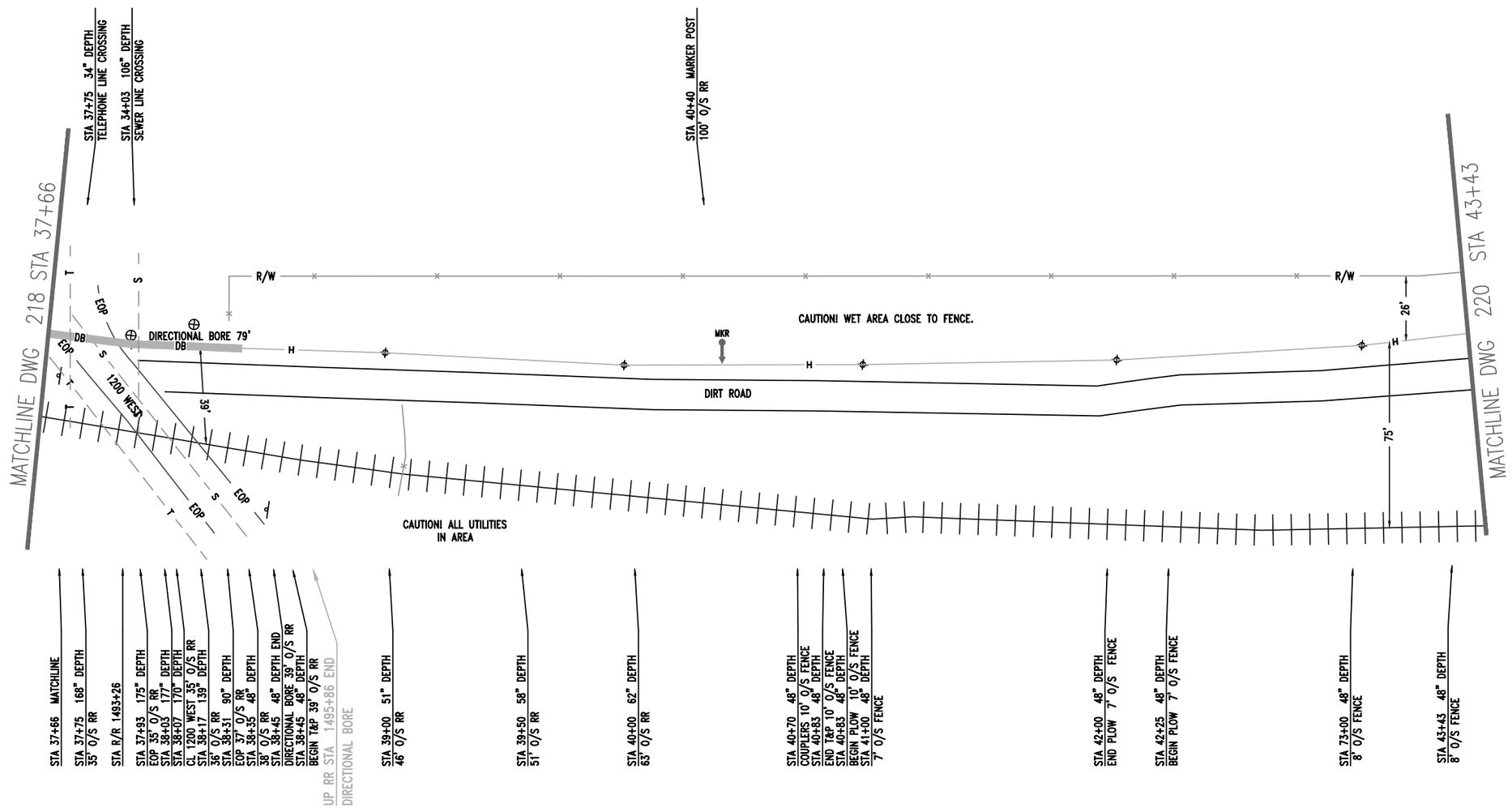
PROJECT NUMBER

OWNERSHIP:
LINE CODE:
CABLE CLLI:

SCALE: NTS

OVERVIEW MAP

3 OF 3




CONTRACTORS NOTE:
ALL UTILITIES SHOWN OR NOT SHOWN ARE APPROXIMATE. PROTECTION AND LOCATION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

| | | |
|---|---|---|
| JOINT | ○ | BLACK W/ ORANGE STRIPE |
| QWEST | ○ | BLACK W/ GREEN STRIPE |
| STA | ○ | BLACK W/ ORANGE STRIPE |
| STA | ○ | BLACK |
| ATT | ○ | ORANGE W/ YELLOW STRIPE |
| ATT | ○ | ORANGE |
| ATT | ● | WHITE 336 FIBER |

REVISIONS:

TABULATIONS
577' X 7 = 4039' HDPE
79' BORE
498' CATPLOW
(1) WARNING SIGN

SPMS

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PROPRIETARY
USE PURSUANT TO COMPANY INSTRUCTIONS

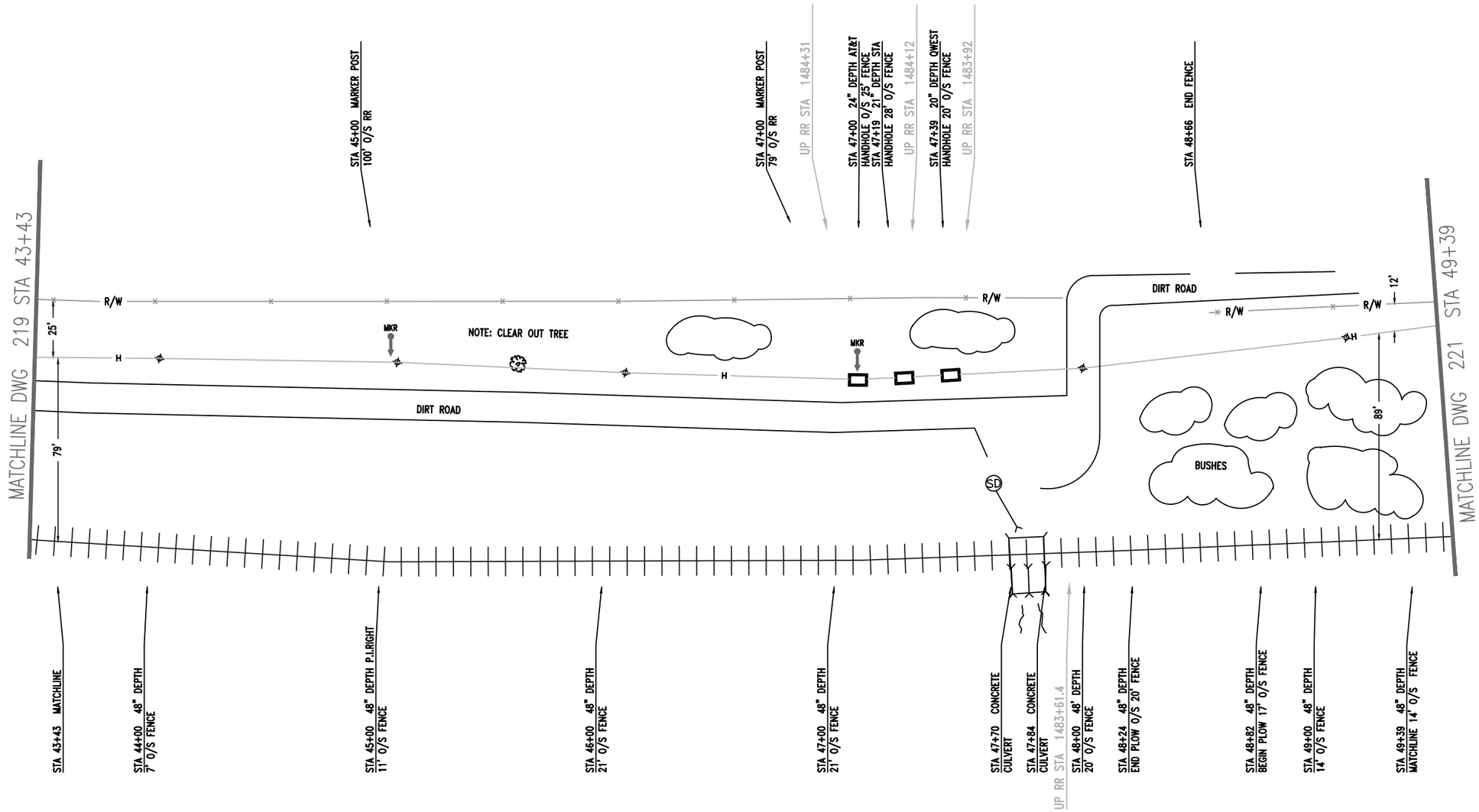
SPECIFICATION
PROJECT NUMBER

OWNERSHIP:
LINE CODE:
CABLE CLLI:

SCALE: 1" = 50'

SEGMENT F-1

UP MP
771

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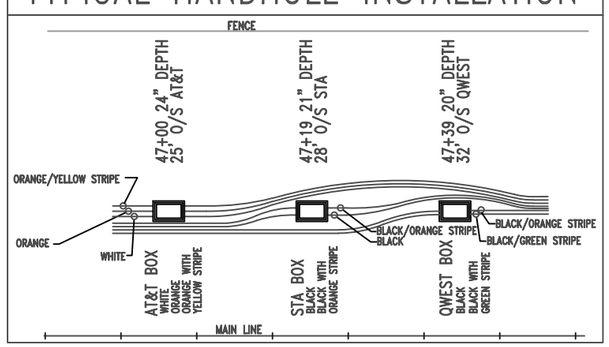
| STA | ○ | BLACK |
| ATT | ○ | ORANGE W/ YELLOW STRIPE |
| ATT | ○ | ORANGE |
| ATT | ● | WHITE<br>336 FIBER |

## TYPICAL HANDHOLE INSTALLATION




REVISIONS:

TABULATIONS
596' X 7 = 4172' HDPE
596' CATPLOW/ TRENCH
1- AT&T HANDHOLE
1- STA HANDHOLE
1- QWEST HANDHOLE
(2) WARNING SIGNS

SPMS

PREPARED FOR RECORD

APPROVED FOR OUTSIDE PLANT ENGINEER DATE

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PROPRIETARY
USE PURSUANT TO COMPANY INSTRUCTIONS

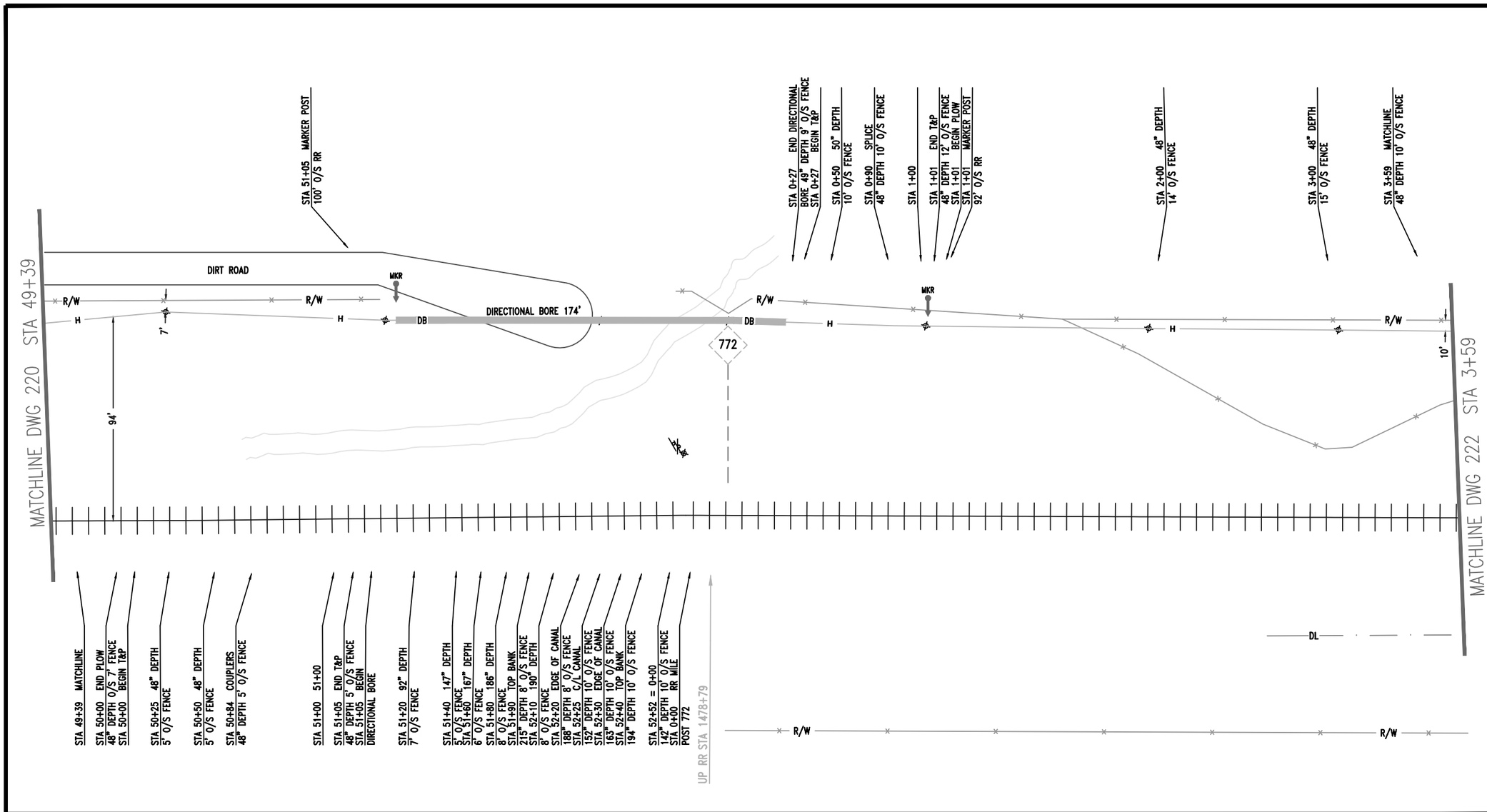
SPECIFICATION
PROJECT NUMBER

OWNERSHIP:
LINE CODE:
CABLE CLLI:

SCALE:
1" = 50'

SEGMENT F-1

UP MP
771

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| STA | ○ | BLACK W/ ORANGE STRIPE |
| STA | ○ | BLACK |
| ATT | ○ | ORANGE W/ YELLOW STRIPE |
| ATT | ○ | ORANGE |
| ATT | ● | WHITE 336 FIBER |

REVISIONS:

TABULATIONS

672' X 7 = 4704' HDPE
174' BORE
498' TRENCH/ CATPLOW
(2) WARNING SIGNS

SPMS

PREPARED FOR RECORD

APPROVED FOR OUTSIDE PLANT ENGINEER DATE

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PROPRIETARY
USE PURSUANT TO COMPANY INSTRUCTIONS

SPECIFICATION

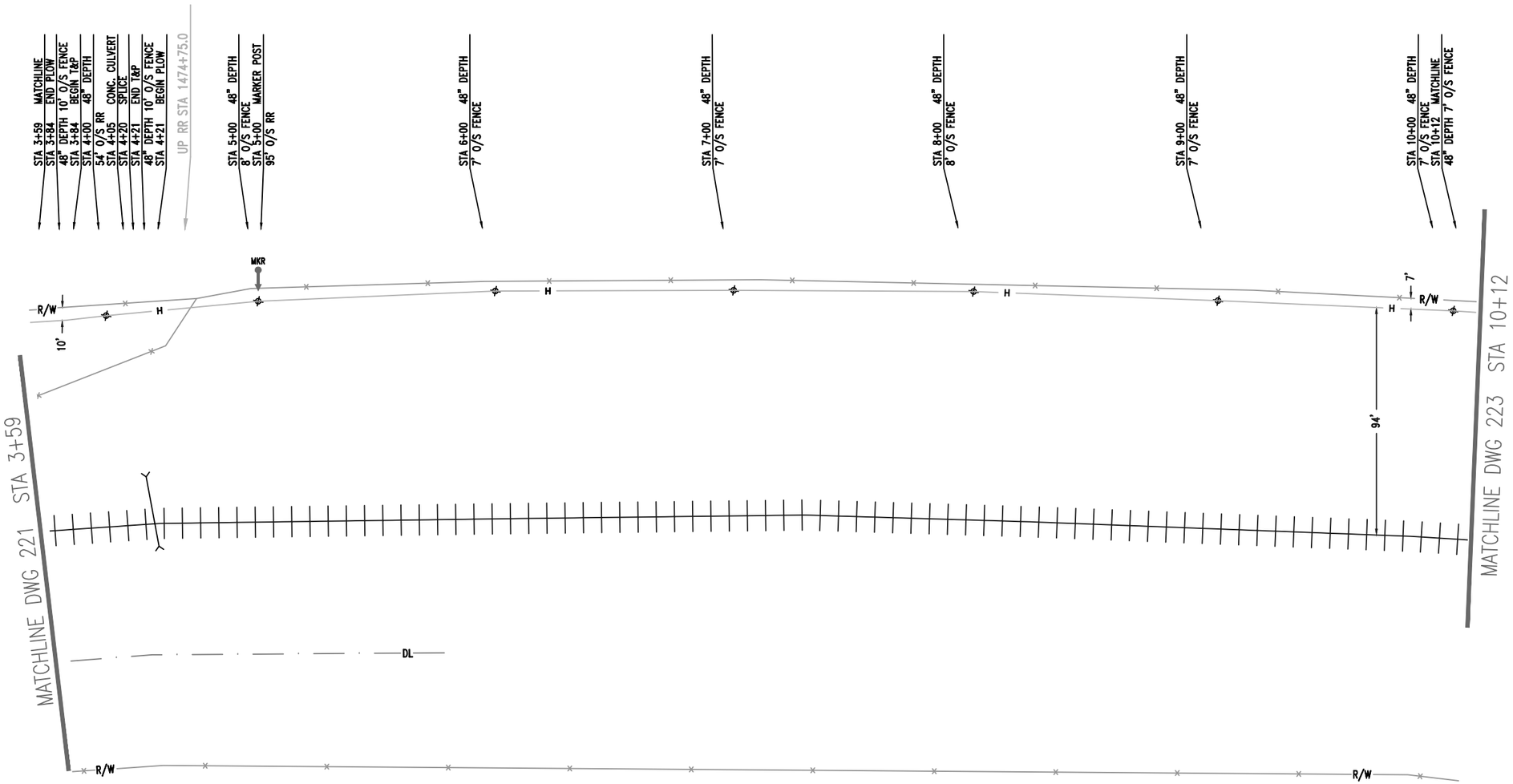
PROJECT NUMBER

OWNERSHIP:
LINE CODE:
CABLE CLLI:

SCALE: 1" = 50'

SEGMENT F-1

UP MP
771/ 772

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| STA | ○ | BLACK |
| ATT | ○ | ORANGE W/ YELLOW STRIPE |
| ATT | ○ | ORANGE |
| ATT | ● | WHITE 336 FIBER |

REVISIONS:

TABULATIONS

653' X 7 = 4571' HDPE
653' CAT PLOW
(1) WARNING SIGN

SPMS

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SPECIFICATION
PROJECT NUMBER

OWNERSHIP:
LINE CODE:
CABLE CLLI:

SCALE: 1" = 50'

SEGMENT F-1

UP MP
772

# AGREEMENT TO RELOCATE FIBER FACILITIES AT HOSPITAL LOOP ROAD

THIS AGREEMENT is made this _____ day, _____ month, _____ year.

THIS AGREEMENT is made between Lehi City, 153 N 100 E, Lehi, UT 84043 (City) and Zayo group, LLC, 265 E 100 S, Suite 100, Salt Lake City, UT 84111 (Zayo).

WHEREAS Zayo is a /Private Corporation which owns existing fiber facilities in public rights-of-way in Lehi, UT, and

WHEREAS the City needs to make improvements to Hospital Loop Road and requires Zayo to relocate its fiber facilities pursuant to the Estimated Scope of Work, and

WHEREAS Zayo is willing to relocate its fiber facilities according to the Cost Estimate and the terms stated in this agreement.

NOW, THEREFORE in consideration of ten dollars and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The RECITALS are made a part hereof:

2. Zayo agrees to perform certain duties including relocating its fiber facilities, pursuant to the Scope of Work attached hereto.

3. Zayo shall complete the relocation work by XXXX

4. Upon Zayo completing the relocation work and notifying City in writing that it has performed all its duties specified herein, and City inspecting and verifying such completion, City shall pay Zayo $85,000.00 as stated in the Cost Estimate attached as Exhibit B, WITHIN 30 DAYS.

5. The exhibits described in this agreement are made a part hereof as if fully set forth herein.

6. Time is of the essence of this agreement.

SIGNATURES

| | |
|---|---|
| _____ | _____ |
| Zayo Group, LLC | Lehi City |
| _____ | _____ |
| (Title/Position) | (Title/Position) |

**Agenda Item No: 11**

# City Council Agenda Item Report

Meeting Date: July 26, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

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

**Suggested Action:**

**Attachments:**