Lehi City Council Meeting
Agenda
September 9, 2025

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. Lehi East-West Transportation Study Presentation- Hales Engineering

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

6. Consideration of holding a Closed Session to Discuss the Purchase or Lease of Real Property.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Constitution Week Proclamation- Katie Madsen

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

4. Consent Agenda

   4.1. Approve Purchase Orders
   PO Index.docx

Purchase Order Request - State Furnished Mateials for Hardman Dr 3600 W Traffic Signal.pdf

4.2. Approve City Council Meeting Minutes

Regular Agenda

5. Consideration of Resolution #2025-65 approving a First Amended Network Operation Agreement with Uintah Basin Electronic Telecommunications (dba Strata Networks).
Petitioner: Lehi City
Res 2025-65.docx
Lehi City_First Amended Network Operations Agreement_09.2025.pdf

6. Consideration of Ordinance #57-2025 adopting Title 6 Chapter 5 Section 8, establishing Bridge Safety in Lehi City.
Petitioner: Lehi City
Ord 57-2025.docx

7. Consideration of Resolution #2025-66 approving a Real Estate Exchange Agreement with S & P Lewis Properties for property located adjacent to Mellor Rhodes Park.
Petitioner: Lehi City
Property Exchange Exhibit.pdf

8. Consideration of Ordinance #49-2025, approving a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.
Petitioner: Lehi City
CC Staff Report Table 05.040A Dev Code Amendment 08.26.25.docx
Table 05.040-A Amendment DRC 06.11.25.docx
Ord 49-2025.docx
TBL05.040-A ResBulkIntensity 06.03.25 RA-1 & R-1-15 Remodel Setback Reduction.pdf

9. Consideration of Ordinance #50-2025, approving a Development Code amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.
CC Staff Report Ch 19 Development Code Amendment 08.26.25.docx
Ch 19 Development Code Amendment DRC 07.02.25.docx
Ord 50-2025.docx
Chapter 19 Development Code Amendment DRC 07.02.25 narrative, redlines.pdf

10. Consideration of Ordinance #48-2025, approving a Development Code Amendment to Table 37.080, Off-Street Parking Table, to allow tandem parking.
CC Staff Report TBL37.080 Parking Development Code Amendment 08.26.25.docx
TBL37.080 Parking Amendment DRC 06.04.25.docx

Ord 48-2025.docx
TBL37.080 Parking new - tandem parking 06.04.25.pdf

11. Consideration of Granting an Extension for Vivian Estates Phase 3, extending the approval that expired on April 11, 2025 for one year.
    Petitioner: JDH Development
    CC Staff Report Vivian Estates Phase 3 Extension 09.09.25.docx
    Vivian Estates Phase 3 Extension DRC 08.27.25.docx
    VIvian Estates Phase 3 Extension.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

12. Consideration of Resolution #2025-64 an Amendment to the Grant's Corner Development Agreement allowing automotive accessories installation and service.
    Petitioner: Lehi City and Fox Brothers Properties
    CC Staff Report Grant's Corner Development Agreement 09.09.25.docx
    Grant's Corner Development Agreement Amendment DRC 08.13.25.docx
    Res 2025-64.docx
    Grant's Corner Revision Narrative.pdf
    Grant's Corner Development Agreement Amendment update.docx

13. Consideration of Ordinance #56-2025 approving the Maverik Zone Change located at 520 West Main Street, changing the zoning on 0.72 acres from Mixed Use to Commercial
    Petitioner: AWA Engineering
    CC Staff Report Maverik Zone Change 09.09.25.docx
    Maverik Zone Change DRC 08.06.25.docx
    Ord 56-2025.docx
    Maverik Zone Change Aerial.pdf
    Maverik Zone Change GP.pdf
    Maverik Zone Change Zoning.pdf
    Narrative (Zoning Map Amendment).pdf
    Maverik Zone Change Maps.pdf
    Legal Descriptions.pdf

14. Consideration of a Grading Permit approval for the Auburn Springs Grading Permit on approximately 34 acres located at 400 South 2500 West.
    Petitioner: Edge Homes
    CC Staff Report Auburn Springs Grading Plan 09.09.25.docx
    Auburn Springs Grading Plan DRC 07.30.25.docx
    Auburn Springs Grading Permit - narrative.pdf
    Auburn Springs Grading Permit - plans.pdf
    Auburn Springs aerial.pdf

Auburn Springs general plan.pdf
Auburn Springs zoning.pdf

15. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 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: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi East-West Transportation Study Presentation- Hales Engineering

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Constitution Week Proclamation- Katie Madsen

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.docx

Purchase Order Request - State Furnished Mateials for Hardman Dr 3600 W Traffic Signal.pdf

LEHI CITY
CITY COUNCIL AGENDA
September 9, 2025

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
UDOT	Traffic Signal Materials for Hardman Way at 3600 W.	$147,188.54	

Lehi City Purchase Requisition Request

Supplier	**Name**	Utah Dept. of Transportation Comptr/Cashier		**Vender #**	
	Street	P.O. Box 141510		**Date**	8/26/2025
	City	Salt Lake City	**State**	UT	
	Zip	84114-1510	**Phone**	801-965-4003	

Dean Lundell

Engineering	**49-70-70-115**	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1	LS	Traffic Signal Items For Hardman Way @ 3600 W	$142,507.00	$142,507.00
1	LS	ITS Items for Hardman Way @ 3600 W Signal	$4,681.54	$4,681.54
		Total		$147,188.54

Justification:		
State furnished materials for the new construction of a traffic signal at Hardman Way @ 3600 W.	Price Determination	
	Verbal Quote	
	Informal Bid	
	Written Bid	
	State Bid	X
	Other	

State Furnished Materials - SIGNALS

HIDE ROWS | UN-HIDE ROWS

** CLICK HERE for Catalog of all Signal State Furnished Materials

Project & Accounting Information		UDOT Contacts		Pickup	
PIN #:		R.E.:	<name>	Pickup:	TBD (after bid award)
Date:	25-Aug-25	Phone:		Phone:	
Project #:		Email:		Email:	
Project Name:	Lehi City	UDOT P.M.:	<name>	**Notification**	
Signal Location:	New Signal / 3600w & Hardman Way, Signal Equip	Phone:		Notify:	PineTop (mwright)
Unit (Org):		Email:		Email:	
Approp:		Signal Eng.:	<name>	Notify:	<name>
Object Code:		Phone:		Email:	
Activity:		Email:		Notify:	<name>
Function:		**Special Orders**		Email:	
Program # (CID):		o	Powder Coat Finish Poles (check the box)		
Phase:		Color:			
		o	Order Contains Non-Stock Items	**Drop Shipment Notification**	
		o	Order Exceeds "Reorder Threshold" of Item(s)	1st Contact:	<name>
		Drop Ship Poles / Address (100 day Lead Time)		Phone:	
				Email:	
		Name:		2nd Contact:	<name>
		Street:		Phone:	
		City / State / Zip:		Email:	

SPECIAL NOTES		ORDER TOTAL:
		$142,507.00

SUBMIT SIGNAL ORDERS TO THE REGION SIGNAL ENGINEER AND TO sfmaterials@utah.gov

Version 6.24.25

ORDER INSTRUCTIONS:

1. Pricing shown on forms is from the current State Contract. Actual FINET pricing will be an average cost based on when the stock was ordered and the price at that time.
2. Quantities for rows highlighted in LIGHT BLUE or LIGHT ORANGE in the order form are populated automatically. If desired, these auto-calculated quantities may be over-written by the user.
3. Notification of the order being ready will be sent via Email to the Notification & Pickup person(s) indicated above, and will reference the SRQ, PIN, and Project Name as shown above.
4. **Pickup Person is required to schedule pickup within 14 days of order fulfillment notification. If not done, the items will be returned to warehouse stock.
5. Commodity codes are only required for items actually being stocked in the warehouse. Contact Tracie Montano to arrange for new commodity codes.
6. For any order which exceeds the "Reorder Threshold" value for an item, the user will be required to order that item directly from the vendor.
7. Non-stock materials should be ordered through the Project Manager.
8. Most current version of the form must be used, or it will be retured as pricing and items are changed/updated often.

10

	Comm. Code	Description	Order Form Notes	Vendor Model #	Unit	Order Qty	Unit Price	Amount
Traffic Signal Steel	55085000401	**Type A Mast Arm Signal Pole (30' to 55')**		--	EA	2	$6,947	$13,894.00
	55085000411	30' Curved Mast Arm	Field cut to 25' if needed. For Type A or Type DC Mast Arm Signal Poles only.	--	EA	1	$4,955	$4,955.00
	55085000414	45' Curved Mast Arm	For Type A or Type DC Mast Arm Signal Poles only	--	EA	1	$4,556	$4,556.00
	5508500411H	Hardware Kit, 30'/45' Curved Mast Arms	Also fits on the field-cut 25' mast arm	--	EA	2	$25	$50.00
	55085000404	**Type B Mast Arm Signal Pole (60' to 75')**		--	EA	2	$9,277	$18,554.00
	55085000418	60' Straight Mast Arm End Section	For Type B Mast Arm Signal Poles only	--	EA	1	$2,555	$2,555.00
	55085000419	65' Straight Mast Arm End Section	For Type B Mast Arm Signal Poles only	--	EA	1	$2,577	$2,577.00
	55085000420	60'/65' Straight Mast Arm Base Section		--	EA	2	$6,181	$12,362.00
	5508500420H	Hardware Kit, 60'/65' Straight Mast Arms		--	EA	2	$30	$60.00
	5508500401H	Hardware Kit (HH Covers), Type A, B, C, DC, or DS Poles	2 kits required for Dual-Arm Poles	--	EA	4	$233	$932.00
	55085000485	Vibration Mitigator	Required for all 45 ft or longer mast arms	J276848	EA	3	$1,400	$4,200.00
Street Lighting	55085000476	40' Luminaire Extension / Type A/DC Mast Pole (17'-6")	Achieves 40' luminaire height on Type A/DC Mast Arm Signal Poles	--	EA	2	$1,981	$3,962.00
	55085000475	40' Luminaire Extension / Type B/C/DS Mast Pole (12'-6")	Achieves 40' luminaire height on Type B/C/DS Mast Arm Signal Poles	--	EA	2	$2,012	$4,024.00
	5508500472H	Hardware Kit, Signal Pole Luminaire Extension	Hardware to connect the Luminaire Extension to the signal pole and hardware to attach a Luminaire Arm to the Luminaire Extension.	--	EA	4	$19	$76.00
	55085000466	15' Luminaire Arm		--	EA	4	$714	$2,856.00
	28576394506	LED Luminaire B, Type III, MV, PC	Equivalent to 120/240V, 400 W HPS	ERL1015C540E GRAYGILX	EA	4	$190	$760.00
Anchor Bolts & Handhole Covers	55085000379	2" Diameter x 66" Anchor Bolt w/ Hardware	Need 4 per each Type A, Type B, Type DC, and Type DS Mast Arm Signal Pole. Need 6 per each Type C Mast Arm Signal Pole.	--	EA	16	$320	$5,120.00
Street Signage	55088370323	Galaxy Astro-Brac, Arm Clamp Only (120" Cable)		AG-3055-120-PNC	EA	2	$125	$249.30
	55088370322	Astro-Brac Gusseted Tube Only (96" Length)		AB-0390-96-PNC	EA	2	$71	$142.00
	55088370320	Sign Clamp Only		AB-0502-04-PNC	EA	8	$18	$141.76
Cabinets & Controllers	55081000444	Econolite Cobalt Controller / Type-1 NEMA, B&W, No Touch		COB1010011	EA	1	$2,050	$2,050.00
	55081000609	MMU-2 / EDI (Gades)	MMU is purchased separately from the cabinet assembly. Select as directed by Region Signal Engineer	MMU2-16LEip	EA	1	$1,070	$1,070.00

	55081000488	Econolite Cabinet Assembly, TS-2 Size 6	Does not include MMU or Controller. Includes power supply. Buy 5 or more to see 3% discount.	--	EA	1	$9,950	$9,950.00
Radar Detection	55082000015	Advance Sensor / Extended Range		SS-200E	EA	2	$5,397	$10,794.24
	55082000032	Matrix Stopbar Sensor		SS-225	EA	4	$4,995	$19,980.00
	55082000035	Matrix Snow Visor	Required for each new Matrix unit	101-0471	EA	4	$127	$506.48
	55082000080	Sensor Mount		SS-611	EA	6	$236	$1,415.82
	55082000043	100' Radar Cable w/ Connector		SS-704-100	EA	6	$426	$2,555.40
	55082000050	Buried Service Splicing Kit	Ura Seal Epoxy Canister. No contract; bid was empty.	CK-200-BSV	EA	6	$14	$84.00
	55082000177	Arc6 with 6 Surge Cards		102-0451-2	EA	1	$4,995	$4,995.00
Signal Heads & LEDs	55088380602	LED Module - Red Ball / 15Yr Warranty		DR6-RCFB-ELA	EA	8	$45	$360.00
	55088380604	LED Module - Yellow Ball / 15Yr Warranty		DR6-YCFB-ELA	EA	8	$45	$360.00
	55088380606	LED Module - Green Ball / 15Yr Warranty		DR6-GCFB-ELA	EA	8	$45	$360.00
	55088380608	LED Module - Red Arrow / 15Yr Warranty		DR6-RCAAN-ELA	EA	2	$51	$102.00
	55088380610	LED Module - Yellow Arrow / 15Yr Warranty		DR6-YCAAN-ELA	EA	4	$51	$204.00
	55088380612	LED Module - Green Arrow / 15Yr Warranty		DR6-GCAAN-ELA	EA	2	$51	$102.00
	55088370411	Polymer Signal Head / 3-Section	Signal Head includes: Housing, Ball-Cap Visors, Backplate (with retroreflective tape). Order LED Modules and Mounts separately.	M56681 w/Tape	EA	8	$330	$2,640.00
	55088370415	Polymer Signal Head / 4-Section	Signal Head includes: Housing, Ball-Cap Visors, Backplate (with retroreflective tape). Order LED Modules and Mounts separately.	M56682 w/Tape	EA	2	$488	$976.00
	55088370306	Complete Astro-Brac Galaxy Assembly, 1-Way, Cable Mount, 3-Section	1-Section, 3-Section, PHB/HAWK. 46" long gusseted tube.	AG-0125-3-96-PNC	EA	8	$196	$1,568.00
	55088370308	Complete Astro-Brac Galaxy Assembly, 1-Way, Cable Mount, 4-Section	4-Section, 5-Section (Doghouse), Dual-Red. 58" long gusseted tube.	AG-0125-4-96-PNC	EA	2	$204	$408.00
								$142,507.00

State Furnished Materials - ITS

HIDE ROWS | UN-HIDE ROWS

** CLICK HERE for Catalog of all ITS State Furnished Materials

Project & Accounting Information		UDOT Contacts		Pickup	
PIN #:		R.E.:	<name>	Pickup:	TBD after bid award
Date:	25-Aug-25	Phone:		Phone:	
Project #:		Email:		Email:	
Project Name:	Lehi City	UDOT P.M.:	<name>	**Notification**	
Signal Location:	New Signal / 3600w & Hardman Way, ITS Equip	Phone:		Notify:	PineTop (mwright)
Unit (Org):		Email:		Email:	
Approp:		ITS P.M.:	<name>	Notify:	<name>
Object Code:		Phone:		Email:	
Activity:		Email:		Notify:	<name>
Function:		**Special Orders**		Email:	
Program # (CID):		o	Powder Coat Finish Poles (check the box)		
Phase:		Color:			
		o	Order Contains Non-Stock Items	**Drop Shipment Notification**	
		x	Order Exceeds "Reorder Threshold" of Item(s)	1st Contact:	<name>
		Drop Ship Poles / Address (100 day Lead Time)		Phone:	
		Name:		Email:	
		Street:		2nd Contact:	<name>
		City / State / Zip:		Phone:	
				Email:	

SPECIAL NOTES		ORDER TOTAL:
		$4,681.54

SUBMIT ITS ORDERS TO THE ITS PROJECT MANAGER AND TOCORDERING@UTAH.GOV

Version 6.24.25

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7. Non-stock materials should be ordered through the Project Manager.
8. Most current version of the form must be used, or it will be returned as pricing and items are changed/updated often.

	Category	Commodity Code	Description	Order Form Notes	Vendor Model #	Unit	Order Qty	Unit Price	Amount	Vendor Lead Time	Vendor	Contract
IP-Based CCTV	IP-Based CCTV	55080100701	AXIS IP / HD / PTZ Camera Kit (CCTV)	Includes POE, AC Cord, 1 push-pull RJ45 end. CAT6 cable from cabinet to CCTV is Contractor-furnished. Not available here.	Q6225-LE	EA	1	$2,520	$2,520.00	Determined by vendor	Stone Security LLC	259539
	IP-Based CCTV	55080100702	AXIS Wall Mount Arm	Required for all side-mount pole installations	T94J01A	EA	1	$182	$181.77	Determined by vendor	Stone Security LLC	259539
	IP-Based CCTV	55080100703	AXIS Pole Mount Bracket	Required for all side-mount pole installations	T94N01G	EA	1	$109	$108.77	Determined by vendor	Stone Security LLC	259539
	IP-Based CCTV	28030000426	Polyphaser Transtector (RJ45 Surge Protector)		1101-994	EA	1	$186	$186.00	Determined by vendor	Anixter/Wesco	AR364
Communicatio	Communication & C	55081000670	FortiSwitch (8 port / 60w POE / LC fiber)		FSR-112D-POE-BUN	EA	1	$1,685	$1,685.00	Determined by vendor	CVE Technologies Group	MA4563

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Suggested Action:

Attachments:

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-65 approving a First Amended Network Operation Agreement with Uintah Basin Electronic Telecommunications (dba Strata Networks).

Suggested Action:

Attachments:

Res 2025-65.docx

Lehi City_First Amended Network Operations Agreement_09.2025.pdf

LEHI CITY

RESOLUTION NO. 2025-65

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A FIRST AMENDED NETWORK OPERATION AGREEMENT WITH UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS LLC dba STRATA NETWORKS

WHEREAS the City and STRATA Networks previously entered into a Network Operations Agreement dated June 28, 2022;

WHEREAS as the construction of the network nears completion, it has become necessary for the parties to make certain amendments to the Network Operations Agreement;

WHEREAS, on September 9, 2025, 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;

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 9th day of September, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

FIRST AMENDED NETWORK OPERATIONS AGREEMENT

This AMENDED NETWORK OPERATIONS AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Uintah Basin Electronic Telecommunications, L.L.C. dba STRATA Networks, a Utah limited liability company with its principal offices located at 211 East 200 North, Roosevelt, Utah 84066 ("Company"). The City and the Company are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City and Company previously entered into that certain Network Operations Agreement (the "Agreement") dated as of June 28, 2022.

B. City and Company desire to amend the Agreement, as hereinafter set forth.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the Agreement shall be amended as follows:

ARTICLE 1

1. Section 6.15 "Locates" shall be amended by moving this section from Section 6 "STRATA Responsibilities" to Section 7 "City Responsibilities" and renumbered as 7.10.

2. Section 7.8 Billing/Collection shall be amended to read:

"The Internet Service Providers (ISPs) operating on the CN are solely responsible for invoicing, billing, and collecting subscription fees directly from their subscribers. STRATA will issue a monthly operations invoice to Lehi City for its services. Upon providing reasonable written notice, the City reserves the right to inspect relevant records and conduct any audits it deems necessary to verify the accuracy of STRATA's billing."

3. Section 9.1 shall be amended as follows:

Network Services Fees. The City shall pay STRATA the following fees per month per subscriber:

Residential Monthly Network Service Fees

250 Meg	1 Gig	2 Gig	10 Gig
$ 20.00	$ 20.00	$ 30.00	$ 50.00

Business Monthly Network Service Fees

250 Meg	1 Gig	2 Gig	10 Gig
$ 30.00	$ 30.00	$ 40.00	$ 60.00

4. Exhibit A (CN SERVICE AREA MAP) shall be amended replacing it in its entirety with the following:

And Exhibit A shall be amended by adding the following language:

The primary CN service map will be represented here on a high-level map of Lehi City.

(See Exhibit A)

Future amendments to the Exhibit A due to subsequent annexations are authorized to be made by the Parties without City Council approval.

5. Exhibit D (TIME AND MATERIALS RATE) shall be replaced in its entirety with the following:

(See Exhibit D)

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

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

LEHI CITY CORPORATION

By: Mark Johnson
Its: Mayor

ATTEST:

Teisha Wilson
City Recorder

UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS, L.L.C.

By: Bruce Todd
Its: CEO / General Manager

STATE OF UTAH)
ss:
COUNTY OF Duchesne)

On this 3 day of July, 2025 before me, (Notary Public Name) a notary public, personally appeared before me Bruce Todd, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the CEO / General Manager of Uintah Basin Electronic Telecommunications, L.L.C. and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said Bruce Todd acknowledged to me that said Company executed the same.

Witness my hand and official seal.

Shawni Bowen
Notary Public

SHAWNI BOWEN
Notary Public, State of Utah
Commission #743370
My Commission Expires
07/19/2029

(notary seal)

Exhibit A

CN Service Area Map

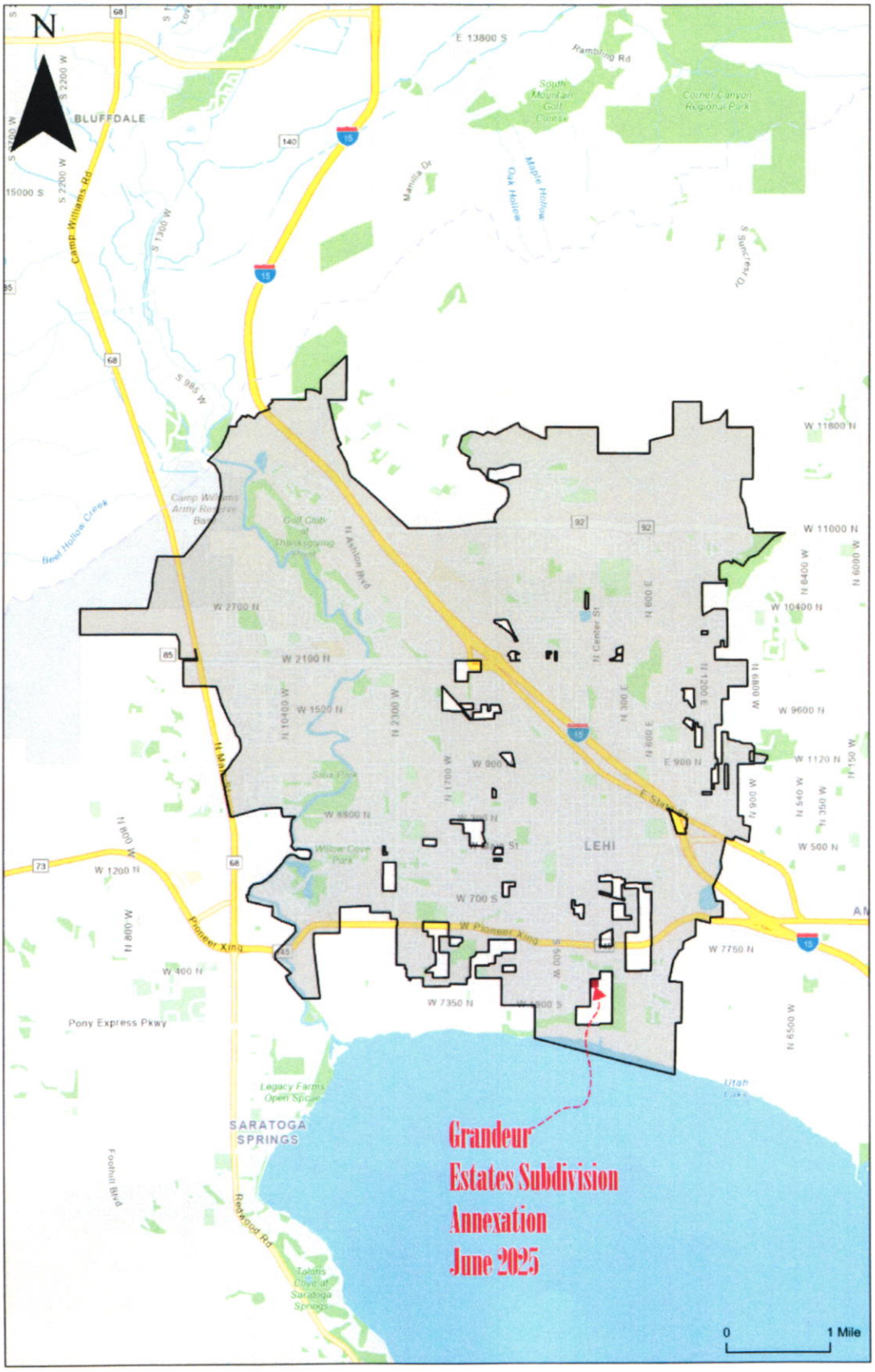


Exhibit B
(See Next Pages)

Labor for Maintenance, Repair, Expansion, and Installation of the Lehi CN

7/2/2025

Labor Item Pricing			
NO	**DESCRIPTION**	**UNIT**	**UNIT PRICE**
1	Traffic Control for Work -All Required Conditions	Bid Only	$ -
2	Flagging	Hr	$ 60.00
3	Locate Wire placed inside Existing Conduit or Micro-conduit by Blowing or Jetting	Ft	$ 0.90
4	Place inside Existing 2" Conduit up to 4 Way Future-Path & Locate wire	Ft	$ 5.40
5	Place in Open Trench up to 4 way Future-Path (trench opening and backfill by others)	Ft	$ 3.50
6	Place in Open Trench up to 7 way Future-Path (trench opening and backfill by others)	Ft	$ 3.50
7	Trench and place up to 7 way Future-Path in Native Earth at 3 foot cover less than 1000 feet	Ft	$ 17.40
8	Trench and place up to 7 way Future-Path in Native Earth at 5 foot cover less than 1000 feet	Ft	$ 19.20
9	Trench and place up to 7 way Future-Path in Native Earth at 3 foot cover more than 1000 feet and less than 2500 feet	Ft	$ 16.80
10	Trench and place up to 7 way Future-Path in Native Earth at 5 foot cover more than 1000 feet and less than 2500 feet	Ft	$ 18.50
11	Trench and place up to 7 way Future-Path in HMA Pavement at 4 foot cover	Ft	$ 21.60
12	Directional Bore and place up to 7 way Future-Path in Native Earth at 3ft to 6ft foot cover	Ft	$ 28.60
13	Directional Bore and place up to 7 way Future-Path in Native Earth at greater than 6ft foot cover	Ft	$ 31.20
14	Directional Bore and place up to (2) 7 way Future-Paths in Native Earth at 3ft to 6ft foot cover	Ft	$ 32.40
15	Directional Bore and place up to (2) 7 way Future-Paths in Native Earth at greater than 6ft foot cover	Ft	$ 33.60
16	Plow and place up to (2) 4 way Future-Paths in Native Earth up to 4 foot cover less than 1000 feet	Ft	$ 9.60
17	Plow and place up to (2) 4 way Future-Paths in Native Earth up to 4 foot cover more than 1000 feet and less than 2500 feet	Ft	$ 8.10
18	Plow and place up to (2) 4 way Future-Paths in Native Earth at more than 4ft and less than 6ft foot cover less than 1000 feet	Ft	$ 10.20
19	Plow and place up to (2) 4 way Future-Paths in Native Earth at more than 4ft and less than 6ft foot cover more than 1000 feet and less than 2500 feet	Ft	$ 8.70
20	Microtrench 1.5" x 16" net and place up to (6) Micro-Conduits in Road Way Material at 12 inches cover	Ft	$ 20.79
21	Microtrench 2" x 16" net and place up to (8) Micro-Conduits in Road Way Material at 12 inches cover	Ft	$ 23.10
22	Trench Rock Adder at less than 3.5 foot cover (Cost is additional to Trench Price)	Ft	$ 6.00
23	Directional Bore Rock Adder less than 6ft cover (Cost is additional to Directional Bore Price)	Ft	$ 14.40
24	Plow Rock Adder up to 3.5 foot cover (Cost is additional to Plow Price)	Ft	$ 7.20
25	Plow Rock Adder more than 3.5ft and less than 6ft foot cover (Cost is additional to Plow Price)	Ft	$ 9.60
26	Spot Repair up to 4 way future-path Conduit and or Locate Wire less than 100 feet in legth and 6ft in depth	10ft increment	$ 1,564.50
27	Spot Repair up to 7 way future-path Conduit and Locate Wire less than 100 feet in length and 6ft in depth	10ft increment	$ 1,731.83
28	Spot Repair up to (2) 7 way future-paths Conduit less than 100 feet and 6ft in depth	10ft increment	$ 1,903.75
29	Install 17x30x24 Fiber Hand Hole assembly (24" deep)	EA	$ 623.70
30	Install 24x36x24 Fiber Hand Hole assembly (24" deep)	EA	$ 708.75
31	Install 30x48x24 Fiber Hand Hole assembly (24" deep)	EA	$ 765.45
32	Install 30x48x36 Fiber Hand Hole assembly (36" deep)	EA	$ 801.90
33	Install 36x60x36 Fiber Hand Hole assembly (36" deep)	EA	$ 905.63
34	Install 48x72x36 Fiber Hand Hole assembly (36" deep)	EA	$ 1,360.80
35	Install 10" Round Pull Box Assembly	EA	$ 216.00
36	Replace 17x30 up to 36x60 Fiber Hand Hole Box Lid	EA	$ 337.50
37	General Maintenance of Fiber Hand Hole	EA	$ 156.25
38	Remove 17x30x24 up to 30x48x36 Fiber Hand Hole assembly	EA	$ 468.75
39	Remove 36x60x36 up to 48x72x36 Fiber Hand Hole assembly	EA	$ 656.25
40	Install 10" Fiber Pedestal Assembly	EA	$ 297.00
41	Replace 10" Fiber Pedestal Top and or MST Mounting Brackets	EA	$ 90.00
42	General Maintenance of 10" Fiber Pedestals	EA	$ 56.25
43	Install 4 foot Fiber Marker Post	EA	$ 65.00
44	Install and Mount Fiber Distribution Hub (FDH) Large Cabinet on Hand Hole	EA	$ 437.50
45	Install and Mount FDH Medium or Small Cabinet on Hand Hole	EA	$ 281.25
46	Open Pit 2'widex3'Deepx6' Long and expose existing conduit (surfaces excluding pavement or concrete)	EA	$ 787.50
47	Open Pit 2'widex6'Deepx8' Long and expose existing conduit (surfaces excluding pavement or concrete)	EA	$ 1,725.00
48	Proof Conduit: Single conduits, single micro-conduits, or individual micro-conduits contained in a a bundle	Ft	$ 0.22
49	Locate wire continunity testing	Ft	$ 0.08
50	Spot Repair Sevice Drop Pathway and or Locate Wire less than 10 feet in length and 24" max. in depth	10ft increment	$ 190.31
51	Trench Flow Fill Backfill placing (Micro-trench not included)	Cu Ft	$ 2.73
52	Trench Sand Bedding Backfill placing (Micro-trench not included)	Cu Ft	$ 5.46
53	Remove and Replace HMA Surface	SF	$ 28.08
54	Install and Remove Temporary Asphalt Pavement Cold Patch	SF	$ 28.08
55	Remove and Replace Concrete Sidewalk or Similar Slab on Grade Flat Work Less than 100 SF	SF	$ 36.72
56	Remove and Replace Stamped Decorative Concrete Surface	SF	$ 45.90
57	Remove and Replace Concrete Curb and Gutter	Ft	$ 36.72
58	Remove and Replace Concrete Sidwalk, Driveway, or Similar Slab On Grade Flat Work Greater than 100 SF	Bid Only	$ -
59	Remove and Replace general lawn, mulch, or gravel type landscaping	SF	$ 21.60
60	Broadcast Seed	1000 Sq*Ft	$ 345.00
61	Drill Seed	1000 Sq*Ft	$ 575.00
62	Temporary Erosion and Sediment Control - Check Dam	Ft	$ 7.88
63	Temporary Erosion and Sediment Control - Silt Fence Slope Barrier	Ft	$ 7.88
64	Temporary Erosion and Sediment Control - Slope Drain	Ft	$ 13.20
65	Temporary Erosion and Sediment Control - Drop Inlet Barrier	Ft	$ 13.20
66	Temporary Erosion and Sediment Control - Sediment Trap	Cu Ft	$ 3.30
67	Temporary Erosion and Sediment Control - Temporary Berm	Ft	$ 8.25
68	Temporary Erosion and Sediment Control - Curb Inlet Barrier	EA	$ 171.88
69	Subsurface Utility Exploration - Vacuum Excavation - Pot Holes	EA	$ 294.00
70	Subsurface Utility Exploration - Mechanical Excavation - Pot Holes	EA	$ 567.00
71	Install Micro-Fiber Cable by blowing or Jetting inside Micro-Conduit	Ft	$ 0.80
72	Install Multi-Service Terminal (MST) flat or round fiber tails into conduit	Ft	$ 0.80
73	Install Flat Fiber Cables into conduit (not including service drop cables)	Ft	$ 0.80
74	Install Flat Fiber Service Drop Cables into existing conduit	Ft	$ 0.80
75	Install Armored Fiber pigtails or misc armored fiber cables into conduit up to 200 ft in length	Ft	$ 2.08
76	Install Splice Enclosure and Termination (up to 48 fiber splice enclosure)	EA	$ 309.00
77	Install Splice Enclosure and Termination (up to 144 fiber splice enclosure)	EA	$ 334.75
78	Install Splice Enclosure and Termination (up to 288 fiber splice enclosure)	EA	$ 375.00
79	Install Splice Enclosure and Termination (OTE 300-4port up to 4 fibers)	EA	$ 309.00
80	Re-enter existing splice enclosure	EA	$ 300.00
81	Install and Prep new cable for existing re-entered splice enclosure	EA	$ 315.00

Labor for Maintenance, Repair, Expansion, and Installation of the Lehi CN

7/2/2025

Labor Item Pricing			
NO	**DESCRIPTION**	**UNIT**	**UNIT PRICE**
82	1-12 Fusion Splices at one location	EA Splice	$ 19.00
83	13-48 Fusion Splices at one location	EA Splice	$ 19.00
84	49-96 Fusion Splices at one location	EA Splice	$ 19.00
85	97-144 Fusion Splices at one location	EA Splice	$ 19.00
86	144-288 Fusion Splices at one location	EA Splice	$ 19.00
87	Fiber Optic Cable Removal-Microfiber cable	Ft	$ 0.94
88	Bare End Fiber Optic Cable Test	Per Strand	$ 17.00
89	Fiber Optic Light Source/Power Meter Test or Bi-Directional OTDR Trace	Per Strand	$ 8.00
90	Uni-Directional OTDR Trace	Per Strand	$ 4.00
91	Install 288 Count Fiber Panel in Building or Cabinet racking	EA	$ 180.00
92	Install 144 or 96 Count Fiber Panel in Building or Cabinet racking	EA	$ 120.00
93	Install 72 or smaller Count Fiber Panel in Building or Cabinet racking	EA	$ 100.00
94	Install 6.6M Strand or Slack Span MST's on existing poles	Ft	$ 2.61
95	Lash New Micro-Conduits, MST's, or Fiber Drops to new strand	Ft	$ 1.97
96	Overlash New Micro-Conduits, MST's, or Fiber Drops to existing aerial fiber facilities	Ft	$ 1.97
97	Delash Micro-Conduits, MST's, or Fiber Drops to existing aerial fiber or Strand	Ft	$ 2.10
98	Install New Pole dip and 2" to 3" Conduit Riser on existing Stand Offs	EA	$ 550.00
99	Install New Pole dip and 2" to 3" Conduit Riser with new Stand Offs	EA	$ 675.00
100	Install New Pole Down Guy and Standard Anchor attached to existing Pole	EA	$ 476.28
101	Install New Pole Down Guy and Sidewalk Anchor attached to existing Pole	EA	$ 686.07
102	Place Single Family (SF) or Multi-Dwelling Unit (MDU) Residential buried service drop conduit pathway with Locate wire 6" to 24" deep less than 100 feet in length. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure.	EA	$ 804.65
103	Place SF or MDU Residential buried service drop conduit pathway with locate wire 6" to 24" deep greater than 100 feet and less than 250ft in length. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure.	EA	$ 1,000.00
104	Place SF or MDU Residential buried service drop conduit pathway with locate wire 6" to 24" deep greater than 250 feet and less than 350ft in length. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure.	EA	$ 1,257.27
105	Place SF or MDU Residential buried service drop conduit pathway with locate wire 6" to 24" deep greater than 350 feet and less than 500ft in length. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure.	EA	$ 1,571.57
106	Place SF or MDU Residential buried service drop conduit pathway with locate wire 6" to 24" deep greater than 500ft in length. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure.	Ft	$ 7.98
107	Place Business, Commerial, Industrial, or MDU Mixed Use Buildings with greater than 12 units buried single Service drop conduit pathway with locate wire 6" to 24" deep. Proof conduit, Install fiber drop cable into conduit, and provide fiber drop connection to the fiber termination and transition enclosure. 100 ft minimum.	Ft	$ 13.26
108	Place and Proof at Business, Commerial, Industrial, SF, or MDU Mixed use locations micro-conduit and or fiber cable inside existing owner provided conduit pathway. 100 ft Minimum.	Ft	$ 3.29
109	Place Business, Commerial, Industrial, MDU Mixed Use Building, Single Family (SF), or Multi-Dwelling Unit (MDU) Residential buildings Aerial fiber service drop attached to existing poles and exterior of the building to the designated exterior Demarc location. Aerial Drop to be 3 spans or Less. Provide fiber drop connection to the fiber termination and transition enclosure.	EA	$ 495.00
110	Place Business, Commerial, Industrial, MDU Mixed Use Building, Single Family (SF), or Multi-Dwelling Unit (MDU) Residential buildings Aerial fiber service drop attached to existing poles and exterior of the building to the designated exterior Demarc location. Aerial Drop more than 3 spans.	Bid Only	$ -
111	Single Family Residential customer premise Basic/Typical Installation of interior Network Equipment at City Demarcation Point (ONT).	EA	$ 284.00
112	MDU Residential New Building Termination. Terminate 1-12 Fiber cable inside IT Room termination or at exterior location.	EA	$ 371.25
113	MDU Residential buildings with less than 12 units customer premise Basic/Typical Installation of interior Network Equipment at City Demarcation Point (ONT).	EA	$ 194.00
114	Business, Commerial, Industrial, MDU with 12 or more units, or Custom SF Residential fiber termination and customer premise Installation of Network Equipment at City Demarcation Point (ONT).	Bid Only	$ -
115	Business, Commerial, Industrial, or MDU location Interior conduit or fiber cable routing as needed to complete premise installation.	Bid Only	$ -
116	Labor - Fiber Splicing Technician	Hr	$ 132.00
117	Labor Emergency Rate - Fiber Splicing Technician	Hr	$ 187.00
118	Labor - Fiber Blowing and Installation Technician	Hr	$ 110.00
119	Labor Emergency Rate - Fiber Blowing and Installation Technician	Hr	$ 143.00
120	Labor -Construction Equipment Operator	Hr	$ 154.00
121	Labor Emergency Rate - Construction Equipment Operator	Hr	$ 198.00
122	Labor - Install and Repair (I&R) Technician	Hr	$ 100.00
123	Labor Emergency Rate - I&R Technician	Hr	$ 121.00
124	Labor - Project Field Inspector	Hr	$ 100.00
125	Labor - Project Manager	Hr	$ 180.00
126	Labor - Project or Design Engineer	Hr	$ 150.00
127	Labor - Cad Operator	Hr	$ 100.00
128	Labor - Senior Management	Hr	$ 200.00
129	Local Heavy Equipment Mobilization (up to 30,000 lbs) Standard Rate-Excluding Emergency, Weekend, and Overtime Rates	EA	$ 200.00
130	Local Equipment Mobilization (Over to 30,000 lbs) Standard Rate-Excluding Emergency, Weekend, and Overtime Rates	EA	$ 300.00
131	Regional Heavy Equipment Mobilization (up to 30,000 lbs) Standard Rate-Excluding Emergency, Weekend, and Overtime Rates	EA	$ 500.00
132	Regional Heavy Equipment Mobilization (Over to 30,000 lbs) Standard Rate-Excluding Emergency, Weekend, and Overtime Rates	EA	$ 1,000.00
133	Permitting	EA	At Cost +5%
134	Miscellaneous Materials	EA	At Cost +5%
135	Install Isolation Blocks and Hardware Termination and testing at Existing Fiber Vaults and Pedestals	EA	$ 56.25
136	Label fiber count in FDH's and or Shelter FDP's	EA	$ 52.50
137	Stencile Fiber count on MST's	EA	$ 15.75
138	Underground Utility Locating per Blue Stakes 811 Ticket	EA	$ 12.00
139	Underground Utility Project Locating and or Monitoring (Minimum 30-minute session with 15-minute billing increments)	Hr	$ 60.00
140	Not At Fault Underground Utility Locating, Investigating, and or Monitoring (Minimum 30-minute session with 15-minute billing increments)	Hr	$ 60.00
141	Business Hour (7am-5pm Weekdays) Emergency Locating per Blue Stakes 811 Ticket	EA	$ 25.00
142	After Hour (5pm-7am Weekdays, Weekends, and Holidays) Emergency Locating per Blue Stakes 811 Ticket	EA	$ 40.00

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #57-2025 adopting Title 6 Chapter 5 Section 8, establishing Bridge Safety in Lehi City.

Suggested Action:

Attachments:

Ord 57-2025.docx

LEHI CITY

ORDINANCE NO. 57-2025

AN ORDINANCE ADOPTING TITLE 6 CHAPTER 5 SECTION 8 (BRIDGE SAFETY) ESTABLISHING BRIDGE SAFETY IN LEHI CITY

WHEREAS, numerous individuals, including minors, have been diving, jumping or otherwise removing themselves from various bridges within Lehi City; and

WHEREAS, in the past, individuals have been seriously hurt diving, jumping or otherwise removing themselves from various bridges in the City requiring first responders from the City to assist, rescue, and otherwise requiring resources to rescue individuals; and

WHEREAS, without appropriate prohibitive measures, the acts of diving, jumping, or otherwise removing themselves from bridges in the City poses a danger to the health, safety, and welfare; and

WHEREAS, these individuals are also obstructing bridge traffic by constructing platforms and otherwise refusing to yield to pedestrian and cyclists attempting to cross the bridge; and

WHEREAS, on September 9, 2025, 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) in order to protect the public, it is necessary to establish Bridge Safety requirements adopting the requirements set forth in Title 6 Chapter 5 Section 8 of the Lehi City Code furthering the health, safety and welfare of the citizens of Lehi.

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

PART I:

A. Lehi City Code Title 6 Chapter 5 Section 8 is hereby adopted as shows on Exhibit "A"

PART II:

A. If a provision of this Ordinance No. 57-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 9th day of September, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

6-5-8 Bridge Safety:

A. Diving And Jumping: It shall be unlawful for any person to dive, jump or otherwise remove themselves from the top or side of any bridge over water in the City.

B. Loiter Or Remain: It shall be unlawful for any person to stand, fish, linger, loiter or remain on any bridge over water in the City, unless otherwise designated. This shall not prohibit any individual from using the bridge to walk from one side to the other.

C. Penalty: Any person violating any provisions of this chapter shall be guilty of a class C misdemeanor, subject to penalty as provided in section 1-4-1 of this code.

Agenda Item No: 7

City Council Agenda Item Report

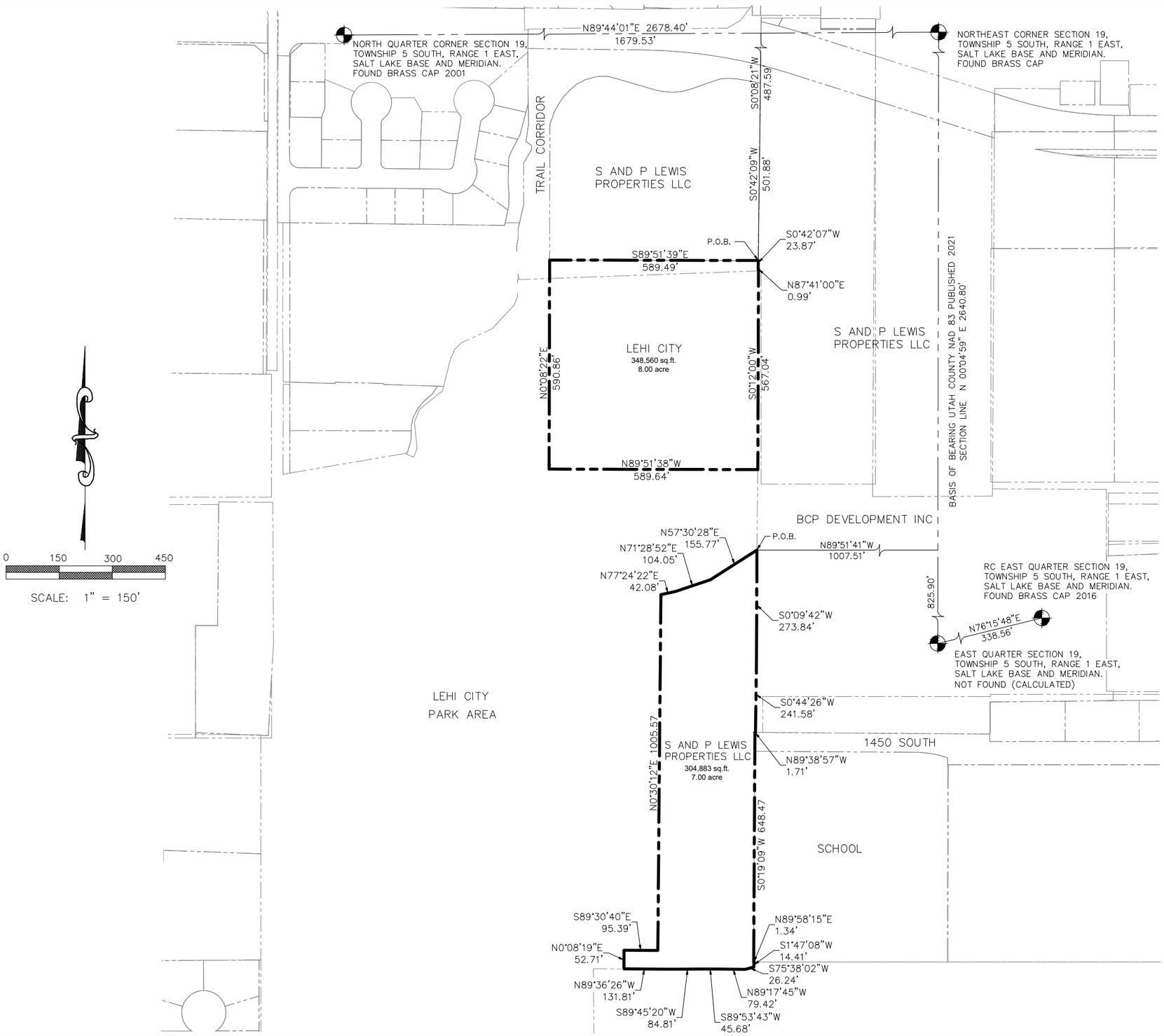
Meeting Date: September 9, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

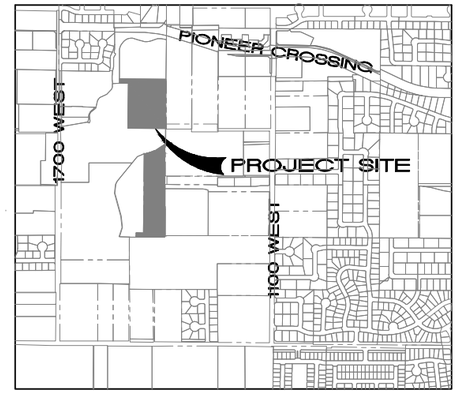
Subject:
Consideration of Resolution #2025-66 approving a Real Estate Exchange Agreement with S & P Lewis Properties for property located adjacent to Mellor Rhodes Park.

Suggested Action:

Attachments:

Property Exchange Exhibit.pdf





VICINITY MAP

LEHI CITY PROPERTY TO LEWIS

Beginning at a point on the East line of Quit Claim Deed Entry No. 59357:2015 which is North 89°44'01" East 1678.97 feet along the section line South 00°00'03" East 437.11 feet and South 00°42'07" West 552.36 feet from the North Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 00°42'07" West 23.87 feet along said Quit Claim Deed; thence along Special Warranty Deed Entry No. 79222:2017 the following two courses 1) North 87°41'00 East 0.99 feet; 2) South 00°12'00" West 567.04 feet; thence North 89°51'38" West 589.64 feet; thence North 00°08'22" East 590.86 feet; thence South 89°51'39" East 589.49 feet along the South line of Warranty Deed Entry No. 122350:2016 to the point of beginning.

8.0 ACRES

LEWIS PROPERTY TO LEHI CITY

Beginning at a point on an existing barb wire fence which is North 00°04'59" East 825.90 feet along the section line and North 89°51'41" West 1007.51 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along a barb wire fence and Boundary line agreement Entry No. 103727:2016 the following two courses 1) South 00°09'42" West 273.84 feet; 2) South 00°44'26" West 241.58 feet; thence along the West Lehi Elementary Subdivision the following three courses 1) North 89°38'57" West 1.71 feet; 2) South 00°19'09" West 648.47 feet; 3) North 89°58'15" East 1.34 feet; thence along Boundary line agreement Entry No. 103727:2016 the following six courses 1) South 01°47'08" West 14.41 feet; 2) South 75°38'02" West 26.24 feet; 3) North 89°17'45" West 79.42 feet; 4) South 89°53'43" West 45.68 feet; 5) South 89°45'20" West 84.81 feet; 6) North 89°36'26" West 131.81 feet; thence along Warranty Deed Entry No. 122349:2016 the following three courses 1) North 00°08'19" East 52.71 feet; 2) South 89°30'40" East 95.39 feet; 3) North 00°30'12" East 1005.57 feet; thence along Boundary line agreement Entry No. 103727:2016 the following three courses 1) North 77°24'22" East 42.08 feet; 2) North 71°28'52" East 104.05 feet; 3) North 57°30'28" East 155.77 feet to the point of beginning.

7.00 ACRES

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	6/5/25
				COGO FILE:	

J:\LEHI CITY\dwg\SWAP.dwg

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

LEHI, UTAH

LEHI CITY LAND SWAP

LAND SWAP EXHIBIT

JOB
LEHI LEWIS

SHEET NO.
1

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #49-2025, approving a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.

Suggested Action:

Attachments:

CC Staff Report Table 05.040A Dev Code Amendment 08.26.25.docx

Table 05.040-A Amendment DRC 06.11.25.docx

Ord 49-2025.docx

TBL05.040-A ResBulkIntensity 06.03.25 RA-1 & R-1-15 Remodel Setback Reduction.pdf

TABLE 05.040-C RESIDENTIAL BULK AND INTENSITY DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	August 26, 2025
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 11, 2205
Date of Planning Commission Review	July 31, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of proposed amendments to Table 05.040-A Residential Bulk and Intensity. The proposed change will allow a reduction in the required rear yard setback for homes in the RA-1 and R-1-15 zones. The R-1-12 and smaller zones already allow for a 15-foot yard setback for remodels on homes two years or older.

This proposed amendment came from the City Council as a response to a resident who wanted to add a covered patio on to their backyard. Covered patios count as the primary home and must meet the primary homes setbacks based on definition in the Development Code.

This proposal will allow RA-1 and R-1-15 zones more flexibility for remodels similar to other zones. The Reviewing Departments reviewed the proposed amendment and had two comments. The first comment is to consider including R-1-22 in the change as well. It is listed between RA-1 and R-1-15 on the table of bulk and intensity. The RA-1 zone can go down to 15,000 square foot lots so it is similar to R-1-15 but also sometimes requires 22,000 square feet like

the R-1-22 zone. The second comment includes a recommendation to switch the location on the table. The Planning Commission should consider both of these recommendations in their motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications or deny the proposed amendment to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment will allow similarly flexibility already allowed for smaller zoning districts.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on July 31, 2025. The minutes and motion from that meeting follow.

3.8) Public hearing and recommendation of Lehi City's request for a review of a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.

Jacob Curtis presented the item. Very minor changes have been made. Superscripts have been added to indicate allowances to certain zones. This is on the behest of City Council.

Commissioner Lockhart asked why setbacks can be changed or ignored after certain periods of time. Kim Struthers explained that it encourages people to age in place by providing flexibility for people who may otherwise need to move. Commissioner Lockhart asked if this change was being made for a single applicant. Struthers explained that it is not; the goal was to make setbacks more equitable across zones. He clarified that this part of code doesn't get utilized very often.

The commission discussed if the determined waiting periods made sense in relation to the stated goals of the change. Commissioner Eyre asked if the setbacks are dependent on the type of addition. They are not. Commissioner Lockhart doesn't think the argument of aging in place is valid if the setbacks change after two years. Commissioner Everett clarified that the change is to adjust all zones to the same requirements. Commissioner Jackson suggested more research and a work session overview.

Commissioner Lockhart recommended changing setbacks so that they are consistent. The council discussed the merits of changing the code versus completely overhauling it. City staff mentioned that changing setbacks may encourage the construction of detached ADUs. Commissioner Lockhart argued that arbitrary setbacks are a violation of landowner rights. She thinks that setbacks should have firm reasoning behind them. The commission discussed the origin of setbacks (New York City, where they were implemented to ensure sunlight still made it to the street with the advent of skyscrapers), and the current purpose.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a negative recommendation to the Lehi City Council with the findings that while the intent to conform with other areas of the code is appreciated, this update is not needed and doesn't solve problems and causes more questions than it answers. She recommends staff and City Council to look at setbacks overall, with the intent to keep them the same from the beginning in order to be consistent in what rights are allotted to property owners. Commissioner Lockhart seconded the motion.

Vote: Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Table 05.040-A Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Development Code Table 05.040A Residential Bulk and Intensity, adding flexibility to building setbacks for remodels and additions in the RA-1 and R-1-15 Zones.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Kim Struthers
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 05/29/25
Time Start: 3:20 PM
Time End: 3:20 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. Why not include the R-1-22 zone as well?

A. Consider switching the location of R-1-22 on the table, so that the lot size goes progressively up.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 10TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 49-2025

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05.040-A RESIDENTIAL BULK AND INTENSITY

WHEREAS, it has become necessary to amend Table 05.040-A of the Lehi City Development Code; and

WHEREAS, this amendment seeks to allow for a reduced rear yard setbacks for remodels and additions; and

WHEREAS, following a public hearing on July 31, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 9, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 31, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05.040-A of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of Lehi City, Utah as follows:

PART I:

Chapter 05.040-A of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 49-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 9th day of September 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

TABLE 05-040-A
TABLE OF BULK AND INTENSITY REQUIREMENTS
AGRICULTURE AND RESIDENTIAL DISTRICTS

(Am 10/10/00; 3/27/01; 01/08/02; 03/11/03; 03/22/03; 07/08/03; 02/10/04; 12/14/04; 08/09/05; 9/12/06; 09/09/08; 10/11/11; 03/11/14; 02/24/15;02/22/22; 02/28/23; 09/19/23, 10/08/24; 11/12/24)

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Lot Size	5 Acres[a]	5 Acres[a]	1 Acre[a]	Single-Family Dwelling 15,000 Sq.Ft. [a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 22,000 Sq.Ft. [a] Other Allowed Uses 22,000 Sq.Ft. [a]	Single-Family Dwelling 15,000 Sq.Ft.[a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 12,000 Sq.Ft.[a] Other Allowed Uses 12,000 Sq.Ft. [a]	Single-Family Dwelling 10,000 Sq.Ft.[a] Other Allowed Uses 10,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Detached Single-Family Dwelling or Duplex 8,000 Attached single family (townhomes or twin homes) No minimum lot size but must comply with the 6 DU/AC maximum. Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	As per PUD approval.	Residential minimum lot size is based on project acreage and the 12 DU/AC maximum. Other Allowed Uses 8,000 Sq.Ft.[a]
Maximum Dwelling Units Per Acre	0.2[a]	0.2[a]	1[a]	2.5[a]	1.75[a]	2.5[a]	3[a]	3.5[a]	4[a]	3.5[a] for projects > 10acres; 3.25[a] for projects < 10	6[a]	9[a]	12[a]
Minimum Lot Width/Frontage	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 90 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Single Family 75 Ft. [a,b] Multi-Family As allowed by IBC Other Allowed Uses 150 Ft. [a,b]	As per PUD approval.	Single Family 65 Ft. [a,b] Multi-Family As allowed by IBC Other Allowed Uses 80 Ft. [a ,b]
Minimum Front Yard	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 20 Ft to garage.	As per PUD approval.	15 Ft to dwelling; 20 Ft to garage.
Minimum Rear Yard (Interior Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.[c]	30 Ft.	30 Ft.[c]	30 Ft. [c]	30 Ft. [c]	25 Ft. [c]	25 Ft. [c]	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC
Minimum Rear Yard (Corner Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.[c]	30 Ft.	30 Ft.[c]	30 Ft. [c]	15 Ft.	15 Ft.	15 Ft.	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Side Yard	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. and Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. and Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	As per PUD approval.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft.	20 Ft.	20 Ft.	20 Ft.[e]	20 Ft.	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	As per PUD approval.	20 Ft.[e]
Height	Max. 35 Ft. or 2 Stories. Min 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 45 Ft. or 3 Stories. Min. 1 Story
Minimum Ground Floor Area Per Residential Unit	1,000 Sq.Ft.[f]	1,500 Sq.Ft.[g]	1,500 Sq.Ft.[g]	1,000 Sq.Ft.[f]	1,500 Sq.Ft.[g]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]
Minimum Driveway Length Front Load	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.
Driveway Length Alley/Rear Load	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.
Min. Area For PRD	N/A	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.

Notes:

[a] For subdivisions located along a master planned major roadway or master planned trail, the City Council, following review and recommendation from the DRC and Planning Commission, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan and/or Lehi City Design Standards and Public Improvements Specifications Manual (concept plan required).

[b] For subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design, the City Council, following review and recommendation from the DRC and Planning Commission, may allow reduced frontage (concept plan required).

[c] 15 ft. for remodeling projects on single family dwellings not less than 2 years old.

[d] 6 ft. minimum with total side yards not less than 18 ft. for remodeling projects on single family dwellings not less than 2 years old.

[e] 15 ft. for remodeling projects on single family dwellings not less than 2 years old.

[f] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[g] 1,250 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 1,250 Sq. Ft.) Must have a minimum of 1,750 Sq. Ft. total finished floor area. Dwellings existing prior to December 12, 2004 are considered a conforming use.

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #50-2025, approving a Development Code amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.

Suggested Action:

Attachments:

CC Staff Report Ch 19 Development Code Amendment 08.26.25.docx

Ch 19 Development Code Amendment DRC 07.02.25.docx

Ord 50-2025.docx

Chapter 19 Development Code Amendment DRC 07.02.25 narrative, redlines.pdf

CHAPTER 19 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	August 26, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	July 2, 2025
Date of Planning Commission Review	July 31, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of proposed amendments to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for conditional uses. This update is a comprehensive update of this Chapter to try to match with current efforts to remove conditional uses where possible. The primary changes relate to wind energy facilities, small wind energy facilities, and roof-mounted wind energy systems as follows below:

Wind Energy Facility

- Clarifies that this is **not** a conditional use (to be finalized with the upcoming Table of Uses update)
- Removes the requirement for a noise analysis study since there are already Municipal Code allowances for noise
- Clarifies fencing requirements by removing variability and just requiring the 6-foot fence with locking gate

Small Wind Energy Facility

- Clarifies that this is **not** a conditional use
- Establishes a maximum height limit directly in the Code (no Planning Commission review required)

Roof-Mounted Wind Energy System

- Clarifies that this is **not** a conditional use

These changes aim to improve clarity and consistency in the interpretation and application of the Development Code.

The DRC had no comments on the proposed Development Code amendment.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 31, 2025. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.

Jacob Curtis presented the item. This is part of the ongoing overhaul of code to get rid of conditional uses. The biggest changes are to wind power facilities. The chapter is rarely used.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that this is in conformance with the purposes intent and provisions of the General Plan and its various elements, and that this is part of a longstanding effort to clean up code, bring it up to date, and eliminate things that are superfluous and/or tied to conditional uses that don't need to be tied to conditional uses. He included the one DRC comment. Commissioner Kunze seconded.

Vote: Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Ch 19 Development Code Amendment
DRC Redline Comments

*Lehi City- requests review of a Development Code amendment to **Chapter 19**, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 06/19/25
Time Start: 1:25 pm
Time End: 1:25 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

General Comments:
1. Any connection of electric generation to Lehi City Power system must be in accordance with Lehi Power Standards and approved by Lehi Power.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31, 2025.

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

LEHI CITY

ORDINANCE NO: 50-2025

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 19, RENEWABLE ENERGY SYSTEM REGULATIONS

WHEREAS, it has become necessary to amend Chapter 19 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to comprehensively update Chapter 19 to match the Table of Uses and remove references to Conditional Uses; and

WHEREAS, following a public hearing on July 31, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 9, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 31, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 19 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 19 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance #50-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 9th of September 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

June 19, 2025

Narrative –Chapter 19 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to clean up and update sections of Chapter 19, Renewable Energy System Regulations, of the Development Code. Specifically, we are proposing a comprehensive update to match with the Table of Uses and remove references to Conditional Uses.

The primary changes made with the comprehensive update are as follows:

- Wind Energy Facility-
  - Clarified that this is not a conditional use. This change will be finalized with a change to the Table of Uses that is upcoming
  - Removed requirement for a noise analysis study
  - Clarified fence requirements
- Small Wind Energy Facility
  - Clarified that this is not a conditional use
  - Sets the maximum height in Code and not subject to Planning Commission decision
- Roof-Mounted Wind Energy System
  - Clarified that this is not a conditional use

We believe this will help clarify the interpretation of the Code.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

CHAPTER 19

RENEWABLE ENERGY SYSTEM REGULATIONS

(Amended 07/10/12; 09/13/16; 09/11/18)

Section 19.010. Purpose.
Section 19.020. Findings.
Section 19.030. Definitions.
Section 19.040. Wind Energy Facility
Section 19.050. Small Wind Energy Facility.
Section 19.060. Roof-Mounted Wind Energy System.
Section 19.070. Roof-Mounted Solar Energy System.
Section 19.080. Ground-Mounted Solar Energy System.

Section 19.010. Purpose.

The purpose of this Chapter is to provide regulations for the safe and effective construction and operation of wind and solar energy facilities in Lehi City, subject to reasonable restrictions, which will preserve the public health and safety.

Section 19.020. Findings. *(Amended 07/10/12)*

~~The Planning Commission and City Council~~ Lehi City makes the following findings:

A. That wind and solar energy is an abundant, renewable, and nonpolluting energy resource and;

B. That the conversion of wind and solar energy to electricity and building heating will reduce our dependence on nonrenewable energy resources and decrease the air and water pollution that results from the use of conventional energy sources and;

C. That wind and solar energy systems enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify energy supply.

D. The unnecessary proliferation of wind and solar energy facilities throughout the City can create a negative visual impact (visual pollution) on the community.

E. The visual effects of wind and solar energy facilities can be mitigated by fair standards regulating their sitting, construction, maintenance and use.

Section 19.030. Definitions. *(Amended 07/10/12; 09/13/16)*

As used in this Section, the following terms shall have the meanings indicated:

FAA - The Federal Aviation Administration.

Ground-Mounted Solar Energy System – A freestanding solar energy conversion system. A ground-mounted solar energy system consists of solar panels used for production of electricity or water heating, structural support components, and associated control electronics.

Hub Height - When referring to a wind turbine, the distance measured from ground level to the center of the turbine hub.

IBC - International Building Code.

IFC - International Fire Code.

MET Tower - A meteorological tower used for the measurement of wind speed.

Roof-Mounted Solar Energy System - A solar energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted solar energy system consists of solar panels used for production of electricity or water heating and associated control electronics.

Roof-Mounted Wind Energy System - A wind energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted wind energy system consists of a wind turbine and associated control or conversion electronics.

Shadow Flicker - The on-and-off flickering effect of a shadow caused when the sun passes behind the rotor of a wind turbine.

Small Wind Energy Facility - A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, that is intended to primarily reduce on-site consumption of utility power. Small wind energy systems are typically designed for on-site home, farm, and small commercial use.

Total Height - When referring to a wind turbine, the distance measured from ground level to the blade extended at its highest point.

Wind Energy Facility - An electricity generating facility consisting of one or more wind turbines under common ownership or operating control, and includes

substations, MET towers, cables/wires, and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customer(s).

Wind Turbine - A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blade, tower, base, and pad transformer, if any; provided that such a system shall only be a wind turbine for purposes of this Section if it both has a total height greater than 100 feet and nameplate capacity of greater than 100 kilowatts (Note: wind turbines less than 100 feet in height and less than 100 kilowatts will be regulated pursuant to the small wind energy facility and roof-mounted wind energy system provisions in this Section).

Section 19.040. Wind Energy Facility *(Amended 07/10/12, ????)*

A. ~~Zoning~~ Property Requirements.

~~1. Conditional Use Permit. Wind energy facilities shall require a Conditional Use Permit, and are subject to the requirements for conditional use and site plan approval as per Chapters 9 and 11 of this Code. In approving the Conditional Use Permit, the Commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this Chapter.~~

~~2.~~1. Minimum parcel size. A wind energy facility must be located on a parcel that is at least 10 acres in size and one additional acre per wind turbine.

B. Application Requirements. As part of the application requirements for a ~~Conditional Use Permit and~~ Site Plan, an application for a wind energy facility shall include the following:

1. A written description of the project, including the number and maximum rated capacity of each wind energy facility. For each proposed wind energy facility, include make, model, picture, and manufacturer's specifications, including noise decibels data.

2. A plot plan prepared by a licensed surveyor or engineer drawn at an appropriate scale and in sufficient detail to clearly describe the following:

(a) Proposed boundaries of the Wind Overlay Zone with an accompanying legal description.

(b) Location of all proposed wind turbines with circles drawn around each one demonstrating compliance with the setback requirements of this Section.

(c) The location of the proposed wind energy facility as it relates to the boundaries of the parcel, adjacent ownerships and existing residences, schools, churches, hospitals, libraries, parks and public places to a distance of 2,000 feet.

(d) All proposed facilities, including access roads, electrical lines, substations, storage or maintenance units.

(e) Any federal, state, county or local recognized historic or heritage sites, delineated wetlands, and important bird areas as identified in federal, state, county, or local GIS databases or other generally available documentation.

(f) Proposed landscaping, screening and fencing.

3. A vertical drawing of each wind turbine showing total height, turbine dimensions, tower and turbine colors, ladders, distance between ground and lowest point of any blade, location of climbing pegs, and access doors. One drawing may be submitted for each wind turbine of the same type and total height.

4. A lighting plan showing any FAA-required lighting and other proposed lighting.

5. Information relating to the construction/installation of the wind energy conversion facility including a construction schedule describing commencement and completion dates, and a description of the routes to be used by construction and delivery vehicles with the gross weights and heights of those loaded vehicles.

6. A visual impact study of the proposed wind energy facility as installed, which should include computerized before and after photo simulations, elevation drawings showing the height, design, color, night lighting etc., and the location of the proposed facility as viewed from neighboring areas. The visual analysis shall also indicate any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

7. A wind or feasibility study that recommends a specific location for all wind turbines. The

study must also recommend an optimal height for all wind turbines and if the location is feasible for a wind turbine(s).

8. A study on potential shadow flicker that identifies locations where shadow flicker may be caused by the wind energy facility and the expected durations of the flicker at these locations. The study shall identify areas where shadow flicker may interfere with residences and describe measures that shall be taken to eliminate or mitigate the problems.

~~9. A noise analysis prepared by a competent acoustical consultant documenting the noise levels associated with the proposed wind energy facility. The study shall document noise levels at property lines and at the nearest residence or public building or use not on the site (if access to the nearest residence is not available, the Planning Commission may modify this requirement).~~

~~10.~~9. An assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems, and other wireless communication.

~~11.~~10. A fire protection and emergency response plan, created in consultation with the Lehi City Fire Department.

~~12.~~11. A decommissioning plan, which shall include:

(a) the anticipated life of the wind energy facility;

(b) the estimated decommissioning costs in current dollars;

(c) how said estimate was determined;

(d) the method of ensuring that funds will be available for decommissioning and restoration;

(e) the method, such as by annual re-estimate by a licensed engineer, that the decommissioning cost will be kept current; and

(f) the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

C. Wind Energy Facility Design Standards.



Figure 1. Wind energy facility with multiple wind turbines

1. Visual Appearance, Lighting, Power lines.

(a) The design of wind energy facilities, including any buildings or related structures, shall to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will help reduce the visual impact of the wind energy facility.

(b) Wind energy facilities shall not project above the top of ridgelines. For the purposes of this section, ridgelines shall consist of prominent ridgelines that are highly visible from any major roadway classified as a collector or greater in intensity. A ridgeline shall also include the crest of any ridgeline and the land located within one hundred (100) feet horizontally (map distance) on either side of the crest.

(c) Wind energy facilities shall use tubular towers. The use of guy wires is not allowed.

(d) Individual wind energy facilities within a Wind Overlay Zone shall be constructed using wind turbines whose appearance, with respect to one another, is similar within and throughout the zone, to provide reasonable uniformity in overall size, geometry, and rotational speeds.

(e) All wind turbines and other structures shall be finished in a single, non-reflective matte finished color or a camouflage scheme.

(f) No advertising signs are allowed on any part of the wind energy facility, including fencing, support structures, and wind turbines except for reasonable identification of the manufacturer or operator of the Wind Energy Facility. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

(g) Wind Energy Facilities shall not be artificially lighted, except to the extent required by the FAA or other applicable authority.

(h) Electrical controls and control wiring and power-lines shall be wireless or not above ground except where Wind Energy Facility collector wiring is brought together for connection to the transmission or distribution network, adjacent to that network.

2. Setbacks. The following setbacks and separation requirements shall apply to all wind turbines; provided, however, that the Planning Commission may reduce the standard setbacks and separation requirements if an exception is requested and the intent of this Section would be better served thereby.

(a) Residential zone or public use: Each wind turbine shall be set back from the nearest residential zoning district (including any zone that allows for residential uses), school, church, public park or public library, a distance of one thousand (1,000) feet.

(b) Property lines: Each wind turbine shall be set back from the nearest property line a distance no less than 1.1 times its total height, unless appropriate easements are secured from adjacent property owners, or other acceptable mitigation is approved by the Planning Commission.

(c) Public Roads: Each wind turbine shall be set back from the nearest public road a distance no less than 1.1 times its Total Height, determined at the nearest boundary of the underlying right-of-way for such public road.

(d) Communication and electrical lines: Each wind turbine shall be set back from the nearest above-ground public electric power line or telephone line a distance no less than 1.1 times its total height, determined from the existing power line or telephone line.

(e) Wetlands: Each wind turbine shall be set back 500 feet from any wetlands as delineated by the U.S. Army Corps of Engineers. This distance may be adjusted to be greater or lesser at the discretion of the reviewing body, based on topography, land cover, land uses, and other factors that influence the flight patterns of resident birds.

3. Noise. Audible noise due to wind energy facility operations shall not exceed 55 dBA for any period of time measured at the wind energy facility site's property line.

4. Height. The total height for a wind turbine shall not exceed 250 feet.

5. Density. No more than one turbine per acre shall be allowed.

6. Braking Device. All wind turbines shall have braking systems when winds reach speeds in excess of 65 miles per hour or as otherwise required by industry standards.

7. Signal Interference. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone, or television signals caused by any wind energy facility.

8. Safety.

(a) Wind turbine towers shall not be climbable up to 12 feet above ground level.

(b) All access doors to wind turbine towers and electrical equipment shall be lockable.

(c) Appropriate warning signage shall be placed on wind turbine towers, electrical equipment, and wind energy facility entrances. Signage shall include emergency contact information.

(d) Each wind energy facility shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor.

(e) A six-foot-high fence with a locking gate shall be required to enclose each tower or group of towers. ~~unless otherwise requested by the applicant and approved by the Planning Commission as part of the Conditional Use permit. The color and type of fencing for each wind energy facility installation shall be determined on the basis of individual applications as safety needs dictate.~~

(f) The minimum distance between the ground and any part of the rotor or blade system shall be 20 feet.

9. Compliance with International Building Code (IBC). All wind turbines and associated buildings and facilities shall comply with all applicable IBC requirements. Building permit applications for wind energy facilities shall be accompanied by a standard drawing of the wind turbine structure including the tower, base, and footing. An engineering analysis of the tower showing compliance with the building code and

certified by a licensed professional engineer registered in the state of Utah shall also be submitted. In the case of a conflict between the IBC and this Chapter, the more restrictive shall apply.

10. Compliance with International Fire Code (IFC). All wind turbines and associated buildings and facilities shall comply with all applicable IFC requirements.

11. Compliance with FAA regulations. Wind energy facilities must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

Section 19.050. Small Wind Energy Facility.
(Amended 07/28/09; 07/10/12)

~~A. Allowed Areas. Small wind energy systems may be allowed as an accessory use upon compliance with this section and issuance of a Conditional Use Permit as per Chapter 9 of this Code.~~

~~B.~~A. Applications. In conjunction with the application requirements for a ~~Conditional Use Permit and~~ Site Plan, an application for a small wind energy conversion System shall include the following:

1. Evidence that the proposed tower height does not exceed the height recommended by the manufacture or distributor of the system.

2. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

3. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

4. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

5. A visual analysis of the small wind energy facility as installed, which may include a computerized photographic simulation, demonstrating the visual impacts from nearby strategic vantage points. The visual analysis shall also indicate the color treatment of the system's components and any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

6. A decommissioning plan that includes the anticipated life of the small wind energy facility; the estimated decommissioning costs in current dollars; how said estimate was determined; the method of ensuring that funds will be available for decommissioning and restoration; the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

~~C.~~B. Design Standards. All small wind energy systems shall comply with the following standards.

1. A system shall not be located on any front or side yard. All facilities must be located completely within the rear yard, unless an exception is requested and otherwise approved by the Planning Commission.

2. Only one small wind energy system tower per legal lot shall be allowed, unless there are multiple applicants, in which their joint lots shall be treated as one lot for purposes of this Section.

3. ~~The allowed height of the facility shall be determined as part of the conditional use.~~ Total maximum tower heights are measured as follows:
   (a) 45 feet or less on parcels less than five acres.
   (b) 65 feet or less on parcels of five or more acres.
   (c) The allowed height shall be reduced if necessary to comply with all applicable Federal Aviation Requirements.

4. A small wind energy facility shall be set back at a distance equal to 110% (one hundred ten percent) of the total height of the facility from all inhabited structures on adjacent lots, overhead utility lines, property lines, public roads, and public rights-of way. A consent agreement with the neighboring property owner(s) is an option to allow a small wind energy facility to be located closer to the property line and the installation poses no interference with any public utility or public right of way. When a small wind energy facility is

located near a property line, no part of the apparatus shall extend over the property line. A signed letter shall be required from any consenting property owner when using the consent agreement option.

5. The maximum power output for a small wind energy facility or any other connected renewable energy devices is limited to 10 kW. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

6. The system's tower and blades shall be painted or treated a non-reflective, unobtrusive color that blends the system and its components into the surrounding landscape to the greatest extent possible, and incorporate non-reflective surfaces to minimize any visual disruption.

7. The system shall be designed and located in such a manner to minimize adverse visual impacts from public viewing areas (e.g., public parks, roads, trails). To the greatest extent feasible, a small wind energy system:

(a) Shall not project above the top of ridgelines.

(b) If visible from public viewing areas, shall be screened to the maximum extent feasible by vegetation or other means to minimize potentially significant adverse visual impacts on neighboring residential areas.

8. Exterior lighting on any structure associated with the system shall not be allowed except that which is specifically required by the Federal Aviation Administration.

9. All on-site electrical wires associated with the system shall be installed underground except for "tie-ins" to a public utility company and public utility company transmission poles, towers, and lines. This standard may be modified by the Planning Commission if the project terrain is determined to be unsuitable due to reasons of excessive grading, biological impacts, or similar factors.

10. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

11. At least one sign shall be posted on the tower at a height of five feet, warning of electrical shock or high voltage and harm from revolving machinery.

12. No brand names, logo, or advertising shall be placed or painted on the tower, rotor, generator or tail vane where it would be visible from the ground, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.

13. Towers shall be constructed to provide one of the following means of access control, or other appropriate method of access:

(a) Tower-climbing apparatus located no closer than 12 feet from the ground.

(b) A locked anti-climb device installed on the tower.

(c) A locked, protective fence at least six feet in height that encloses the tower.

14. Anchor points for any guy wires for a system tower shall be located within the property that the system is located on and not on or across any aboveground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a fence six feet high or sheathed in bright orange or yellow covering from three to eight feet above the ground.

15. The facility shall be designed with an automatic shut-off mechanism, so that in the event of a power outage, the facility will not back-feed into the power grid.

16. All small wind energy system tower structures shall be designed and constructed to be in compliance with pertinent provisions of the International Building Code, National Electric Code, and any other applicable codes.

17. All small wind energy systems shall be equipped with manual and automatic over-speed controls. The conformance of rotor and over-speed control design and fabrication with good engineering practices shall be certified by the manufacture.

18. A small wind energy facility shall be designed, installed, and operated so that noise generated by the system shall not exceed 50 decibels (dBA), except during short-term events

including utility outages and severe wind storms, as measured at the closest neighboring dwelling.

~~D.~~C. Hybrid Wind and Solar Energy Facility. Solar panels may be attached to a small wind energy facility as a hybrid system with compliance to this section. The wind energy element of a hybrid system shall comply with all requirements of a small wind energy facility. The following standards shall apply to solar collectors on a hybrid system:

1. Solar collector devices shall not reflect light into windows of neighboring buildings.

2. The solar collector area shall not exceed 110 square feet unless an exception is requested and otherwise approved by the Planning Commission.

3. Collector frame and all associated conduit or piping shall be painted non-reflective colors that include browns, greens, tans and other earth tones.



Figure 2. Hybrid wind and solar energy facility

E. Maintenance. All small wind energy facilities shall be maintained in good condition and in accordance with all requirements of this section.

F. Abandonment of Use. A small wind energy facility which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner in accordance with a decommissioning plan~~ approved as part of the Conditional Use Permit.~~ Failure to abide by ~~and faithfully comply with~~ this section ~~or with any and all conditions that may be attached to the granting of any Conditional Use Permit~~ shall constitute grounds for the revocation of the permit by the City.

G. No small wind energy system shall be connected to the power grid until Lehi City Power has inspected the system.

H. The owner of the facility shall abide by the Lehi Power Net Metering Policy.

Section 19.060. Roof-Mounted Wind Energy Systems. *(New 07/10/12)*

A. Allowed Areas. Roof-mounted wind energy systems may be allowed as an accessory use upon compliance with this section~~ and issuance of a Conditional Use Permit as per Chapter 9 of the Development Code.~~



Figure 3. Roof-mounted wind energy system

B. Applications. ~~In conjunction with the application requirements for a Conditional Use Permit, a~~An application for a roof-mounted wind energy system shall include the following:

1. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

2. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

3. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

C. Standards. All roof-mounted wind energy conversion systems shall meet the following standards:

1. No more than two roof-mounted wind energy turbines may be allowed on any legal residential lot. The allowed number of roof-mounted wind energy turbines for a non-residential lot shall be determined by the Planning Commission.

2. Maximum height restrictions. In commercial applications the peak of the apparatus shall be no more than 15 feet, as measured from the base to the peak of the apparatus, unless an exception is requested and otherwise approved by the Planning Commission. In residential applications, the peak of the apparatus shall be no more than eight- feet above the peak of the roof.

3. The system shall be constructed and maintained to ensure that noise levels do not exceed 50 decibels (dBA) when measured from any property line. However, this level may be exceeded during short-term events out of human control, such as utility outages or severe wind storms. (60-70 dBA is the equivalent to a normal conversation at 3-5').

4. The system's support structure and blades shall be painted or treated a non-reflective, unobtrusive black, brown, green, tan, or other earth tone that blends the system and its components into the surrounding landscape.

5. The use of guy wires shall not be permitted for residential applications.

6. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

7. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

8. The maximum power output for a roof-mounted wind energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

D. Maintenance. All roof-mounted wind energy systems shall be maintained in good condition and in accordance with all requirements of this section.

E. Abandonment of Use. A roof-mounted wind energy system which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner. Failure to abide by ~~and faithfully comply with~~ this section ~~or with any and all conditions that may be attached to the granting of any Conditional Use Permit~~ shall constitute grounds for the revocation of the permit by the City.

F. Compliance. All roof-mounted wind energy systems shall comply with all applicable IFC and IBC requirements.

G. No roof-mounted wind energy system shall be connected to the power grid until Lehi Power has inspected the system.

H. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

I. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.070. Roof-Mounted Solar Energy System. *(New 07/10/12; Amended 9/13/16)*



Figure 4. Roof-mounted solar panels

A. Allowed Areas. Roof-mounted solar energy systems may be allowed on roofs of principal structures and legal accessory structures in any district upon compliance with this section.

1. Permitted Use. Roof-mounted solar energy

systems are allowed as a permitted use. Solar roof shingles (figure 5) may be allowed as a permitted use on all sides of a structure and are encouraged by the City as an alternative to traditional roof-mounted panels.

B. Standards. All roof mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the roof line, or on a flat roof, no higher than the parapet wall. ~~unless otherwise approved by the Planning Commission.~~

2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collector frame and all associated conduit or piping shall blend with the surface to which it is attached. Permitted colors include black, browns, greens, tans, and other earth tones.

4. Panel array ends shall be covered and mounting brackets shall blend in with the roof.

5. The maximum power output for a roof-mounted solar energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

6. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

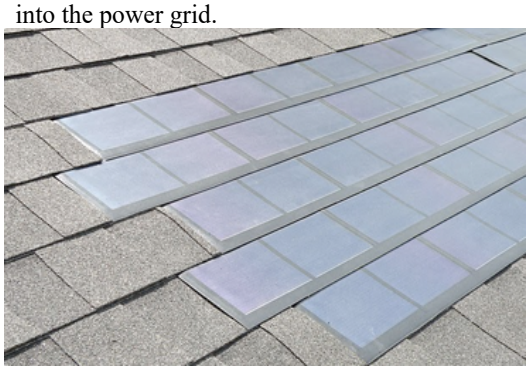


Figure 5. Solar roof shingles provide an attractive alternative to traditional roof-mounted panels

C. All roof-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All roof-mounted solar energy systems shall comply with all applicable IBC and IFC requirements.

E. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

F. No roof-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected the system.

G. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.080. Ground-Mounted Solar Energy System. *(New 9/13/16; Amended 08/29/17)*

A. Allowed Areas. Ground-mounted solar energy systems installed at the rear or sides of a structure may be allowed as a permitted use upon compliance with this section.

B. Standards. All ground-mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the fence line.

2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collectors shall not be visible from the front of the structure, as viewed at ground level from the public street.

4. The maximum power output for a ground-mounted solar energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon approval by Lehi Power Engineering Manager, and the Lehi Power Director.

5. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

6. The total area of the ground-mounted solar energy system cannot exceed thirty percent of the lot's net area.

7. The system setbacks are the same as the minimum accessory building setbacks in the underlying zoning district.

8. All power lines from a ground-mounted solar energy system to any building or other structure shall be located underground.

9. A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations found in Chapter 23 of the Development Code.

C. All ground-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All ground-mounted solar energy systems shall comply with all applicable IBC, NEC, and IFC requirements.

E. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

F. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment and/or any damage caused by the customer-generating equipment to the City's distribution system.

G. No ground-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected and approved the installation of the system.

H. The owner of the system shall abide by the Lehi Power Net Metering Policy, or Feed-in Tariff Policy as applicable.

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #48-2025, approving a Development Code Amendment to Table 37.080, Off-Street Parking Table, to allow tandem parking.

Suggested Action:

Attachments:

CC Staff Report TBL37.080 Parking Development Code Amendment 08.26.25.docx

TBL37.080 Parking Amendment DRC 06.04.25.docx

Ord 48-2025.docx

TBL37.080 Parking new - tandem parking 06.04.25.pdf

TABLE 37.080 DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	August 26, 2025
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	June 6, 2025
Date of Planning Commission Review	July 10, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City is requesting review and recommendation of the Table 37.080 Development Code Amendment to allow tandem parking for off-street parking. This is to comply with the new state code that was passed this legislative session that prohibits municipalities from restricting unobstructed tandem parking from satisfying two parking spaces as part of a minimum parking space requirement. The proposed amendment removes the language prohibiting tandem parking from counting toward the minimum parking requirements for all types of housing.

DRC Comments
There were three comments from the DRC, including:
1. Is there language to prevent tandem vehicle parking from blocking sidewalks and drive isles?
2. Could we remove the definition of tandem parking in Chapter 37 now?

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on July 10, 2025. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Off-Street Parking Table, to allow tandem parking.

Brittney Harris presented the item. Previously the city had gotten rid of tandem parking, but new state code requires it to be permitted.

Commissioner Everett asked about a DRC Note for removing the definition. Kim Struthers explained that if tandem parking isn't being enforced, it doesn't need to be defined in code. Commissioner Everett clarified that sidewalks and aprons aren't included as part of parking space.

Commissioner Eyre asked if the updated legislation affected ADUs as well. Harris looked at the code and clarified that the amendment wouldn't change anything for ADUs, as that would have to be a separate amendment.

Commissioner Jackson asked what the rationale was behind the state code. Harris said the main driver was affordability.

Commissioner Jackson opened public comment.

There was one online comment in favor of the change from Marshall Garey.

Commissioner Jackson closed public comment.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and its various elements, and that it will bring the city into compliance with State Code. He included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

TBL37.080 Parking Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Development Code Table 37.080 Off-Street Parking table to allow tandem parking.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present:
Date of Plans Reviewed: 05/15/25
Time Start: 4:05 PM
Time End: 4:10 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No. This will further exacerbate the parking problems in the city. It also causes contention among residents and results in increased police calls. This does nothing to improve things for residents and only allows developers to get more for doing less.

Brad – Fiber: No comments.
Garion – Fire:
2. Is there language to prevent tandem vehicle parking from blocking sidewalks and drive isles?

Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
3. Could we remove the definition of tandem parking in Chapter 37 now?

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 10TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

LEHI CITY

ORDINANCE NO: 48-2025

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 37.080 OFF-STREET PARKING REQUIREMENTS

WHEREAS, it has become necessary to amend Section 37.080 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to allow tandem parking to count towards the parking requirement for multi-family dwellings; and

WHEREAS, following a public hearing on July 10, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 9, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 10, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 37.080 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Table 37.080 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 48-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 9th day of September, 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS

(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22; 11/15/22; 06/11/24)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit, ~~not in tandem configuration,~~ and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~. 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~. 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~. 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

USE	PARKING SPACES REQUIRED
Condominiums (see Sec. 12.130 B)	2 stalls per dwelling unit~~, not in tandem configuration~~, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units.
Clubhouse	1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval.
Manufactured Home	2 stalls per dwelling unit~~, not in tandem configuration~~.
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours.
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours.
Assisted Living Facility	1 stall for each 2.25 patient beds.
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours.
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area.
Civic/Public Buildings/Public Facilities/Museums	As approved by the Planning Commission.
Elementary Schools	2 ½ stalls per Classroom.
Junior High Schools	3 stalls per Classroom.
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks and Playgrounds	As approved by the Planning Commission.
Open Space, Trails and Greenways	As approved by the Planning Commission.
NON RESIDENTIAL/OTHER USES	

USE	PARKING SPACES REQUIRED
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area.
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls.
Automobile Service and Repair	4 stalls per service bay.
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours.
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area.
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity.
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area.
Day-care (in home)	2 stalls.
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas.
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours.
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area.
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours.
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors.
Medical Clinics	1 space for each 250 square feet of gross floor area.
Night Club	1 stall for each 300 square feet of gross floor area.
Personal Services	1 stall for each 300 square feet of gross floor area.
Plant Nursery with Outdoor Display	10 stalls per acre.
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area.
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces).
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas).

USE	PARKING SPACES REQUIRED
Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.
Short Term Rentals	1 stall per bedroom, not in tandem configuration.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Granting an Extension for Vivian Estates Phase 3, extending the approval that expired on April 11, 2025 for one year.

Suggested Action:

Attachments:

CC Staff Report Vivian Estates Phase 3 Extension 09.09.25.docx

Vivian Estates Phase 3 Extension DRC 08.27.25.docx

VIvian Estates Phase 3 Extension.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VIVIAN ESTATES PHASE 3 EXTENSION OF APPROVAL
CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	September 9, 2025		
Requested Action/Purpose	Approval of a time extension for a final subdivision approval		
Location	Approximately 2300 North 600 East		
Existing Zoning	RA-1		
General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Number of Lots/Units	20 Lots		
Adjacent Zoning and Land Use	*North*	RA-1	Vivian Estates Phase 2 Subdivision
	South	TH-5	Undeveloped
	East	TH-5	Undeveloped
	West	RA-1	Vivian Estates Plat D Subdivision
Date of DRC Review	August 27, 2025		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 10.120. Extension of Development Approval.

A. Up to a one-year extension of a development approval may be granted by the Planning Commission or City Council, as applicable, based on the body that granted the original approval, upon a finding that special circumstances exist that warrant such an extension.

B. All requests for an extension are subject to the following:

1. An extension shall be requested by the applicant within 30 days of the expiration of the original development approval. However, the approval of an extension will be based on the date of the original approval, not on the date the application for extension is filed or approved.

2. Requests for an extension of a development approval shall be made in writing and shall set forth the reasons why an extension is necessary and should be granted.

3. Where bonding is deemed necessary as part of the development approval, a new bond will be required to take into account any changes in costs to match prevailing conditions for the construction and installation of all required improvements.

4. All requests for an extension shall be reviewed by the Reviewing Departments prior to approval by the approving body. The Reviewing Departments shall consider the following factors and make appropriate recommendations to the approving body:

(a) whether the original conditions of approval are still appropriate based on current requirements of the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications Manual;
(b) whether any ordinance changes have occurred or are being considered that may affect the activity or project authorized by the development approval;
(c) whether any changes in infrastructure or surrounding land uses have occurred that would affect the activity or project authorized by the development approval;
(d) the length of time since the original approval was granted; and
(e) any other applicable factors that would affect the viability of the previous approval.

5. If the Reviewing Departments determine that changes to the approved plans are necessary to meet current standards, and the applicant is willing to make the changes, an extension may be granted subject to the changes.

PROPERTY HISTORY

March 22, 2017	Property came into the City as part of the Vivian Carter Addition.
August 10, 2021	City Council approved the Vivian Estates Phase 3 Preliminary Subdivision
April 11, 2023	City Council approved the Vivian Estates Phase 3 Final Subdivision

REPORT ANALYSIS

The applicant requests approval for an extension of approval on the Vivian Estates Phase 3 Final Subdivision. It was originally approved on April 11, 2023 and thus expired a few months ago. The applicant provided as justification in their narrative the delays designing 600 East.

No significant Code changes have occurred since approval that would change the layout of the subdivision.

If City Council approves the extension they will have until April 11, 2026 to record their final plat. The only DRC comment was to make the applicant aware of this date.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve of approve with modifications the proposed extension of final subdivision approval. Any motion should include findings. Possible findings include:

1. The Code requirements have not significantly changed in a way that will impact this approval.
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.

Vivian Estates Phase 3 Extension
DRC Redline Comments

JDH Development- requests review of the Vivian Estates Phase 3 extension of approval. The original approval is from April 11, 2023.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 8/18/25
Time Start: 1:25pm
Time End: 1:25pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. The extension will give you an additional year based on the original date of approval which was April 11, 2023. The final plat needs to record by April 11, 2026.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 9th

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

Extension Narrative

Over the past months, our team has been engaged in detailed negotiations regarding the configuration and final plans for 600 E, which directly impact our site layout and access. These discussions have required careful coordination to ensure that the project remains in compliance with City requirements while also maintaining feasibility for construction, and minimal impact on the lots to be impacted.

In addition, design decisions surrounding the inclusion of a retaining wall required further engineering analysis, which temporarily paused things. This, coupled with the need to rework utility line designs due to substantial dirt movement on site, has required multiple rounds of revisions to ensure long-term infrastructure reliability.

Thank you for your consideration of this request. We look forward to continuing to work closely with the City to bring this project to completion.

Vivian Estates Phase 3 Revisions
DRC Redline Comments

JDH Development- requests approval of revisions to Vivian Estates Phase 3 located at approximately 2300 North 600 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Austin White
Date of Plans Reviewed: 07/15/25
Time Start: 2:50pm
Time End: 3:05pm

DRC REDLINE COMMENTS:
Jake– Power:
1. Clarify easements at 300 East. A 10' PUE is the minimum requirement. Where no park strip exists for hydrants, a 15' PUE is required. The required PUE does not allow wet utilities. Show that existing sewer does not conflict, interfere, or relocate into the ROW
2. Add power design to plan set

Brad (bwilbur@lehi-ut.gov) – Fiber: No comments
Garion – Fire:
General Comment Remove Remote FDC Detail.
Make sure temporary turn around detail is in plan set
Ryan – Water/Sewer:
3. fire hydrant and blow off needs to be located center of property line.
4. extend sewer main and MH to keep 10' away from water mains.
5. move water services lot 310
6. move sewer lateral. lot 310
7. shorten sewer main and mh to maintain 10' separation from water mains.
8. minimum grade on 8" sewer main is .33% as per lehi city standards.

Shaleah – Parks:
9. Update to "wood" mulch
10. Copy note to apply to East side/opposite side of the bank
11. Update to "Lehi City Parks Department"

Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
12. 22' SD easement is not needed within the ROW (Plat)
13. Fix the SD easement labels to 20'
14. Fill in the missing contours (C5.0)
15. Possible water line conflicts (PP-03)

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

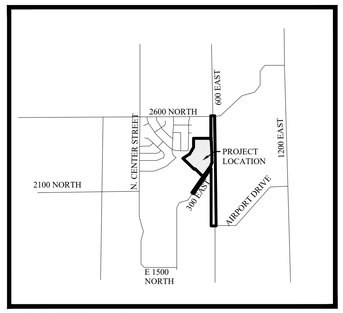
THIS ITEM CAN SUBMIT FOR CHECK-OFFS

PRECON MEETING REQUIRED? (NONE)

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

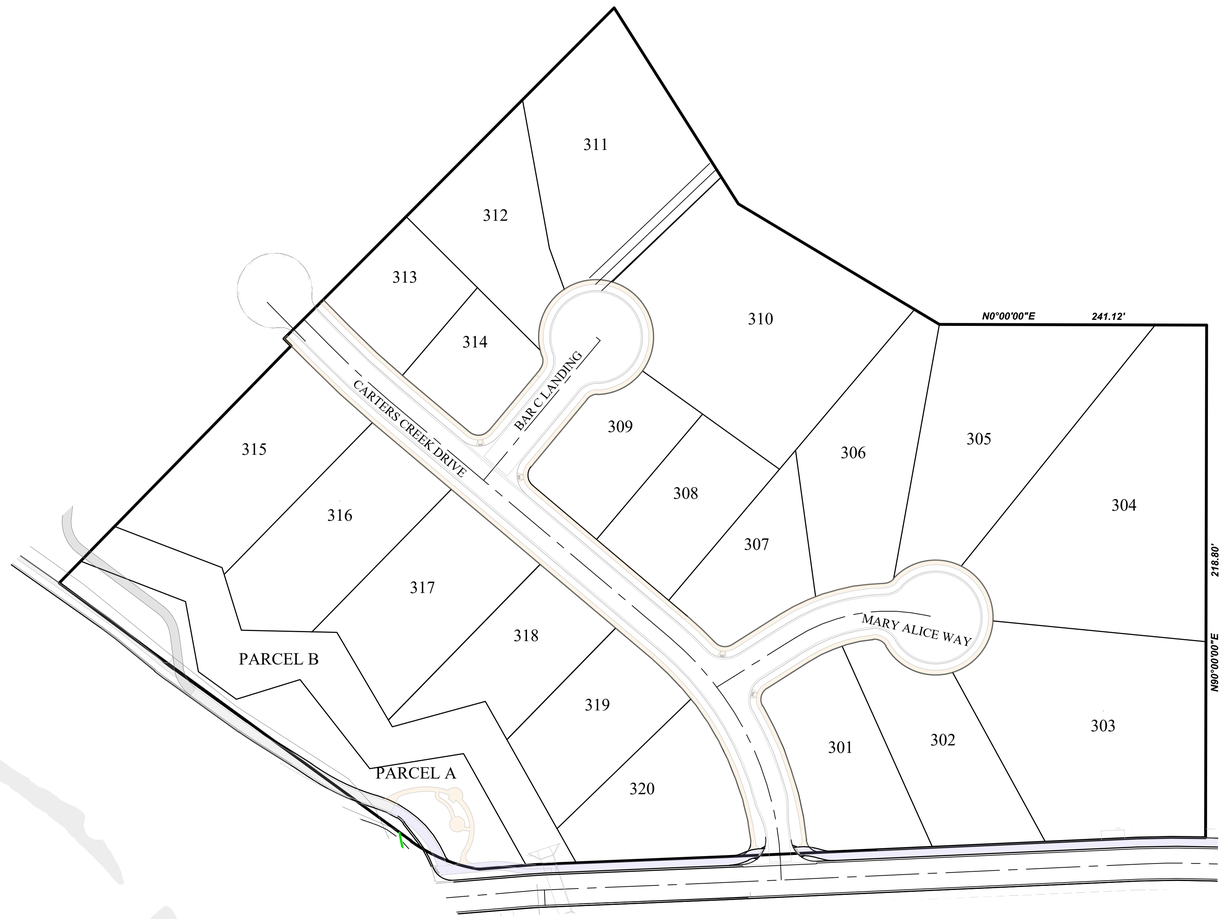
VIVIAN ESTATES PHASE 3

PREPARED FOR:
JDH DEVELOPMENT
LOCATED IN:
LEHI CITY, UT



VICINITY MAP
N.T.S

VICINITY MAP
NTS



SITE MAP

LEHI CITY NOTES

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

NOTICE

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

GENERAL NOTES

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

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

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

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

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

6. LOTS 318-322 FALL WITHIN THE WILDLAND URBAN INTERFACE WILL BE FIRE SPRINKLERED. TYPICAL 2" RESIDENTIAL WATERLINES WILL BE UP-SIZED TO 1" TO ACCOMMODATE THE FIRE SPRINKLERS AS NECESSARY.

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C3.0	DEMOLITION PLAN
C3.1	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	RETAINING WALL PLAN
C5.0	DRAINAGE & IRRIGATION PLAN
C5.1	DRAINAGE & IRRIGATION PLAN
C5.2	IRRIGATION REALIGNMENT PLAN
C6.0	SEWER PLAN
C6.1	OFFSITE SEWER PLAN
C6.2	OFFSITE SEWER PLAN
C7.0	WATER PLAN
C8.0	EROSION CONTROL PLAN
C9.0	POWER PLAN
C9.1	OFFSITE POWER PLAN
PP01	MARY ALICE WAY
PP02	CARTERS CREEK
PP03	CARTERS CREEK
PP04	CARTERS CREEK PHASE 4 UTILITIES
PP05	OFFSITE SEWER AND IRRIGATION
PP06	BAR C LANDING
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
D7	DETAILS
D8	DETAILS
D9	DETAILS
D10	DETAILS
D11	DETAILS
D12	DETAILS
D13	600 EAST OUTFALL DETAILS

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JOHN HADFIELD

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

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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

FOR REVIEW ONLY

VIVIAN ESTATES PHASE 3
LEHI CITY, UT
COVER

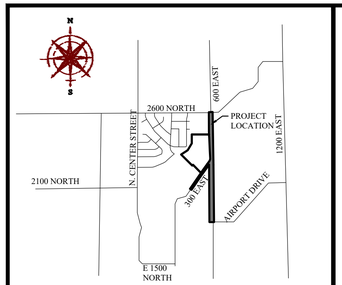
REVISION BLOCK

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

COVER

Scale: 1"=80' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: C1.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C1 COVER SHEET.dwg



VICINITY MAP

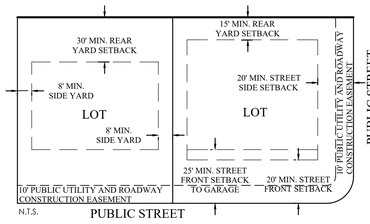
N.T.S

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.
5. PARCEL A AND B ARE HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY.
6. **LOTS 317-321 ARE LOCATED WITHIN THE WILDLAND/URBAN INTERFACE AND ARE DEEMED HIGH TO EXTREME FIRE HAZARD AND WILL HAVE A 1" CULINARY WATER METER.**
7. NO GRADING, CONSTRUCTION, ETC. IS ALLOWED IN THE SLOPE EASEMENT AREA WHERE SLOPE IS GREATER THAN 50% FOR CUT SLOPES OR 33% FOR FILL SLOPES UNLESS OTHERWISE STATED BY A GEOTECHNICAL ENGINEER; IT CAN BE LANDSCAPED, BUT OTHERWISE IS TO BE LEFT UNDISTURBED.
8. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PIPING IN LIEU OF DETENTION".
9. ADD BACKFLOW PREVENTERS ON THE HOUSE PLANS FOR EACH LOT.

TABULATIONS:

CURRENT ZONE:	RA-1
TOTAL AREA:	17.57 ACRES
SINGLE FAMILY LOTS:	20
OPEN SPACE:	1.56 ACRES
DENSITY:	1.14 UNITS/ACRE
ROADWAY AREA:	2.18 ACRES
ROADWAY LENGTH:	1276.50 FEET



ZONE RA-1 TYPICAL SETBACKS

PREPARED FOR
HADCO CONSTRUCTION
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JOHN HADFIELD

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

LEHI IRRIGATION COMPANY

APPROVED THIS ___ DAY OF _____
A.D. 20___ BY LEHI IRRIGATION COMPANY

_____

LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

N
S

T4S 32 33
T5S 5 4
NORTHWEST CORNER OF SECTION 4, T5S, R1E, SLB&M 2000 UTAH COUNTY MONUMENT

N89°55'58"E 2,651.96 (NADS3: N89°55'20"E 2,652.02)

NORTH 1/4 CORNER OF SECTION 4, T5S, R1E, SLB&M 1996 UTAH COUNTY MONUMENT 33 4

BASIS OF BEARING: N0°02'14"W (ALONG SECTION LINE) MEASURED: 2,647.15
(NADS3: N0°03'38"W 2,646.99)

WEST 1/4 CORNER OF SECTION 4, T5S, R1E, SLB&M 1996 UTAH COUNTY MONUMENT 5 4

East 2,041.78'

823.27' (TIE)

VIVIAN ESTATES PHASE 2 ENTRY No. 165479:2020

EAST 572.87'N90°00'00"E 218.80'

POINT OF BEGINNING

NORTH 218.85'
N0°00'00"E 341.12'

R=1029.00'
Δ=4°16'11"
L=76.68'
CH=S0°34'03"E 76.67'

S2°42'09"E 460.23'

S2°31'09"E 212.41'

S4°50'33"E 62.97'

R=174.00'
Δ=27°27'52"
L=83.41'
CH=S22°13'12"W 82.61'

N45°14'07"W 460.59'

N44°38'58"W 62.00'

S45°21'02"W 11.49'

N45°47'38"W 370.14'

S35°57'08"W 357.81'

S36°31'41"W 129.94'

N30°49'45"E 261.91'

N57°34'05"E 259.45'

EAGLE CREST DRIVE

400 EAST

MARY ALICE WAY (PUBLIC - 62' ROW)

BARCLANDING CARTERS CREEK DRIVE (PUBLIC - 62' ROW)

600 EAST (PUBLIC - 62' ROW)

360 EAST (PUBLIC - 62' ROW)

304	1.44 acres	62617 sqft
303	1.26 acres	54846 sqft
305	0.97 acres	42306 sqft
302	0.57 acres	24838 sqft
306	0.69 acres	29881 sqft
301	0.57 acres	24769 sqft
307	0.41 acres	17892 sqft
310	1.29 acres	56085 sqft
308	0.45 acres	19804 sqft
320	0.54 acres	23624 sqft
309	0.42 acres	18369 sqft
319	0.50 acres	21829 sqft
311	0.93 acres	40522 sqft
318	0.48 acres	20841 sqft
312	0.52 acres	22657 sqft
314	0.32 acres	13982 sqft
317	0.66 acres	28928 sqft
313	0.35 acres	15374 sqft
316	0.66 acres	28893 sqft
315	0.73 acres	31923 sqft

PARCEL A 0.68 acres 29555 sqft

PARCEL B 6.88 acres 299308 sqft (INCLUDES 360 EAST)

30% NO DISTURBANCE SLOPE EASEMENT (HATCHED AREA) SEE NOTE 7

20.2' STORM DRAIN EASEMENT

10.0' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT ENTRY: 78708:2017

22.0' STORM DRAIN EASEMENT ENTRY NO. _____

20' IRRIGATION EASEMENT TO BE RECORDED WITH SEPARATE DOCUMENT

RIGHT OF WAY EASEMENT ENTRY: 6456 BK: 1114 PG: 270 TO BE VACATED

PROP. TEMPORARY TURNAROUND EASEMENT TO BE RECORDED WITH SEPARATE DOCUMENT

FEMA FLOOD ZONE X

FEMA FLOOD ZONE AE

FEMA FLOODPLAIN AREA

10' PUE & RCE

JOHN L. & JANE E. HADFIELD 2746/207

UTILITY EASEMENT IN FAVOR OF LEHI IRRIGATION CO.

CARTER FAMILY INVESTMENT LLC ENTRY: 150588:2020

VIVIAN ESTATES PLAT D ENTRY: 125562020

VIVIAN ESTATES PLAT B ENTRY: 60520:2018

VIVIAN ESTATES PLAT C ENTRY: 60521:2018

SEE SHEET 2 DETAIL "A"

SEE SHEET 2 DETAIL "B"

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

_____ FOR REVIEW ONLY _____
Justin Lundberg — Date
Professional Land Surveyor
Certificate No. 12554439

BOUNDARY DESCRIPTION

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

Beginning at a point on the Easterly line of PLAT D, VIVIAN ESTATES, according to the Official Plat recorded August 21, 2020 as Entry No. 125536:2020 in the Office of the Utah County Recorder, located S00°03'14"E along the Section line 823.27 feet and East 2,041.78 feet from the Northeast Corner of Section 4, T5S, R1E, SLB&M; thence East 572.87 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,029.00 feet (radius bears: S88°25'57"E) a distance of 76.68 feet through a central angle of 04°16'11" Chord: S00°34'03"E 76.67 feet; thence S02°42'09"E 460.23 feet; thence S02°31'08"E 212.41 feet; thence S04°50'33"E 62.97 feet; thence along the arc of a curve to the right having a radius of 174.00 feet a distance of 83.41 feet through a central angle of 27°27'52" Chord: S22°13'12"W 82.61 feet; thence S35°57'08"W 357.81 feet; thence S36°31'41"W 129.94 feet; thence N45°47'38"W 370.74 feet; thence S45°21'02"W 11.49 feet; thence N44°38'58"W 62.00 feet; thence N45°14'07"W 460.59 feet to the Southwesterly Corner of Lot 406 of said PLAT D, VIVIAN ESTATES; thence along said plat the following three (3) courses: 1) N57°34'05"E 259.45 feet; 2) N30°49'45"E 261.91 feet; 3) North 298.95 feet to the point of beginning.

Contains: 17.57 acres+/-

OWNER'S DEDICATION

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

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

_____
JOHN D. HADFIELD
PRESIDENT, VIVIAN ESTATES, INC.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ ATTEST _____
APPROVED BY MAYOR — CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

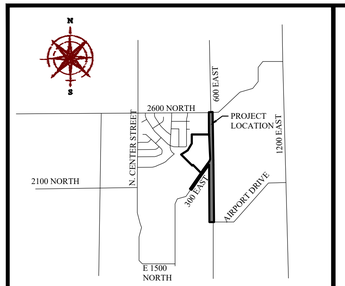
_____ _____
DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

PHASE 3
VIVIAN ESTATES
FINAL PLAT
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT



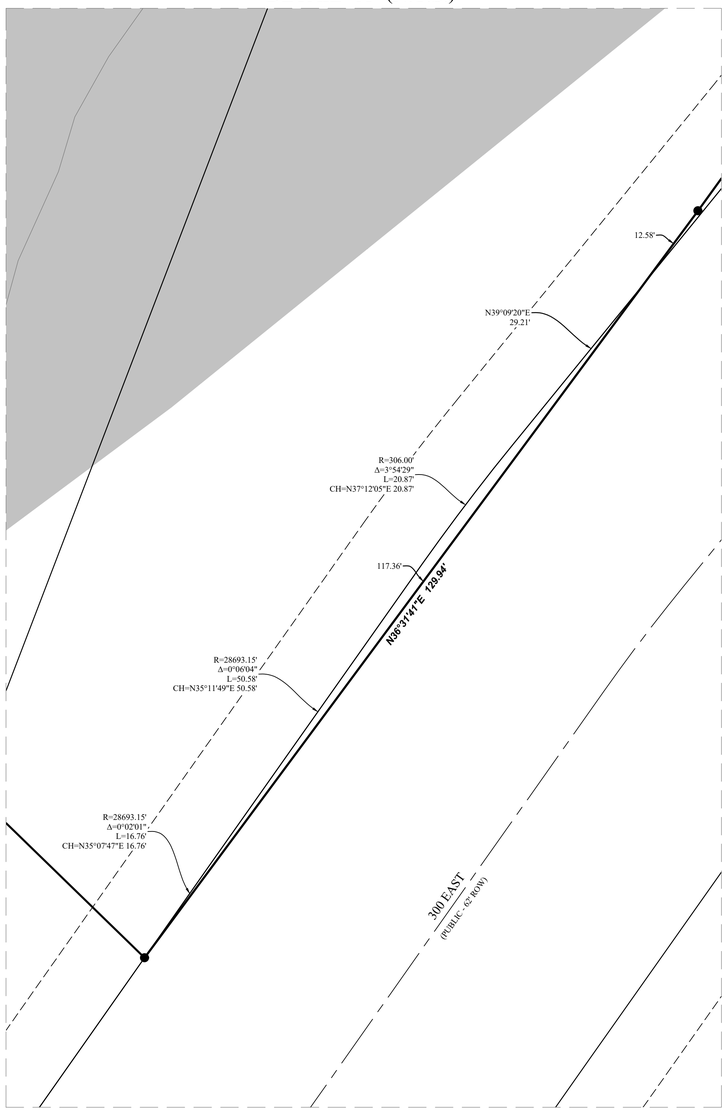
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	64.00'	67°03'00"	74.90'	N59°41'07"E	70.69'
C2	15.00'	86°25'27"	22.63'	S40°30'35"W	20.54'
C3	1031.00'	5°17'34"	95.24'	N42°42'15"E	95.21'
C4	164.00'	12°28'54"	35.73'	N11°58'48"W	35.66'
C5	15.00'	65°40'26"	17.19'	N27°08'10"E	16.27'
C6	64.00'	76°52'21"	85.87'	N21°32'13"E	79.57'
C7	64.00'	69°53'25"	78.07'	N51°50'41"W	73.32'
C8	319.00'	42°35'17"	237.11'	S61°21'06"W	231.69'
C9	225.00'	11°20'54"	44.56'	N26°46'47"W	44.49'
C10	163.00'	14°11'40"	40.38'	S25°21'24"E	40.28'
C11	163.00'	26°45'11"	76.11'	S19°04'38"E	75.42'
C12	64.00'	73°52'30"	82.52'	S10°46'38"E	76.92'
C13	225.00'	19°58'19"	78.43'	S11°07'11"E	78.03'
C14	64.00'	49°46'19"	55.60'	N08°55'02"W	53.86'
C15	64.00'	6°13'56"	6.96'	S73°23'03"W	6.96'
C16	969.00'	0°24'36"	6.93'	N40°15'46"E	6.93'
C17	15.00'	78°54'18"	20.66'	N06°59'55"E	19.06'
C18	225.00'	31°19'13"	122.99'	S16°47'37"E	121.47'
C19	64.00'	69°41'47"	77.85'	S68°39'05"E	73.14'
C20	969.00'	4°52'58"	82.58'	S42°54'33"W	82.55'
C21	969.00'	5°17'34"	89.51'	N42°42'15"E	89.48'
C22	15.00'	90°23'11"	23.66'	S05°08'08"E	21.28'
C23	319.00'	11°14'27"	62.58'	S45°40'41"W	62.48'
C24	1000.00'	5°17'34"	92.38'	N42°42'15"E	92.34'
C25	64.00'	287°41'16"	321.35'	N83°52'15"W	75.52'
C26	64.00'	110°00'24"	122.88'	N70°58'19"E	104.86'
C27	381.00'	23°53'22"	158.86'	N71°46'37"E	157.71'
C28	15.00'	87°42'50"	22.96'	S76°18'39"E	20.79'
C29	319.00'	31°20'50"	174.53'	S66°58'20"W	172.36'
C30	15.00'	94°50'07"	24.83'	N49°56'11"W	22.09'
C31	15.00'	59°24'12"	15.55'	N80°01'49"W	14.86'
C32	15.00'	46°34'52"	12.19'	N24°25'27"W	11.86'
C33	350.00'	45°39'07"	278.87'	S62°53'01"W	271.55'
C34	350.00'	33°06'51"	202.28'	N69°09'09"E	199.48'
C35	350.00'	12°32'16"	76.59'	N46°19'36"E	76.44'
C36	15.00'	49°02'15"	12.84'	S25°48'35"E	12.45'
C37	381.00'	6°23'37"	42.51'	N43°15'16"E	42.49'
C38	64.00'	52°44'01"	58.90'	N27°39'28"W	56.85'
C39	15.00'	89°36'49"	23.46'	S84°51'52"W	21.14'
C40	64.00'	288°26'27"	322.19'	S34°29'19"W	74.84'
C41	194.00'	44°58'55"	152.31'	N09°57'46"W	148.43'
C42	174.00'	10°07'44"	30.76'	N13°33'08"E	30.72'
C43	15.00'	47°39'32"	12.48'	N42°26'45"E	12.12'
C44	119.00'	50°11'39"	104.25'	N41°10'42"E	100.95'
C45	239.00'	19°40'31"	82.07'	N25°55'08"E	81.67'
C46	119.00'	3°50'43"	7.99'	N33°50'02"E	7.98'
C47	244.00'	3°43'18"	15.85'	N33°46'20"E	15.85'
C48	28688.15'	0°11'56"	99.65'	N35°32'00"E	99.65'
C49	244.00'	3°43'18"	15.85'	N37°17'41"E	15.85'
C50	306.00'	3°54'29"	20.87'	N37°12'05"E	20.87'
C51	38202.28'	0°06'04"	67.35'	N35°10'49"E	67.35'
C52	38202.28'	0°06'04"	67.35'	N35°10'49"E	67.35'

Line Table		
LINE	DIRECTION	LENGTH
L1	N45°21'02"E	39.68'
L2	N39°40'17"E	5.79'
L3	N40°03'28"E	1.65'
L4	N31°54'41"E	62.50'
L5	N39°09'20"E	56.84'

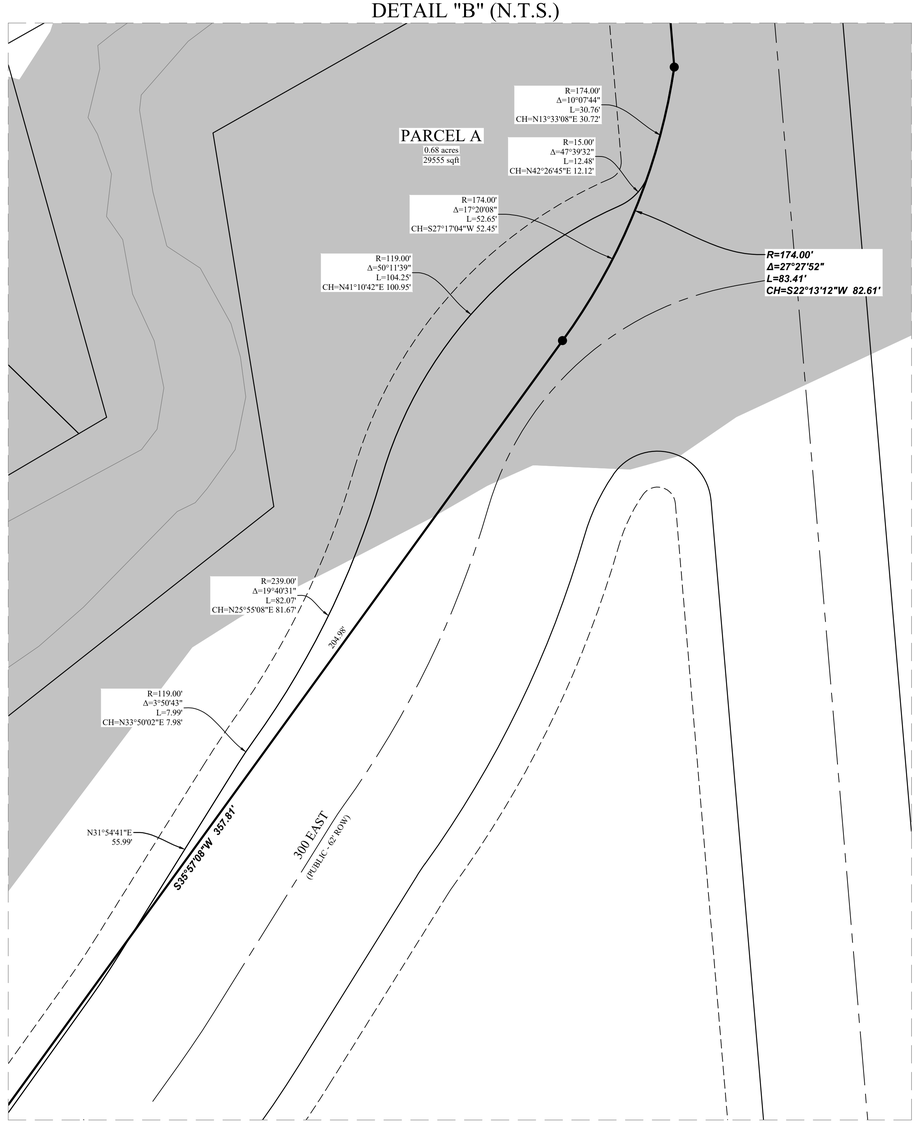
Easement Line Table		
LINE	DIRECTION	LENGTH
(L6)	S57°32'46"W	25.91'

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C53)	381.00'	1°18'35"	8.71'	N83°04'00"E	8.71'
(C54)	14.99'	75°52'50"	19.86'	N45°48'08"E	18.44'
(C56)	64.00'	8°57'47"	10.01'	N40°19'14"E	10.00'
(C58)	64.00'	19°52'13"	22.20'	S25°54'14"W	22.08'

DETAIL "A" (N.T.S.)



DETAIL "B" (N.T.S.)



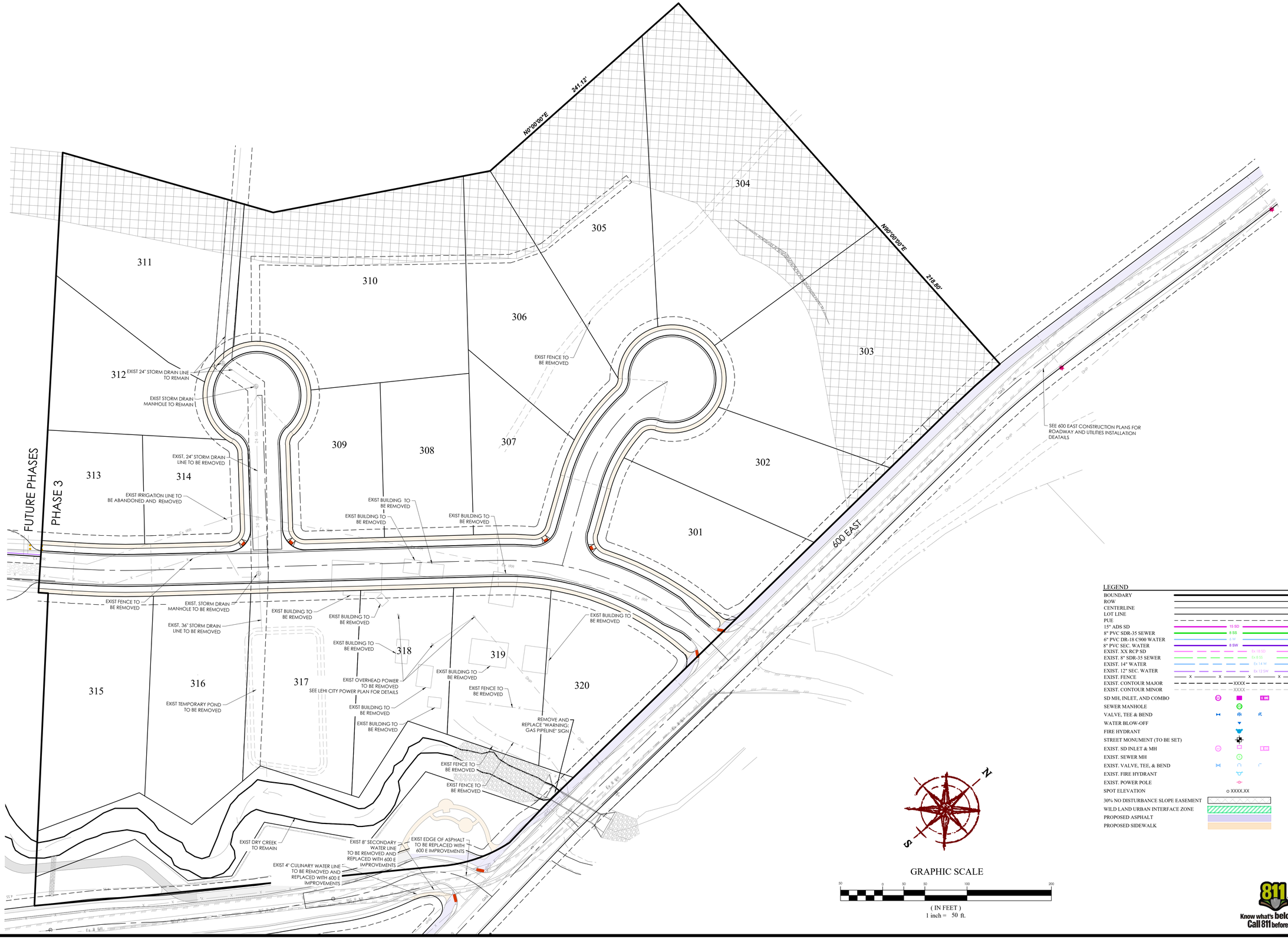
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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
HADCO CONSTRUCTION
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JOHN HADFIELD

SHEET
2 OF 2

PHASE 3
VIVIAN ESTATES
FINAL PLAT
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C2 FINAL PLAT.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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

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FOR REVIEW ONLY

VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DEMOLITION PLAN

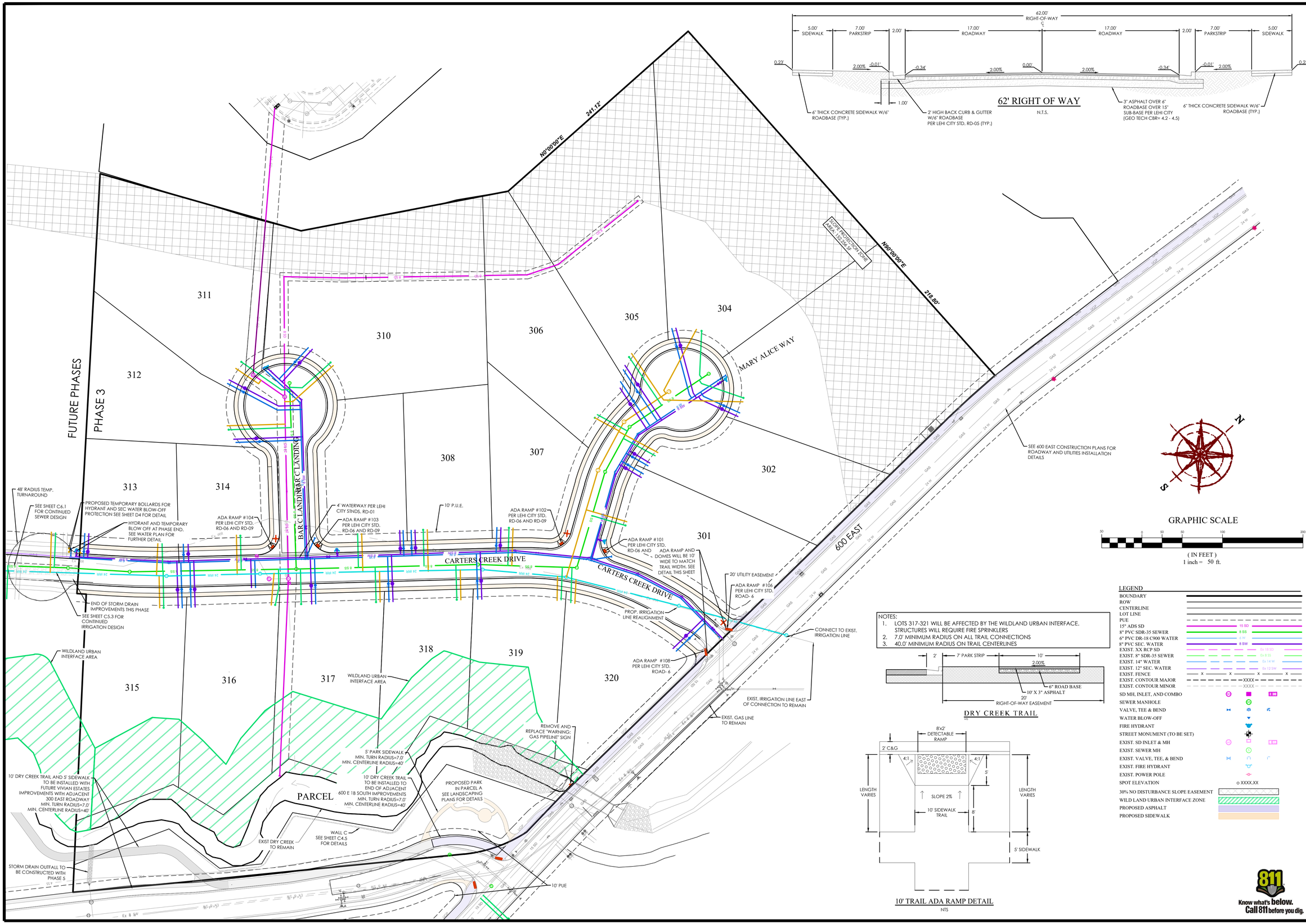
REVISION BLOCK

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

DEMOLITION PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C3.0		

Z:_2020\20-0567 Vivian Estates Phase 3\design\20-0567\dwg\sheets\C3.0 DEMOLITION PLAN.dwg



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FOR REVIEW ONLY

VIVIAN ESTATES PHASE 3

LEHI CITY, UT

SITE PLAN

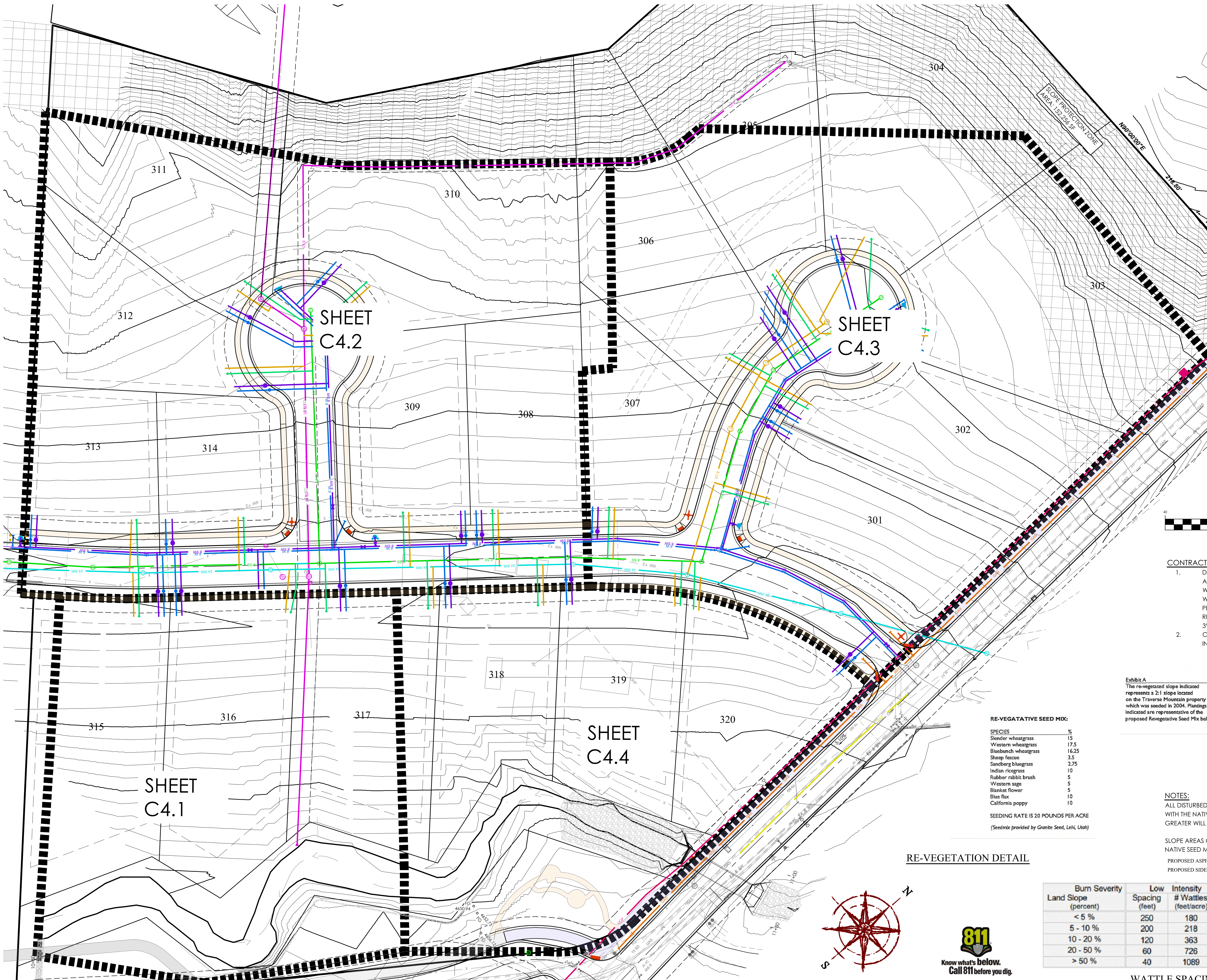
REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C3.1		

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

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C3.1 SITE PLAN.dwg



GRAPHIC SCALE

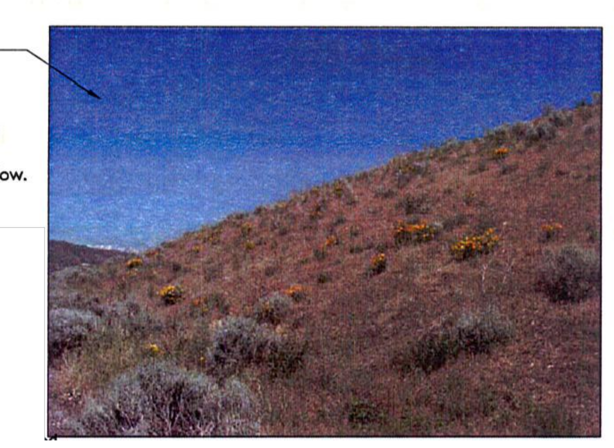
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

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 Revegetative Seed Mix below.



RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX LEFT. ALL AREAS DEEMED TO BE 30% GRADE OR GREATER WILL BE DEFINED BY THE HATCH BELOW.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED WITH NATIVE SEED MIX.

PROPOSED ASPHALT
PROPOSED SIDEWALK

Burn Severity / Land Slope (percent)	Low Spacing (feet)	Intensity # Wattles (feet/acre)	Moderate Spacing (feet)	Intensity # Wattles (feet/acre)	Severe Spacing (feet)	Intensity # Wattles (feet/acre)
< 5 %	250	180	160	272	130	335
5 - 10 %	200	218	120	363	90	484
10 - 20 %	120	363	60	726	40	1089
20 - 50 %	60	726	30	1452	20	2178
> 50 %	40	1089	20	2178	20	2178

WATTLE SPACING CALCULATION TABLE

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

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FOR REVIEW ONLY

VIVIAN ESTATES PHASE 3

LEHI CITY, UT

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale: 1"=40' Drawn: BBD
Date: 6/17/2025 Job #: 20-0567
Sheet: C4.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C4 GRADING PLAN.dwg

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.4

FUTURE PHASES

PHASE 3

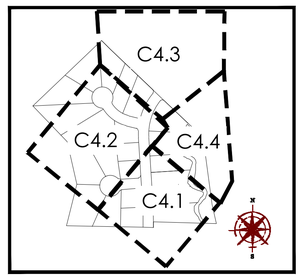
PARCEL B

FINAL GRADE ELEVATION TO MATCH FUTURE PHASE 4 ELEVATION

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SHEET 4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER SHEET C4.0 RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



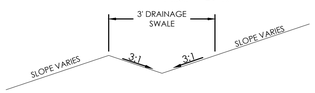


KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SIDE LOT SWALE DETAIL
NTS

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

GRADING PLAN

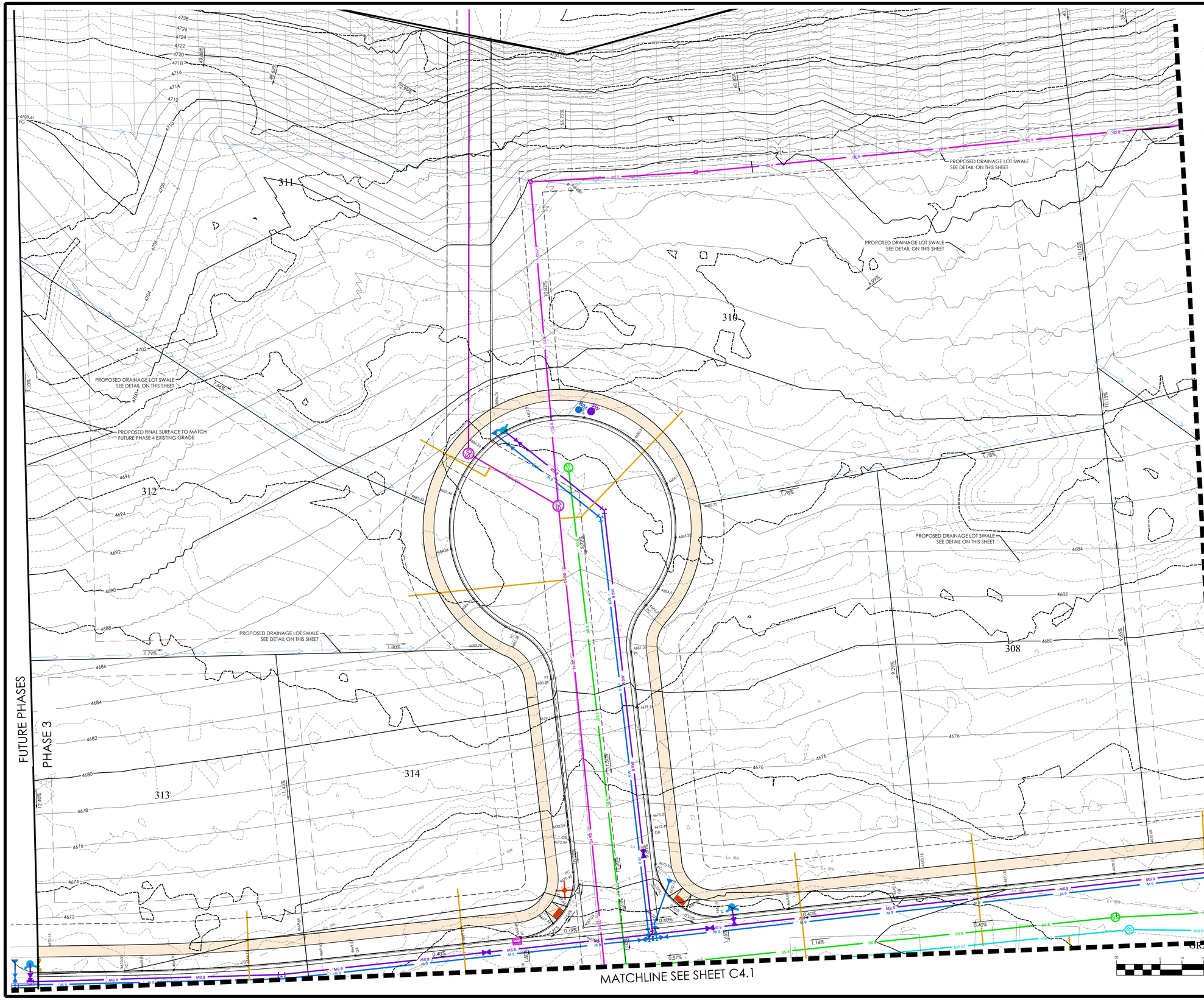
REVISION BLOCK

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

GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C4.1		

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\civil\sheets\C4.6 GRADING PLAN.dwg

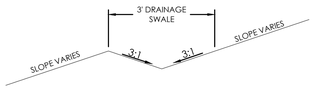


LEGEND

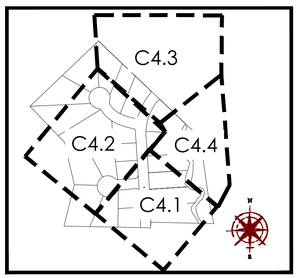
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD
- 8" PVC SDR-35 SEWER
- 6" PVC DR-18 C900 WATER
- 8" PVC SEC. WATER
- EXIST. XX RCP SD
- EXIST. 8" SDR-35 SEWER
- EXIST. 14" WATER
- EXIST. 12" SEC. WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

CONTRACTOR NOTES:

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2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



SIDE LOT SWALE DETAIL
NTS



KEY MAP
N.T.S

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

GRADING PLAN

REVISION BLOCK

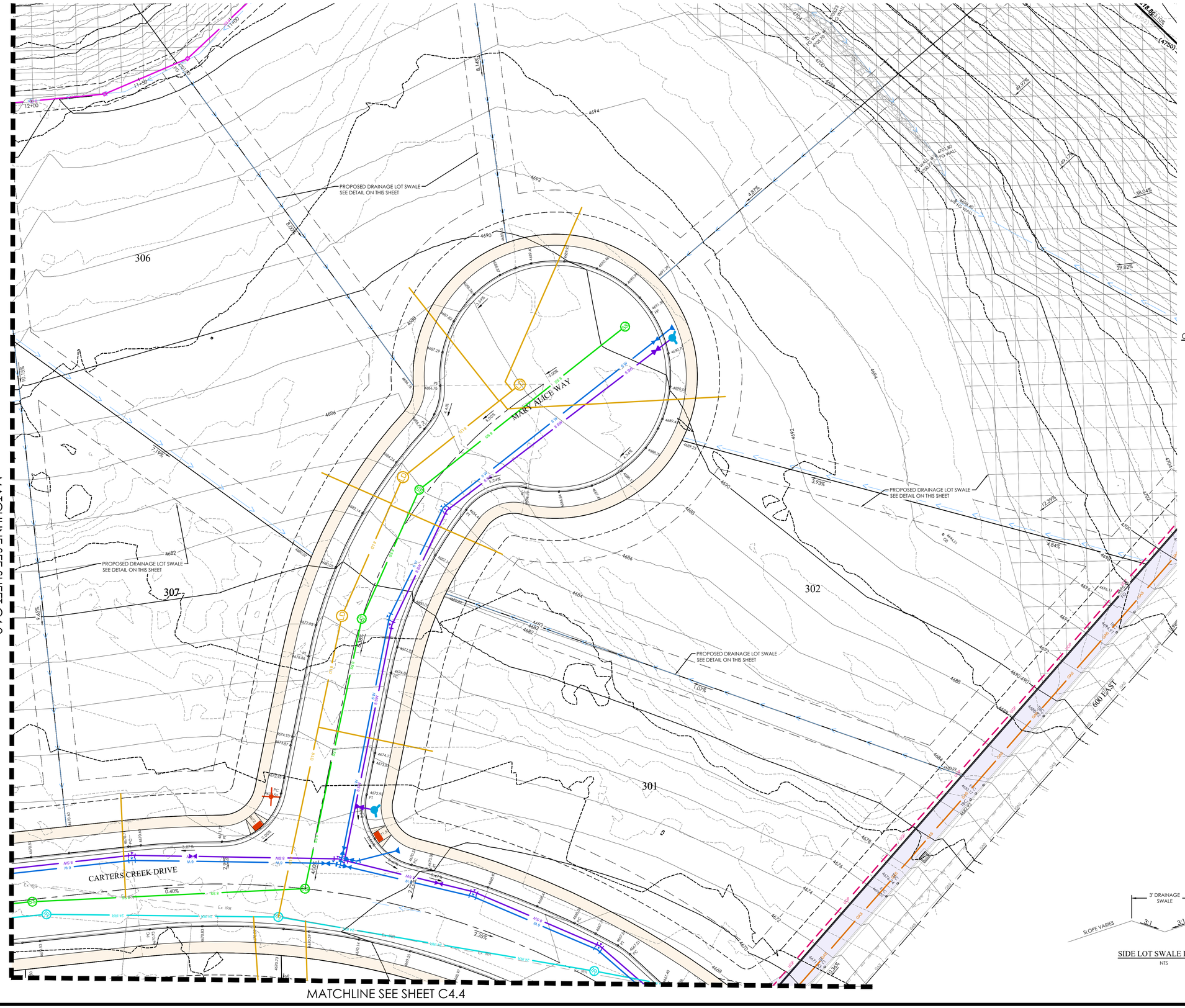
#	DATE	DESCRIPTION
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3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C4.2		

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Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C04.2 GRADING PLAN.dwg

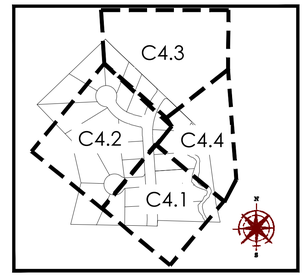


LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

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2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SIDE LOT SWALE DETAIL
NTS

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VIVIAN ESTATES PHASE 3

LEHI CITY, UTAH

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C4.3		

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C04.3 GRADING PLAN.dwg

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.1

308
0.45 acres
19804 sqft

301
0.57 acres
24769 sqft

318
0.48 acres
20841 sqft

319
0.50 acres
21829 sqft

320
0.54 acres
23624 sqft

MARY ALICE WAY

CARTERS CREEK DRIVE

600 EAST

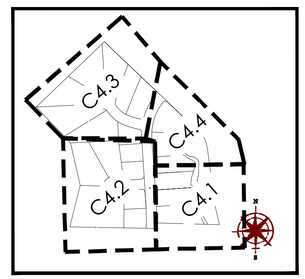
PROPOSED LOT DRAINAGE SWALE
SEE SHEET C4.3 FOR DETAIL

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

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KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

GRADING PLAN

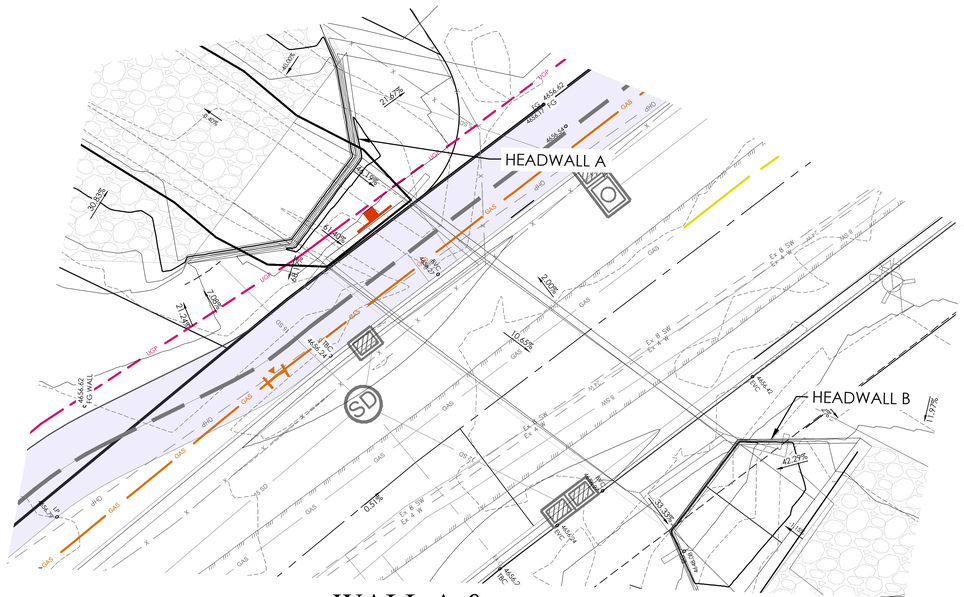
REVISION BLOCK

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

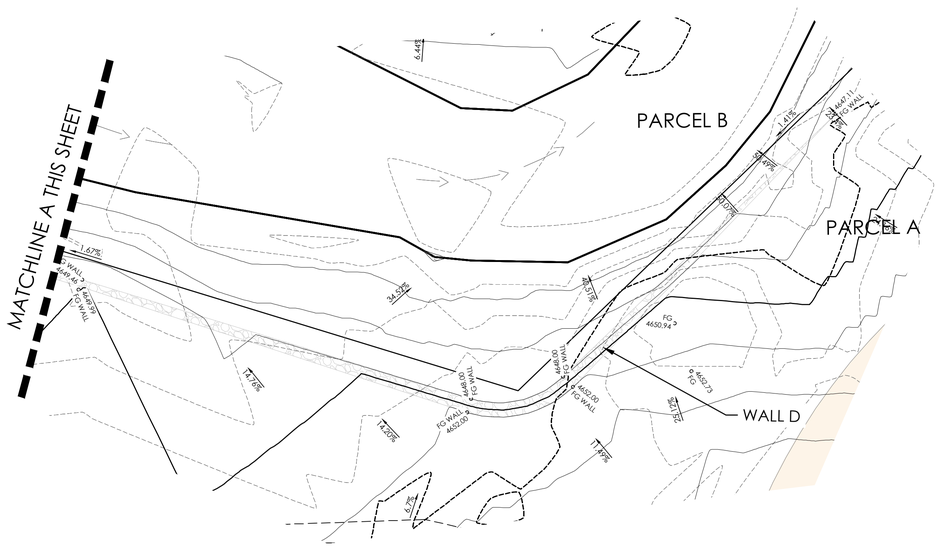
GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C4.4		

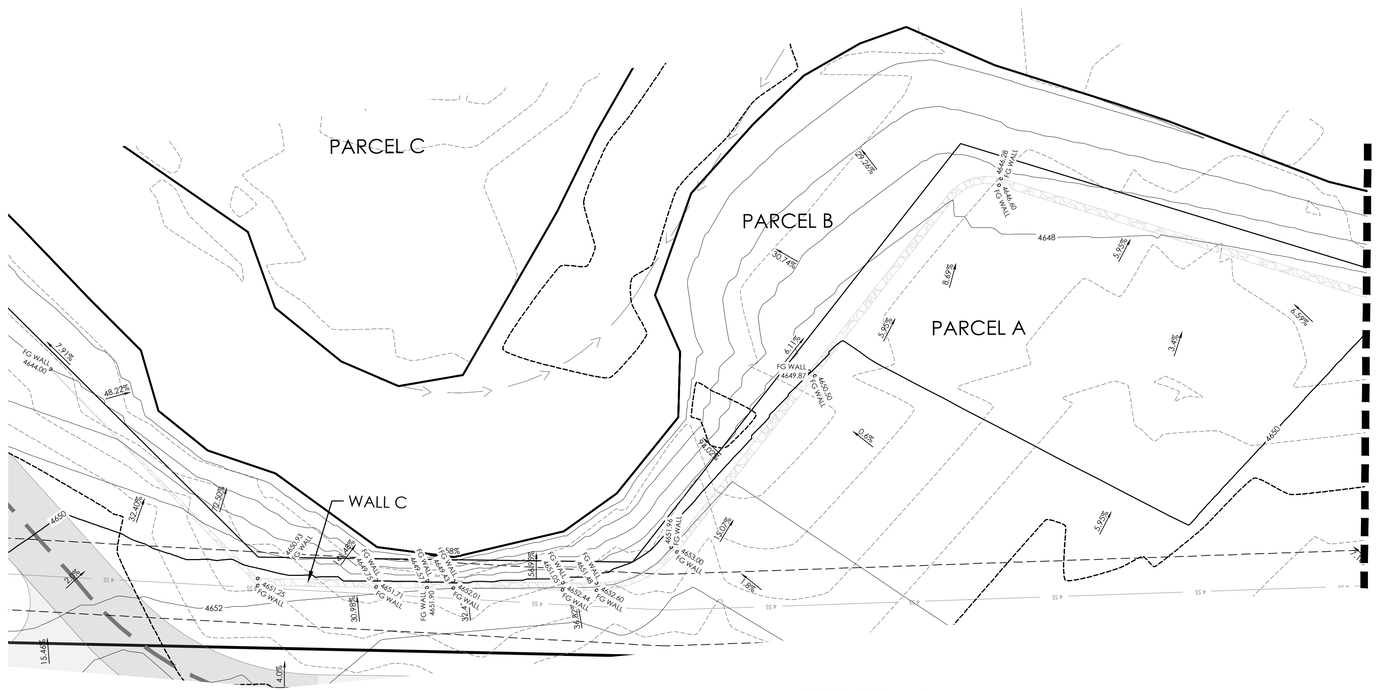
Z:_2020\20-0567 Vivian Estates Phase 3\Design 3\Design 20-0567\Dwg\Sheets\C4.4 GRADING PLAN.dwg



WALL A &
WALL B



WALL D



WALL C

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X — X — X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD / SDCB
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD / SDCB
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

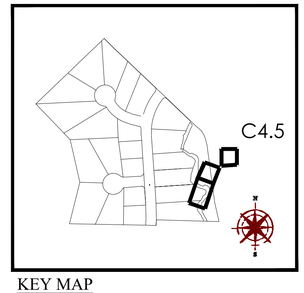
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2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

RETAINING WALL PLAN

REVISION BLOCK

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

RETAINING WALL PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C4.5		

Z:_2020\20-0567 Vivian Estates Phase 3\Design 20-0567\dwg\sheets\C4.5 Retaining Walls Grading Plan.dwg

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" ADS SD — 15 SD
8" PVC SDR-35 SEWER — 8 SS
6" PVC DR-18 C900 WATER — 6 W
8" PVC SEC. WATER — 8 SW
EXIST. XX RCP SD — Ex 15 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" WATER — Ex 14 W
EXIST. 12" SEC. WATER — Ex 12 SW
EXIST. FENCE — x — x — x —
EXIST. CONTOUR MAJOR — XXXX
EXIST. CONTOUR MINOR — XXXX
SD MH, INLET, AND COMBO — 8 SD
SEWER MANHOLE — 8 SS
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH — 8 SD
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT
WILD LAND URBAN INTERFACE ZONE
PROPOSED ASPHALT
PROPOSED SIDEWALK

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

NOTES:

1. EXISTING SDMH AND PIPE THAT OUTFALLS TO THE TEMPORARY DETENTION BASIN MUST BE REMOVED AND REPLACED.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

N0°00'00"E 241.12'

311 310 309 308 307 306 304 313 314 312 302 301

SD YARD DRAIN #104
RIM=4699.73
INV. IN=4693.84 (NE)
INV. OUT=4693.84 (SE)
12" NYLOPLAST DROP-IN GRATE
12" NYLOPLAST DRAIN BASIN

STRUCTURE - (1033)
RIM=4697.01
INV. OUT=4694.79 (SW)
INV. IN=4694.79 (NE)
12x12 yard box

SD YARD DRAIN #103
RIM=4700.48
INV. IN=4698.27 (NE)
INV. OUT=4698.27 (SW)
12" NYLOPLAST DROP-IN GRATE
12" NYLOPLAST DRAIN BASIN

SD YARD DRAIN #102
RIM=4700.68
INV. IN=4698.47 (N)
INV. OUT=4698.47 (SW)
12" NYLOPLAST DROP-IN GRATE
12" NYLOPLAST DRAIN BASIN

SD YARD DRAIN #101
RIM=4704.19
INV. OUT=4701.19 (S)
8" NYLOPLAST DROP-IN GRATE
8" ADS RISER

24" RCP
L=332.27'
S=21.11%

8" ADS
L=149.22'
S=10.04%

8" ADS
L=226.08'
S=1.54%

8" ADS
L=40.56'
S=0.50%

8" ADS
L=126.19'
S=2.16%

12" RCP
L=23.98'
S=0.50%

12" RCP
L=7.28'
S=0.50%

12" RCP
L=31.80'
S=0.50%

24" RCP
L=226.00'
S=12.78%

EXIST. SDMH #102
RIM=4686.16
INV. OUT=4675.83 (E)
INV. IN=4675.83 (NW)
RAISE RIM TO PROP. GRADE

EXIST. 24" RCP
L=47.71'
S=1.74%

EXIST SDMH #101
RIM=4685.58
INV. OUT=4675.00 (SE)
INV. IN=4675.00 (W)
INV. IN=4678.87 (NW)
RAISE RIM TO PROP. GRADE

SDMH #103
RIM=4668.69
INV. IN=4665.28 (SE)
INV. IN=4664.93 (SW)
PER LEHI CITY STD. SD-01

SDMH #102
RIM=4668.82
INV. IN=4665.05 (W)
INV. OUT=4665.05 (NE)
PER LEHI CITY STD. SD-01

SD INLET #101
RIM=4669.27
INV. OUT=4665.21 (E)
PER LEHI CITY STND. SD-07

SD INLET #102
RIM=4668.92
INV. OUT=4665.32 (NW)
PER LEHI CITY STND. SD-07

5.0'Ø IRR MH #104
RIM=4669.64
INV. IN=4660.78 (NE)
INV. OUT=4660.78 (SW)
PER LEHI STDS
AND IRRIGATION
COMPANY REQUIREMENTS

5.0'Ø IRR MH #103
RIM=4669.07
INV. IN=4660.90 (NE)
INV. OUT=4660.90 (SW)
PER LEHI STDS
AND IRRIGATION
COMPANY REQUIREMENTS

5.0'Ø IRR MH #102
RIM=4670.41
INV. OUT=4661.29 (SW)
INV. IN=4661.19 (NE)
PER LEHI STDS
AND IRRIGATION
COMPANY REQUIREMENTS

5.0'Ø IRR MH #101
RIM=4670.49
INV. OUT=4661.29 (SW)
INV. IN=4662.42 (NW)
INV. IN=4661.29 (NE)
PER LEHI STDS
AND IRRIGATION
COMPANY REQUIREMENTS

5.0'Ø IRR MH #106
RIM=4667.56
INV. IN=4661.42 (NE)
INV. OUT=4661.42 (SW)
PER LEHI STDS
AND IRRIGATION
COMPANY REQUIREMENTS

24" RCP IRRIGATION LINE
L=116.20'
S=0.10%

24" RCP IRRIGATION LINE
L=276.30'
S=0.10%

24" RCP IRRIGATION LINE
L=104.37'
S=0.09%

24" RCP IRRIGATION LINE
L=144.31'
S=0.09%

24" RCP IRRIGATION LINE
L=138.19'
S=0.09%

LDMH #103 4'Ø
RIM=4687.98
INV. OUT=4679.41 (S)

LDMH #102 4'Ø
RIM=4683.72
INV. OUT=4675.06 (S)
INV. IN=4675.06 (N)

LDMH #101 4'Ø
RIM=4678.36
INV. OUT=4669.83 (SE)
INV. IN=4669.83 (N)

8" SDR-35 WHITE
L=67.10'
S=6.48%

8" SDR-35 WHITE
L=68.31'
S=7.66%

8" SDR-35 WHITE
L=88.21'
S=5.08%

3" SDR-35 LAND DRAIN (TYP.)

3" WHITE SOLID PVC LAND DRAIN (TYP.)

BACKFLOW PREVENTOR OR ONE WAY VALVE TO BE INSTALLED W/ CONSTRUCTION OF HOMES (TYP.) FOR HOMES SOUTH OF CARTERS CREEK, LANDDRAIN MAY DRAIN BEHIND THE HOME

BACKFLOW PREVENTOR OR ONE WAY VALVE TO BE INSTALLED W/ CONSTRUCTION OF HOMES (TYP.)

DRIVEWAY TO BE INSTALLED ON N.E. SIDE OF LOT 309

REMOVE AND REPLACE EXISTING STORM DRAIN MANHOLE

CONNECT TO EXIST. SDMH

BAR C LANDING

CARTERS CREEK DRIVE

FUTURE PHASES

MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.1

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DRAINAGE & IRRIGATION PLAN

REVISION BLOCK

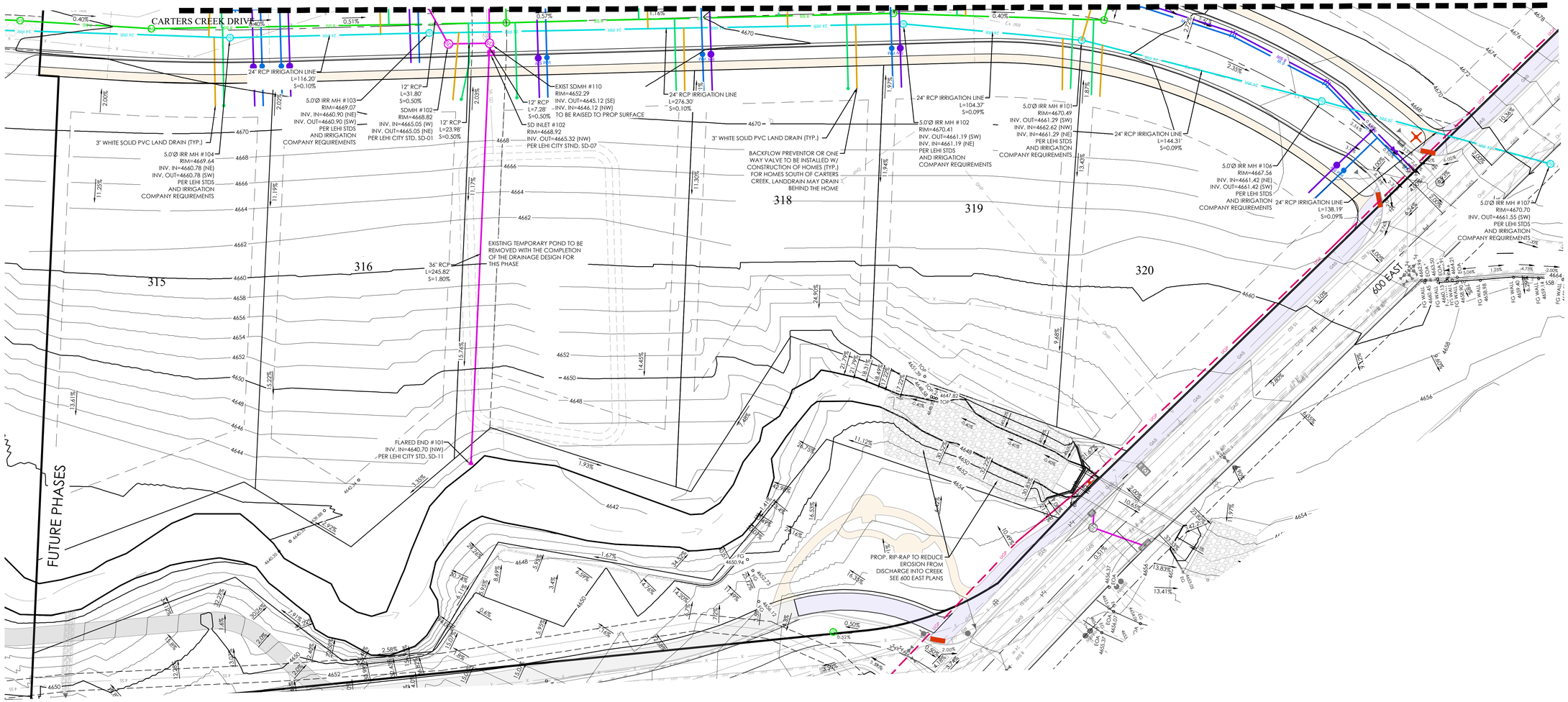
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DRAINAGE & IRRIGATION PLAN

Scale: 1"=30' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: C5.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C5.0 DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.0



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC SEC. WATER — 8 SW
- EXIST. XX RCP SD — Ex 15 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" WATER — Ex 14 W
- EXIST. 12" SEC. WATER — Ex 12 SW
- EXIST. FENCE — X — X — X — X —
- EXIST. CONTOUR MAJOR — XXXX —
- EXIST. CONTOUR MINOR — XXXX —
- SD MH, INLET, AND COMBO — 8 SD
- SEWER MANHOLE
- VALVE, TEE & BEND — 8 W
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH — 8 SD
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

NOTES:

1. EXISTING SDMH AND PIPE THAT OUTFALLS TO THE TEMPORARY DETENTION BASIN MUST BE REMOVED AND REPLACED.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LEHI CITY, UT

DRAINAGE & IRRIGATION PLAN

REVISION BLOCK

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DRAINAGE & IRRIGATION PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C5.1		

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C5.1 DRAINAGE PLAN.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. DRAINAGE WILL BE DISCHARGED DIRECTLY INTO THE CREEK.
2. EXISTING SDMH AND PIPE THAT OUTFALLS TO THE TEMPORARY DETENTION BASIN MUST BE REMOVED AND REPLACED.



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC SEC. WATER — 8 SW
- EXIST. XX RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" WATER — Ex 14 W
- EXIST. 12" SEC. WATER — Ex 12 SW
- EXIST. FENCE — X — X — X — X
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- 30% NO DISTURBANCE SLOPE EASEMENT
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LEHI CITY, UT

IRRIGATION REALIGNMENT PLAN

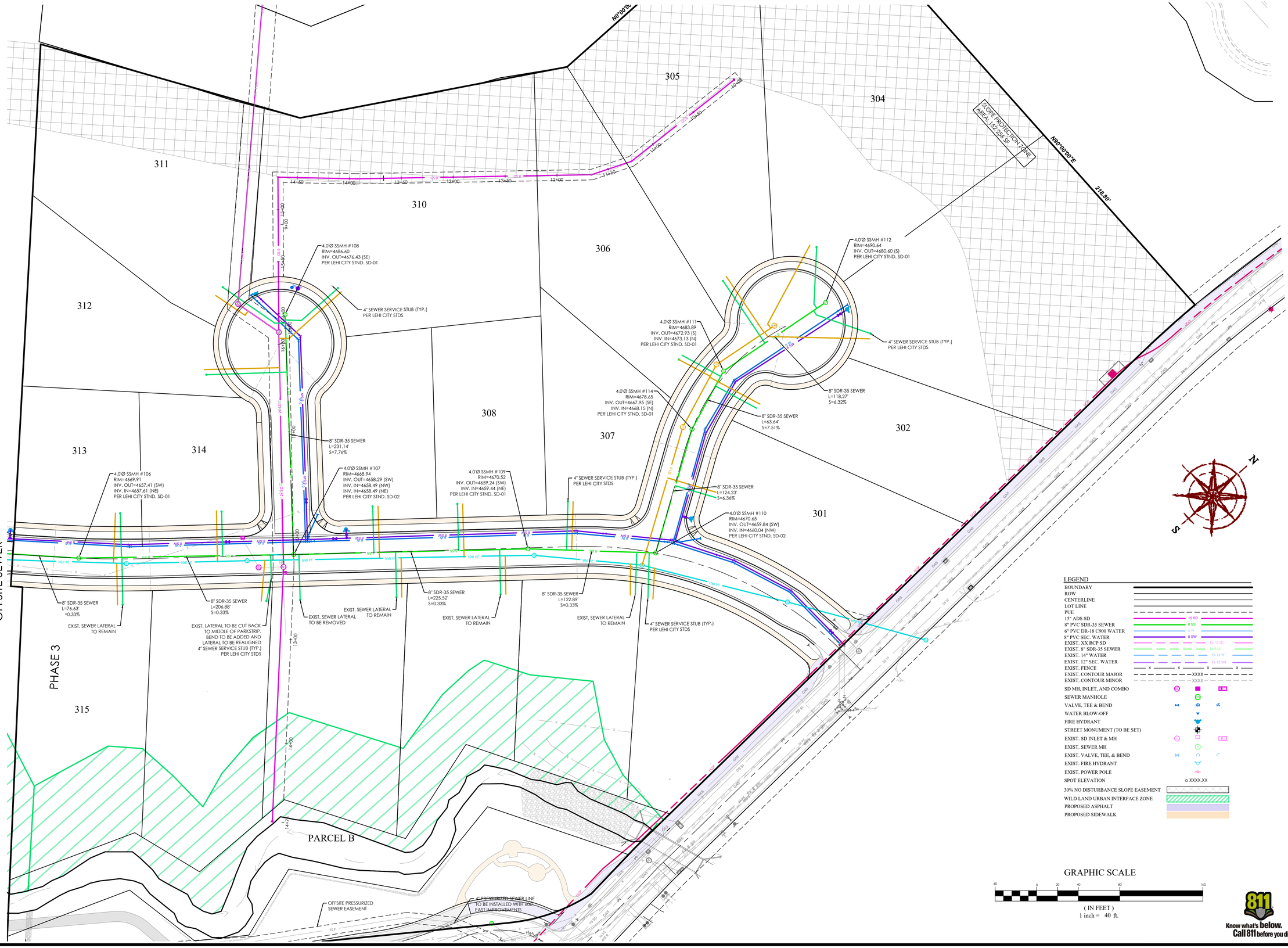
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IRRIGATION REALIGNMENT PLAN

Scale: 1"=50' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: C5.2

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LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LEHI CITY, UT

SEWER PLAN

REVISION BLOCK

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SEWER PLAN

Scale:	1"=40'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C6.0		

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

OFFSITE SEWER PLAN

REVISION BLOCK

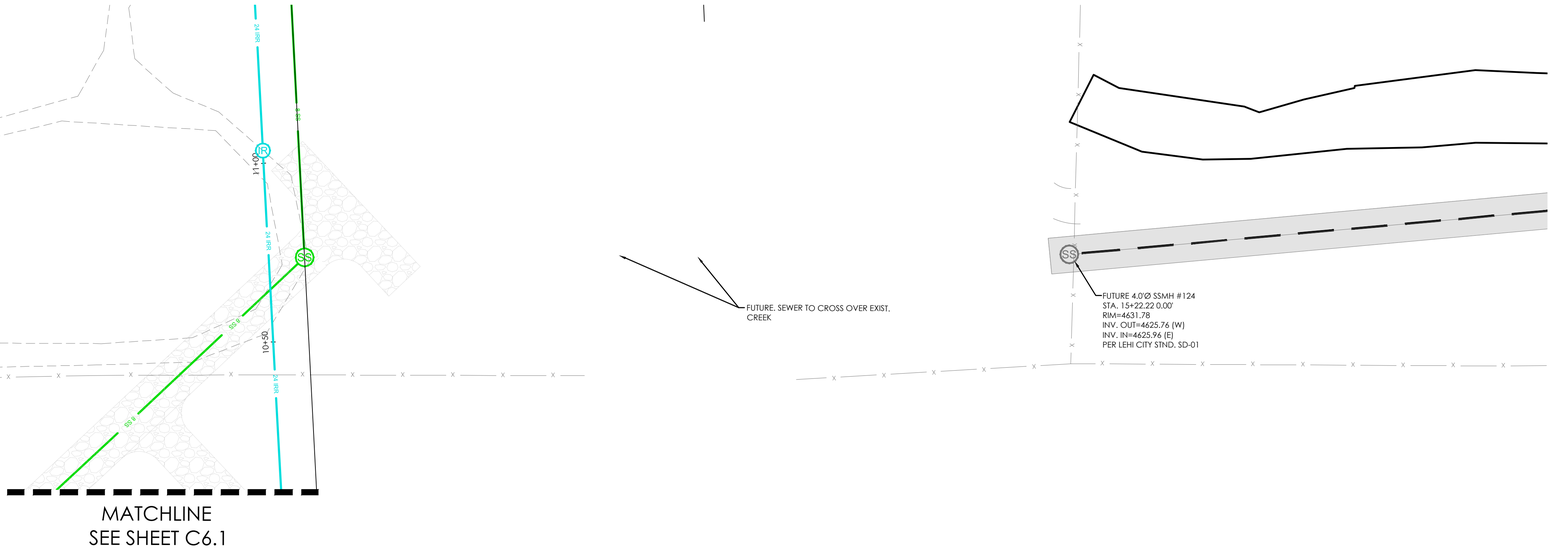
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OFFSITE SEWER PLAN

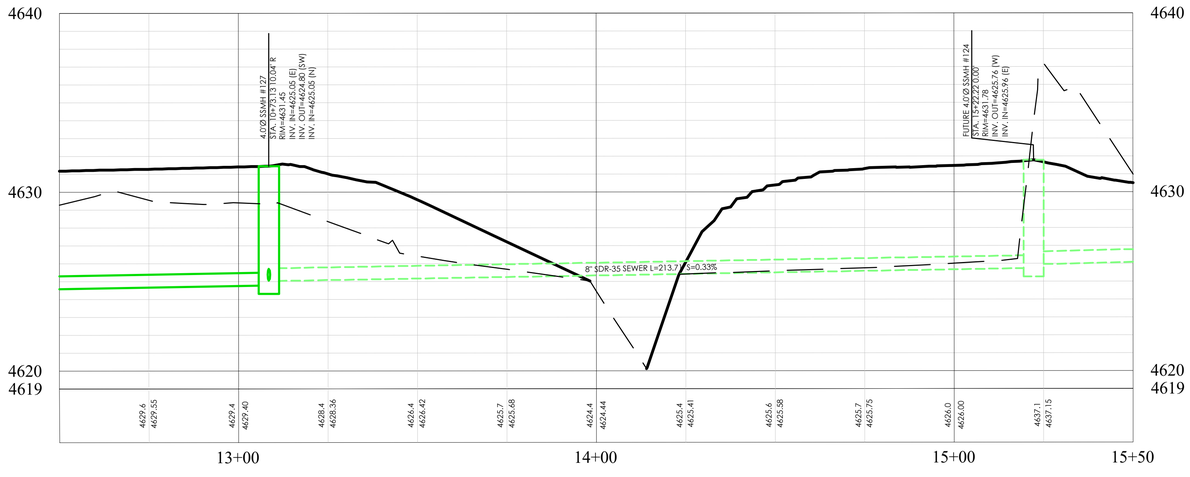
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Date: 6/17/2025	Job #: 20-0567
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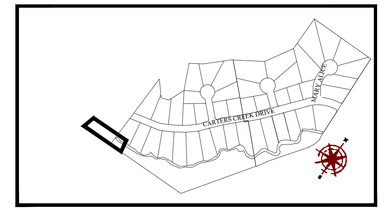




MATCHLINE
SEE SHEET C6.1



OFFSITE SEWER PHASE 5 PROFILE



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC SEC. WATER — 8 SW
- EXIST. XX RCP SD — Ex 14 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" WATER — Ex 14 W
- EXIST. 12" SEC. WATER — Ex 12 SW
- EXIST. FENCE
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

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LEHI CITY, UT

OFFSITE SEWER PLAN

REVISION BLOCK

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OFFSITE SEWER PLAN

Scale:	1"20'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C6.2		

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FUTURE PHASES

PHASE 3

311 310 312 313 314 309 308 307 306 305 304 303 302 301 315 316 317 318 319 320

4" CULINARY BLOWFF #103 PER LEHI CITY STD. WATER -3

FIRE HYDRANT #113 PER LEHI CITY STD. WT-02

6" PVC C900 L=61.04'±

8" PVC C900 L=58.70'±

SEC. WATER FITTING 1- 8" 45° W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1- 6" 45° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

ADD TEMPORARY BLOW OFF FOR CULINARY WATER AND A HYDRANT PER LEHI STDS FOR SECONDARY WATER PROTECT BLOWOFF AND HYDRANT W/ BOLLARDS (SEE D4 FOR DETAIL) UNTIL PHASE 4 IS BEING CONSTRUCTED

FIRE HYDRANT #109 PER LEHI CITY STD. WT-02

4" CULINARY BLOWFF #108 PER LEHI CITY STD. WT-03

CULINARY WATER FITTING 1-6" TEE 1 - 6" GATE VALVES FLANGED TO TEE W/ BLIND FLANGE W/ THRUST BLOCKS PER LEHI CITY STDS. TO BE REMOVED & RELOCATED IN NEXT PHASE

SEC. WATER FITTING 1- 8" TEE 3- 8" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STDS.

SEC. WATER FITTING 1- 8" 11.25° W/ THRUST BLOCKS PER LEHI CITY STDS.

8" PVC C900 L=115.23'±

8" PVC C900 L=171.29'±

6" PVC C900 L=194.64'±

8" PVC C900 L=196.00'±

6" PVC C900 L=169.53'±

6" PVC C900 L=122.36'±

CULINARY WATER FITTING 1- 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6" TEE 2-6" GATE VALVES FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6"X4" TEE 1-6" GATE VALVE 1-4" GATE VALVE FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

SEC WATER METER CONNECTION PER LEHI CITY STD. WT-08 (TYP.)

CUL WATER METER CONNECTION PER LEHI CITY STD. WT-06 (TYP.)

CUL WATER BLOWOFF #101 INV. IN=-1.67 (SE) PER LEHI CITY STD. WT-03

6" PVC C900 L=19.47'±

CULINARY WATER FITTING 1- 4" 22.5° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

FIRE HYDRANT #108 PER LEHI CITY STD. WT-02

8" PVC C900 L=258.53'±

6" PVC C900 L=260.25'±

CUL WATER BLOWOFF #101 PER LEHI CITY STD. WT-03

SEC. WATER FITTING 1- 8" TEE 3- 8" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1- 6" TEE 2-6" GATE VALVES FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6"X4" TEE 1-6" GATE VALVE 1-4" GATE VALVE FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

6" PVC C900 L=129.63'±

4" CULINARY BLOWFF #104 PER LEHI CITY STD. WATER -3

FIRE HYDRANT #110 PER LEHI CITY STD. WT-02

8" PVC C900 L=127.86'±

CULINARY WATER FITTING 1- 6" 22.5° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

SEC. WATER FITTING 1- 8" 22.5° W/ THRUST BLOCKS PER LEHI CITY STDS.

6" PVC C900 L=54.81'±

8" PVC C900 L=57.21'±

CULINARY WATER FITTING 1- 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

8" PVC C900 L=108.17'±

SEC. WATER FITTING 1- 8" 11.25° W/ THRUST BLOCKS PER LEHI CITY STDS.

FIRE HYDRANT #107 PER LEHI CITY STD. WT-02

SEC. WATER FITTING 1- 8" TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

8" PVC C900 L=92.69'±

8" PVC C900 L=89.94'±

CUL WATER BLOWOFF #102 PER LEHI CITY STD. WT-03

SEC. WATER FITTING 1- 8" 22.5° W/ THRUST BLOCKS PER LEHI CITY STDS.

8" PVC C900 L=61.62'±

SEC. WATER FITTING 1- 8" 22.5° W/ THRUST BLOCKS PER LEHI CITY STDS.

8" PVC C900 L=73.66'±

6" PVC C900 L=61.24'±

CULINARY WATER FITTING 1- 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

6" PVC C900 L=61.10'±

CULINARY WATER FITTING 1- 6" 22.5° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

6" PVC C900 L=68.42'±

6" PVC C900 L=90.56'±

CULINARY WATER FITTING 1-6" TEE 2-6" GATE VALVES FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1- 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

SEC. WATER FITTING 1- 8" 11.25° W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6"X4" TEE 1-6" GATE VALVE 1-4" GATE VALVE FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

TIE INTO VIVIAN ESTATES 600 EAST CUL WATERLINE

TIE INTO VIVIAN ESTATES 600 EAST SEC. WATERLINE

ROPE PROJECTION ZONE AREA = 152,256 SF

N00°00'00"E 218.80'

SEC. WATER FITTING 1 - 8" TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

SEC. WATER FITTING 1- 8" 11.25° W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1- 4" 22.5° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

4" PVC C900 L=17.84'±

CULINARY WATER FITTING 1- 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6" TEE 2-6" GATE VALVES FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

CULINARY WATER FITTING 1-6"X4" TEE 1-6" GATE VALVE 1-4" GATE VALVE FLANGED TO TEE W/ THRUST BLOCKS PER LEHI CITY STDS.

CUL WATER BLOWOFF #102 PER LEHI CITY STD. WT-03

WILDLAND URBAN INTERFACE ZONE
100' SETBACK FROM BANK OF DRY CREEK AS SURVEYED

PARCEL B

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

NOTES:

1. "ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS"
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE (LOTS 317-321, SEE HATCH) WILL HAVE FIRE SPRINKLERS.
4. LOTS 317-321 ARE LOCATED WITHIN THE WILDLAND/URBAN INTERFACE AND ARE DEEMED HIGH TO EXTREME FIRE HAZARD AND WILL HAVE A 1" CULINARY WATER SERVICE LATERAL AND METER.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LEHI CITY, UT

WATER PLAN

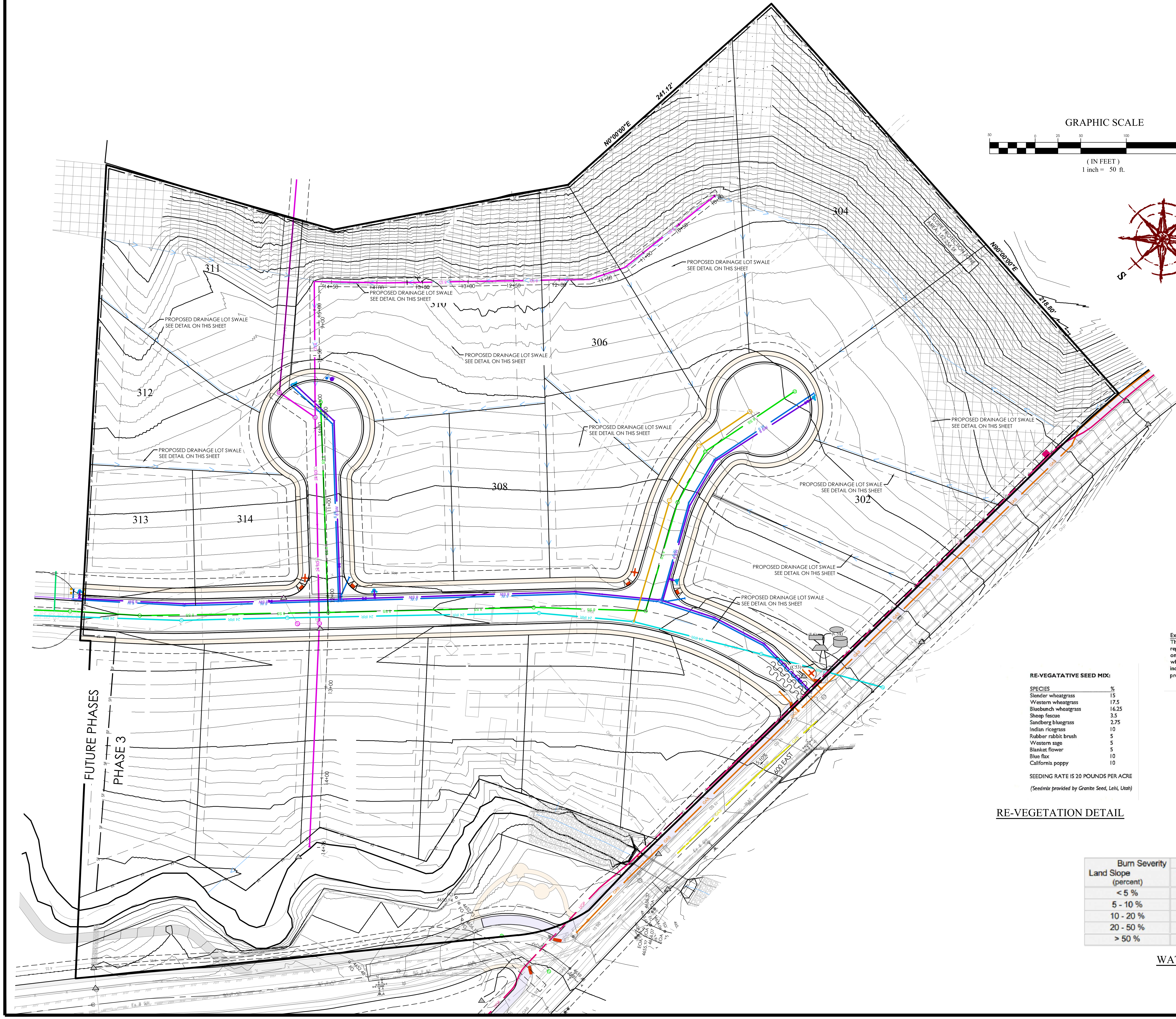
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WATER PLAN

Scale:	1"=40'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C7.0		

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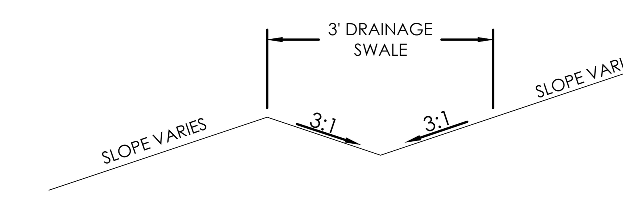


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

EROSION CONTROL LEGEND

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



SIDE LOT SWALE DETAIL

NTS

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

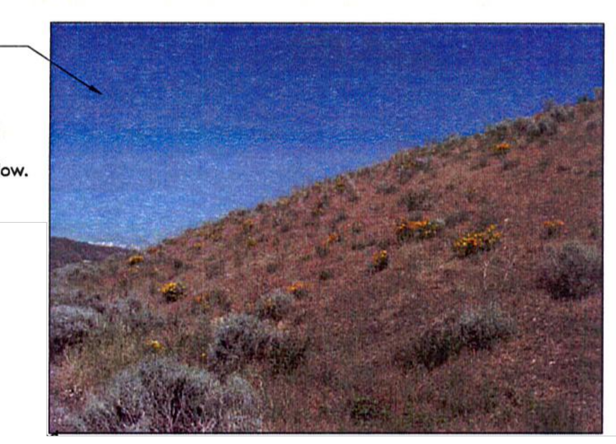
RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix 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 Revegetative Seed Mix below.



RE-VEGETATION DETAIL

NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX LEFT. ALL AREAS DEEMED TO BE 30% GRADE OR GREATER WILL BE DEFINED BY THE HATCH BELOW.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED WITH NATIVE SEED MIX.

BOUNDARY MARKERS

30% NO DISTURBANCE SLOPE EAS

Burn Severity / Land Slope (percent)	Low Intensity Spacing (feet)	Low Intensity # Wattles (feet/acre)	Moderate Intensity Spacing (feet)	Moderate Intensity # Wattles (feet/acre)	Severe Intensity Spacing (feet)	Severe Intensity # Wattles (feet/acre)
< 5 %	250	180	160	272	130	335
5 - 10 %	200	218	120	363	90	484
10 - 20 %	120	363	60	726	40	1089
20 - 50 %	60	726	30	1452	20	2178
> 50 %	40	1089	20	2178	20	2178

WATTLE SPACING CALCULATION TABLE

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

EROSION CONTROL PLAN

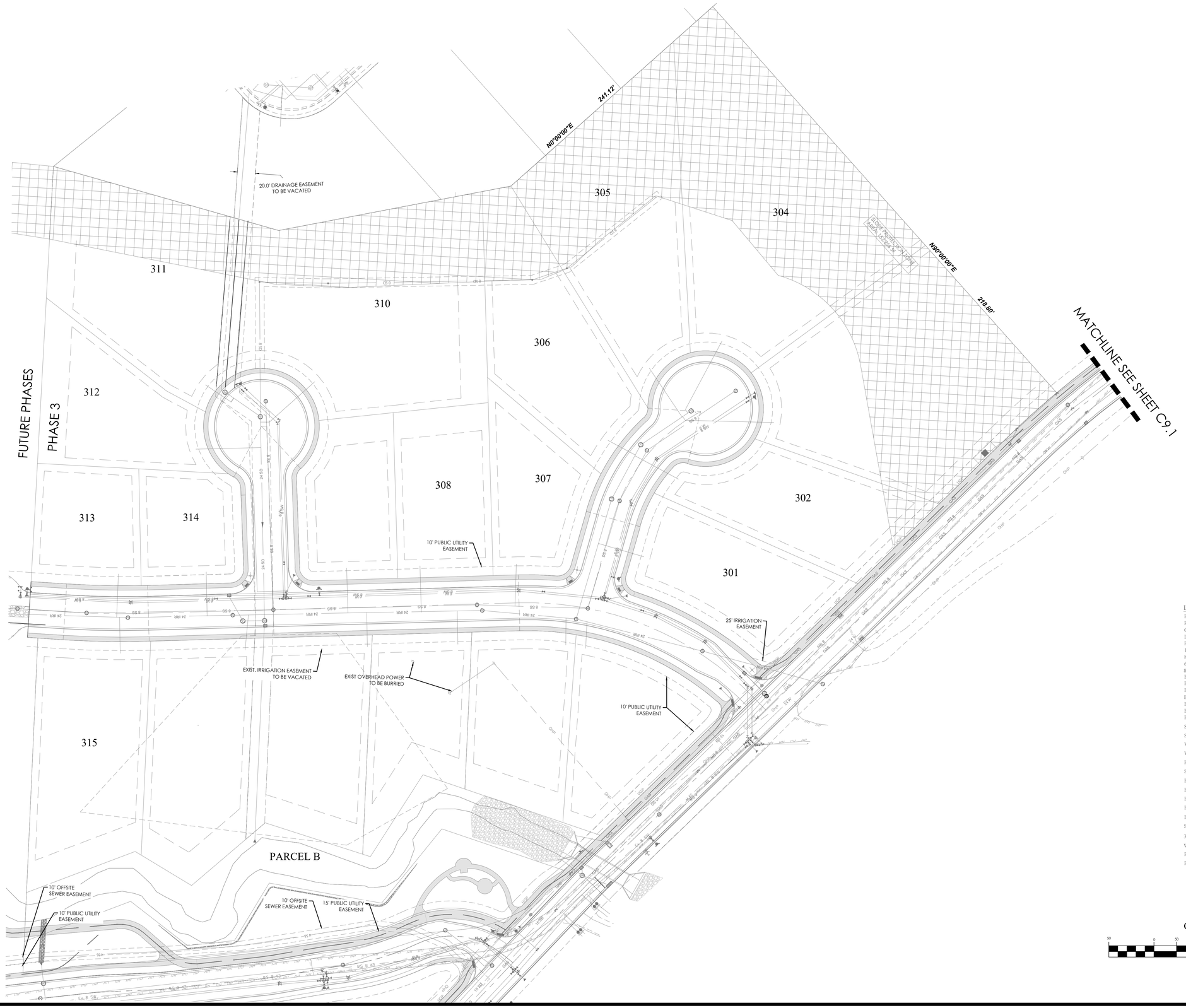
REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=50' Drawn: BBD
Date: 6/17/2025 Job #: 20-0567
Sheet: C8.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\C8.1 EROSION CONTROLPLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

50 0 50 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UTAH

POWER PLAN

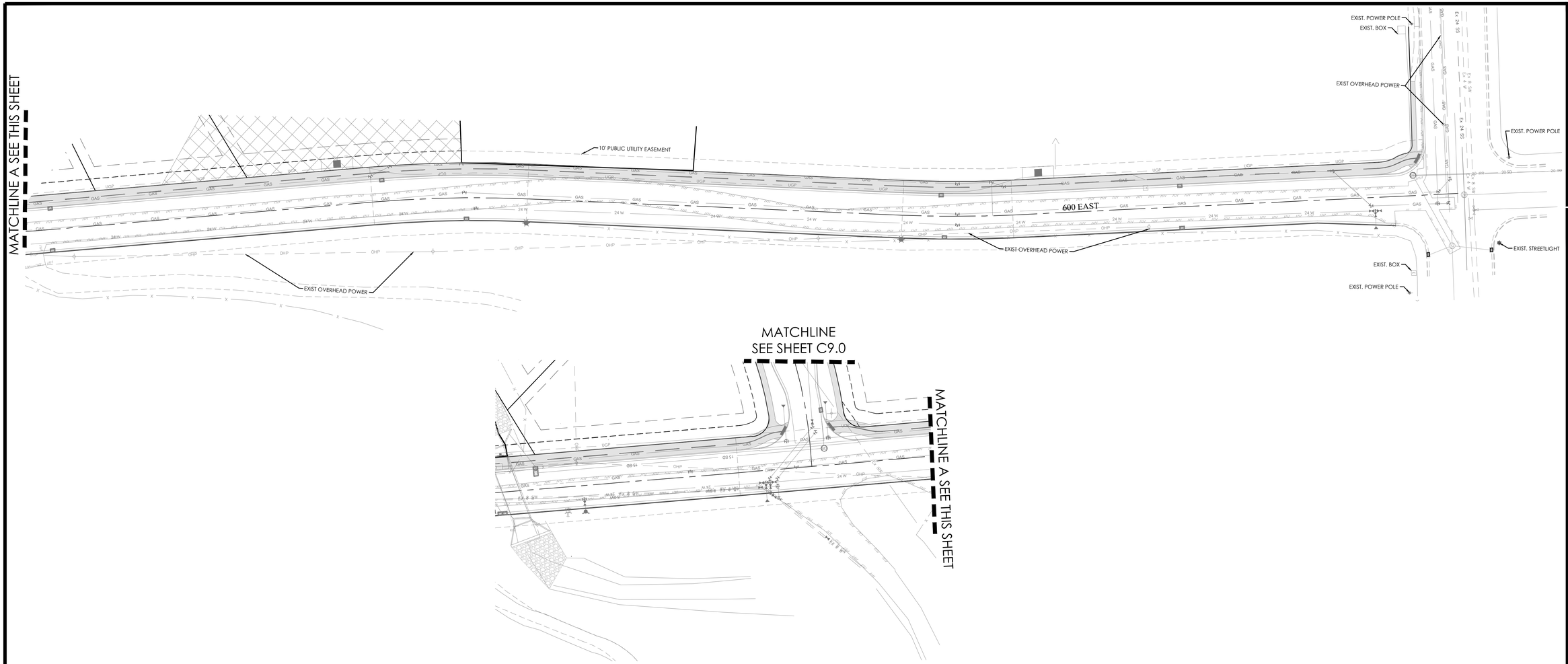
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POWER PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	C9.0		

Z:_2020\20-0567 Vivian Estates Phase 3\design\20-0567\dwg\sheets\C12 POWER PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S MH
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S MH
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

OFFSITE POWER PLAN

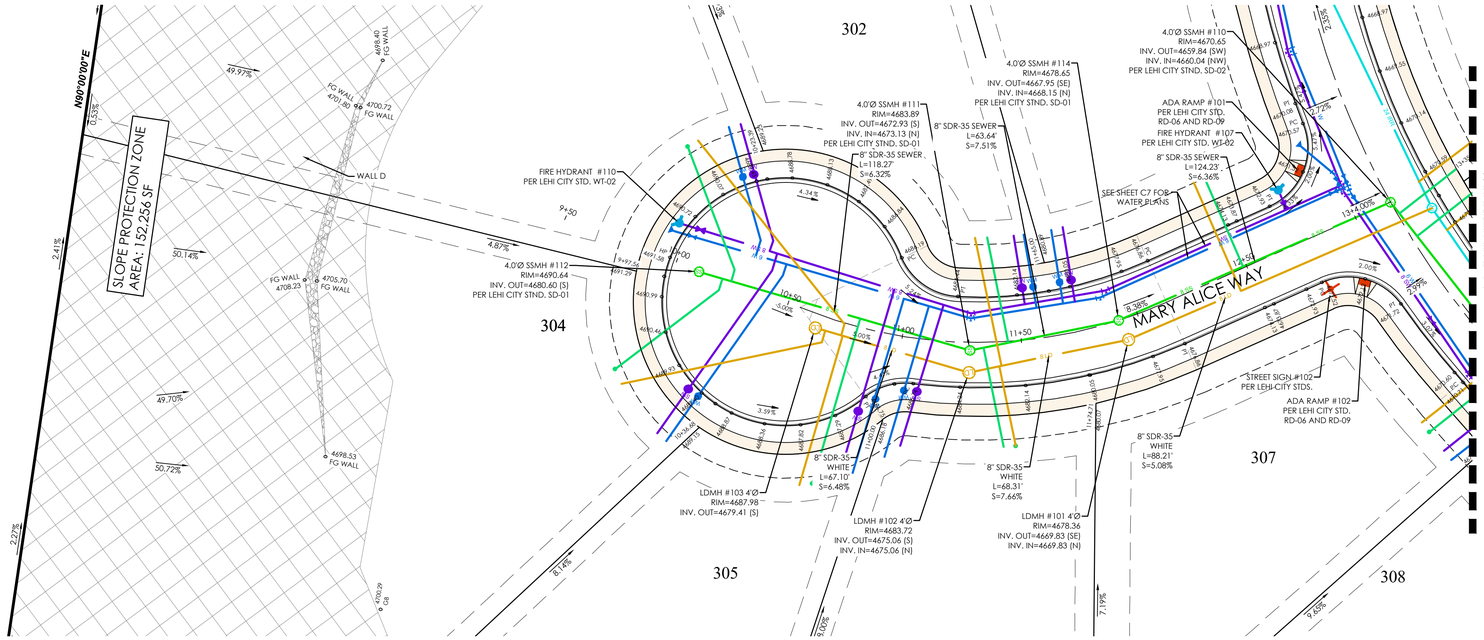
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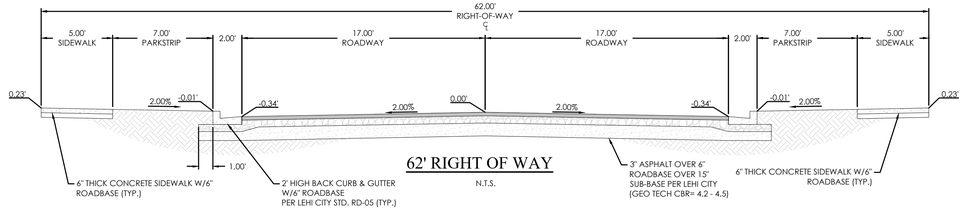
OFFSITE POWER PLAN

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Date:	6/17/2025	Job #:	20-0567
Sheet:	C9.1		

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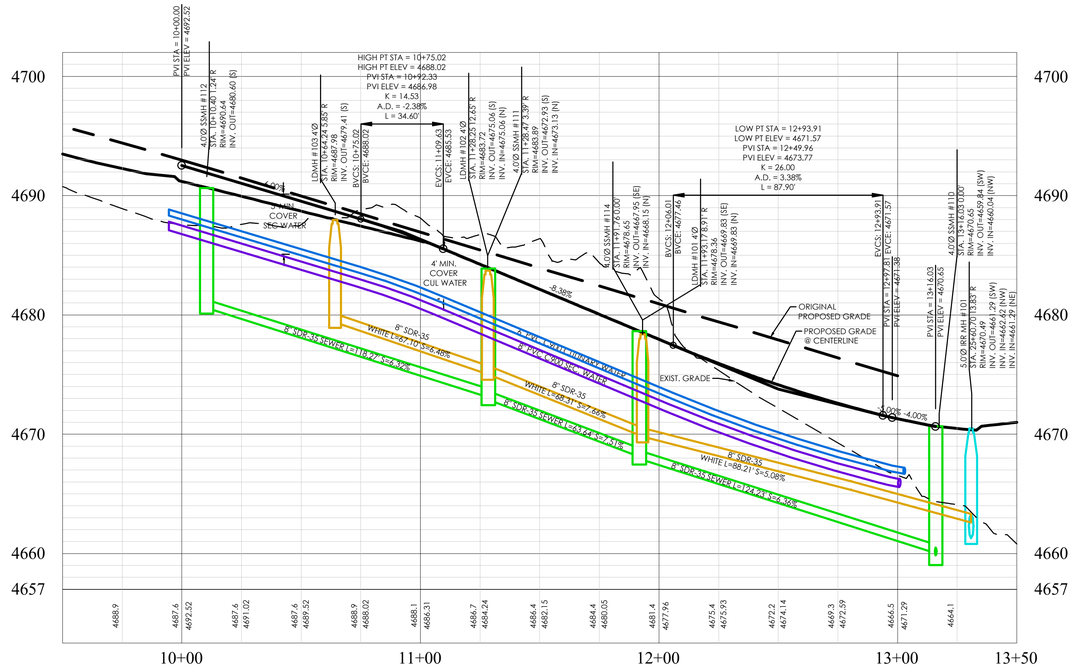


MARY ALICE WAY PLAN



62' RIGHT OF WAY

N.T.S.



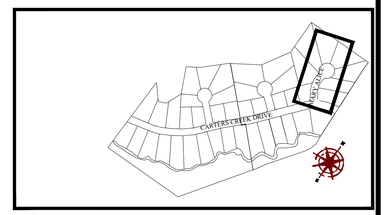
MARY ALICE WAY PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	8 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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KEY MAP
N.T.S

VIVIAN ESTATES PHASE 3

LEHI CITY, UT

MARY ALICE WAY

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

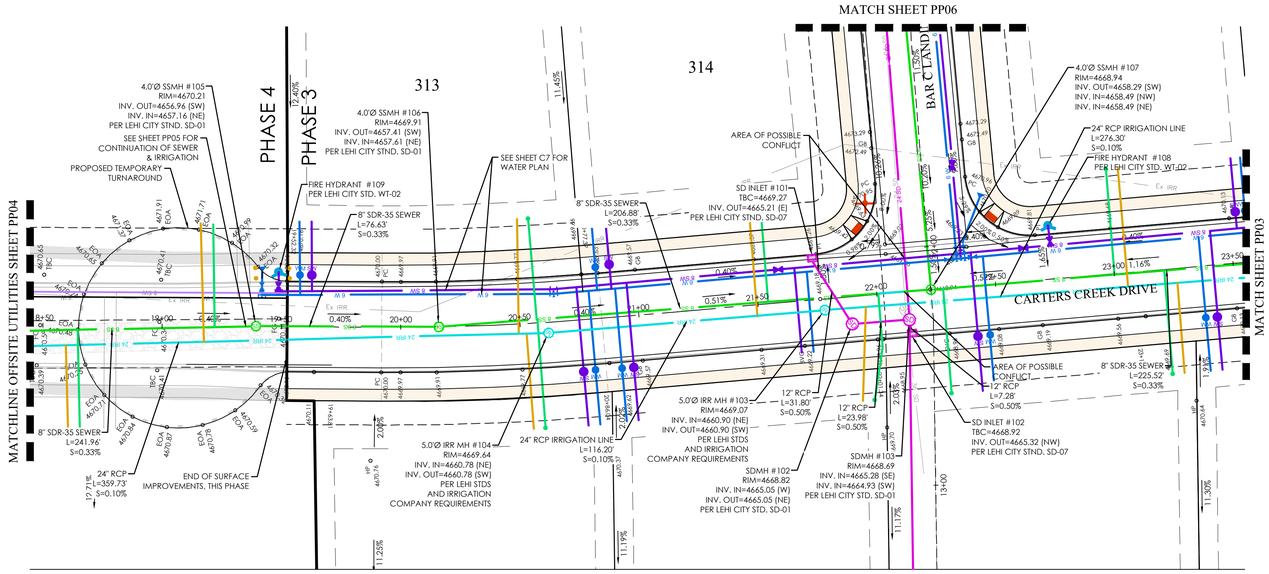
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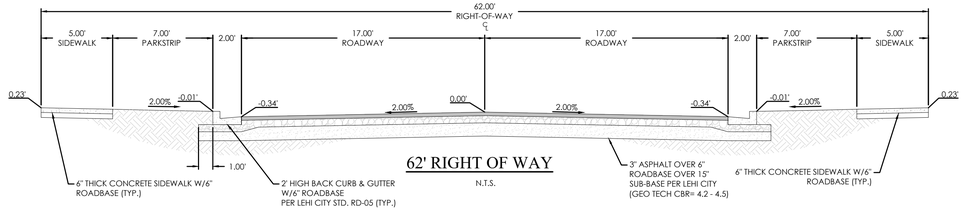
MARY ALICE WAY

Scale:	1"=30'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	PP01		

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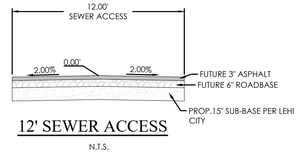


CARTERS CREEK PLAN



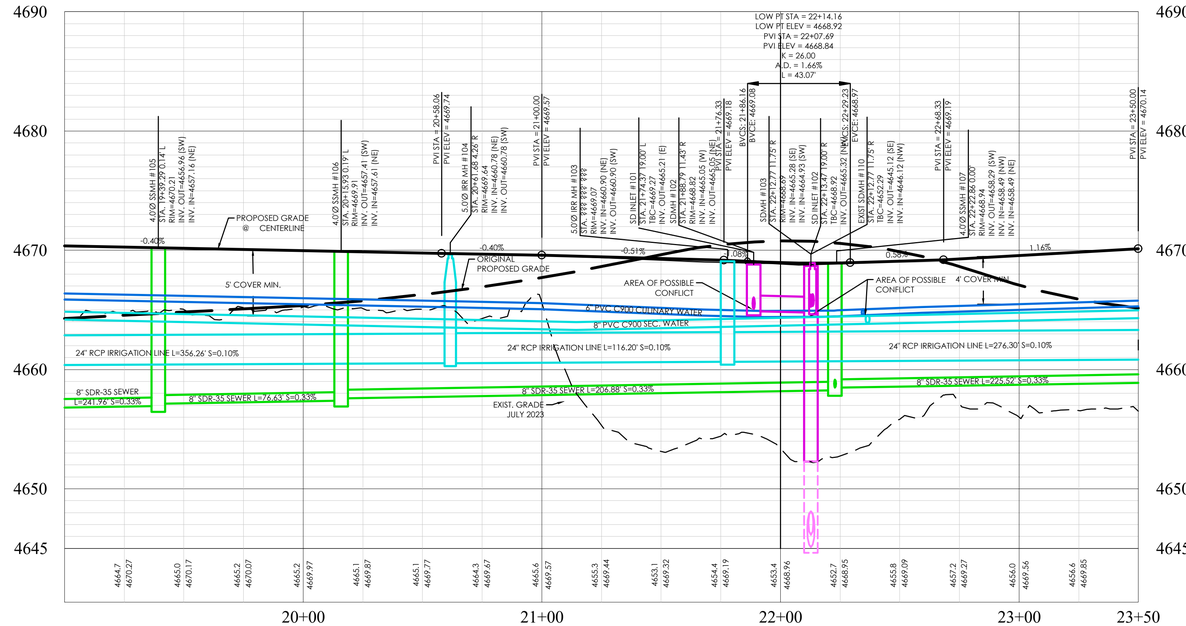
62' RIGHT OF WAY

N.T.S.



12' SEWER ACCESS

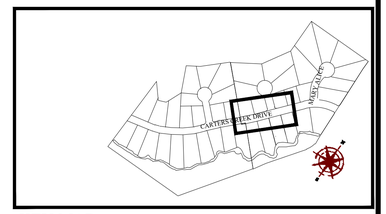
N.T.S.



CARTERS CREEK DRIVE PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	



KEY MAP

N.T.S

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4783.87
DATUM: NGVD29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

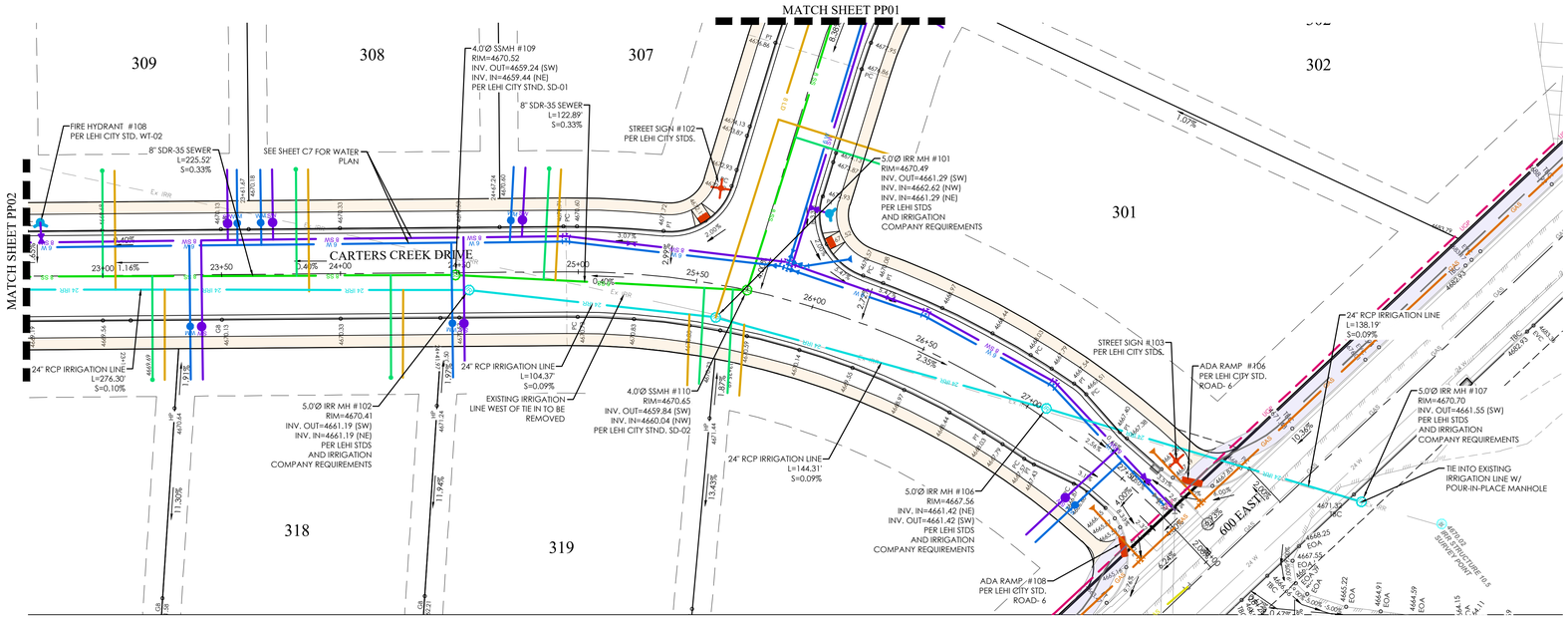
CARTERS CREEK

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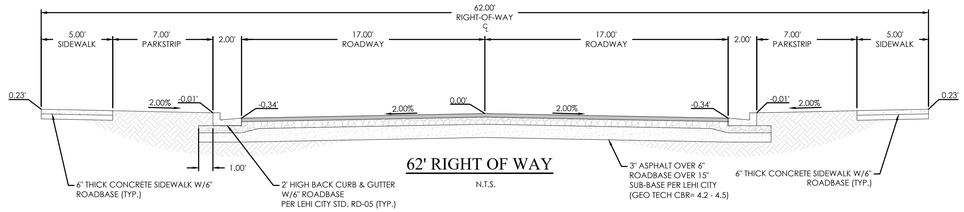
CARTERS CREEK

Scale: 1"=30' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: PP02

Z:\...2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheet\PP05 CARTERS CREEK.dwg

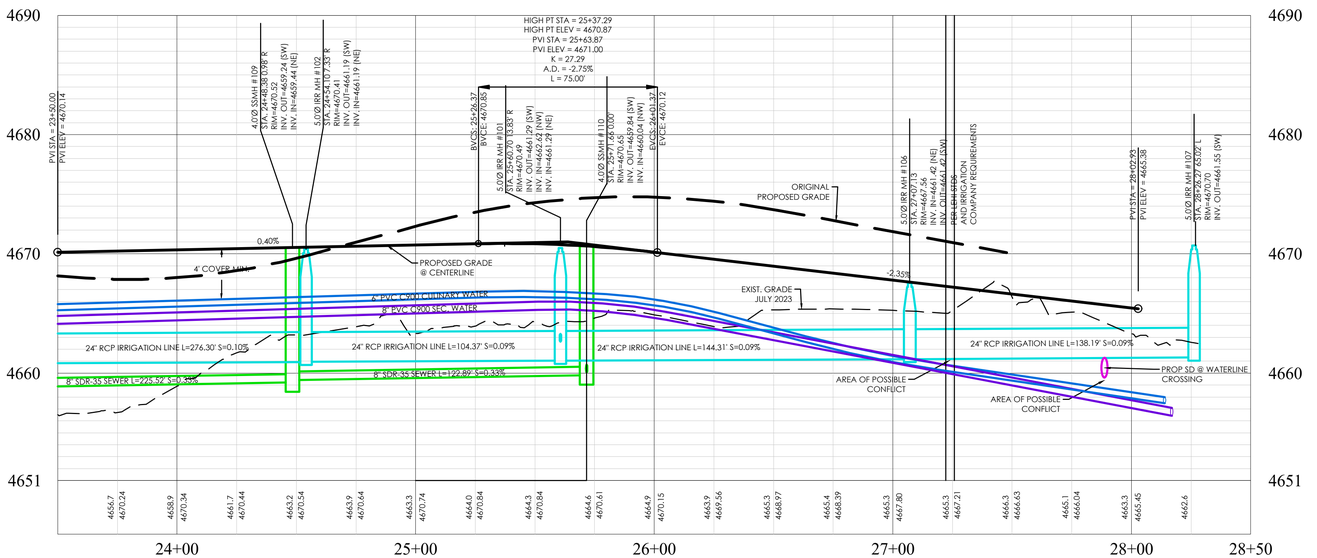


CARTERS CREEK PLAN



62' RIGHT OF WAY

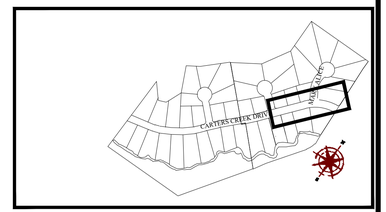
N.T.S.



CARTERS CREEK DRIVE PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	



KEY MAP
N.T.S

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

CARTERS CREEK

REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
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CARTERS CREEK

Scale:	1"=30'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
Sheet:	PP03		

Z:_2020\20-0567 Vivion Estates Phase 3\design 20-0567\Civil\sheets\PP07 CARTERS CREEK.dwg

MATCHLINE OFFSITE SEWER PLAN SEE SHEET PP05

PROP. GRADE TO MATCH TOP OF FUTURE PHASE 4 15" SUB-BASE

8" SDR-35 SEWER L=284.66' S=0.33%

4" SEWER SERVICE STUB (TYP.) PER LEHI CITY STDS.

3"WHITE SOLID PVC LAND DRAIN (TYP.) PER LEHI CITY STDS.

EXISTING IRRIGATION PIPE TO BE REMOVED

NOTE: THIS PLAN & PROFILE PROPOSES OFFSITE SEWER ALONG THE CARTER CREEK RIGHT OF WAY ONLY. THE CULINARY WATER, SECONDARY WATER, STORM DRAIN SYSTEM, ARE SHOWN FOR REFERENCE ONLY AND ARE NOT TO BE INSTALLED FROM THESE PLANS.

5.0'Ø IRR MH #108 RIM=4668.37 INV. IN=4660.00 (NE) INV. OUT=4660.00 (W) PER LEHI STDS AND IRRIGATION COMPANY REQUIREMENTS

12' UTILITY ACCESS ROAD PER LEHI CITY STD

24" RCP IRRIGATION LINE L=150.99' S=0.10%

4.0'Ø SSMH #116 RIM=4668.46 INV. OUT=4653.67 (W) INV. IN=4654.17 (NE) PER LEHI CITY STND. SD-01

8" SDR-35 SEWER L=161.96' S=0.33%

4.0'Ø SSMH #103 RIM=4669.10 INV. OUT=4654.70 (SW) INV. IN=4654.90 (NE) PER LEHI CITY STND. SD-01

5.0'Ø IRR MH #107 RIM=4668.93 INV. IN=4660.15 (NE) INV. OUT=4660.15 (SW) PER LEHI STDS AND IRRIGATION COMPANY REQUIREMENTS

24" RCP IRRIGATION LINE L=167.74' S=0.10%

4" SEWER SERVICE STUB (TYP.) PER LEHI CITY STDS.

3"WHITE SOLID PVC LAND DRAIN (TYP.) PER LEHI CITY STDS.

5.0'Ø IRR MH #106 RIM=4669.58 INV. IN=4660.32 (NE) INV. OUT=4660.32 (SW) PER LEHI STDS AND IRRIGATION COMPANY REQUIREMENTS

8" SDR-35 SEWER L=165.57 S=0.33%

24" RCP IRRIGATION LINE L=102.41' S=0.10%

4.0'Ø SSMH #104 RIM=4669.75 INV. OUT=4655.45 (SW) INV. IN=4655.65 (NE) PER LEHI CITY STND. SEWER/DRAIN I

8" SDR-35 SEWER L=93.34' S=0.33%

5.0'Ø IRR MH #105 RIM=4669.74 INV. IN=4660.42 (NE) INV. IN=4661.76 (NW) INV. OUT=4660.42 (SW) PER LEHI STDS AND IRRIGATION

TOP OF EXISTING GASLINE ELEVATION: 4666.81

4.0'Ø SSMH #123 RIM=4670.01 INV. OUT=4655.96 (SW) INV. IN=4656.16 (NW) INV. IN=4656.16 (NE) PER LEHI CITY STND. SD-01

40' WIDE 17+50

7' RADIUS

12' WIDTH UTILITY ACCESS ROAD

8" SDR-35 SEWER L=241.96' S=0.33%

24" RCP L=359.73' S=0.10%

PROP. TEMPORARY TURNAROUND

4.0'Ø SSMH #105 RIM=4670.21 INV. OUT=4656.96 (SW) INV. IN=4657.16 (NE) PER LEHI CITY STND. SD-01

8" SDR-35 SEWER L=76.63' S=0.33%

MATCHLINE SEE SHEET PP02

CARTERS CREEK PHASE 4 UTILITIES PLAN

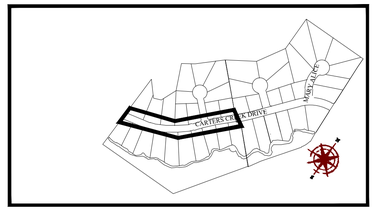
LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



KEY MAP
N.T.S

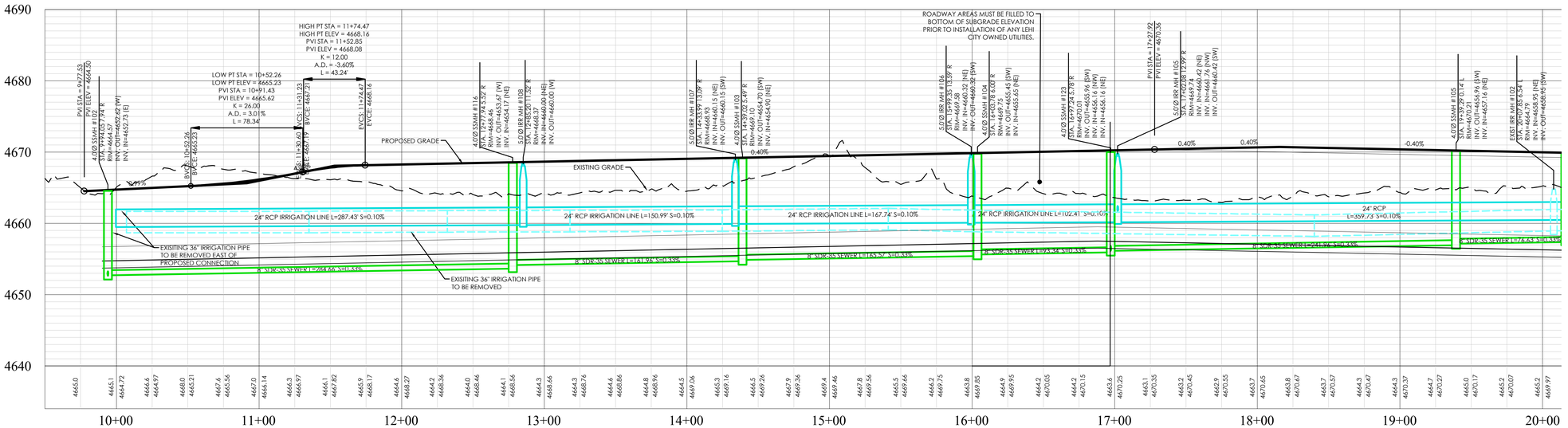
BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

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

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CARTERS CREEK OFFSITE UTILITIES PROFILE

REVISION BLOCK

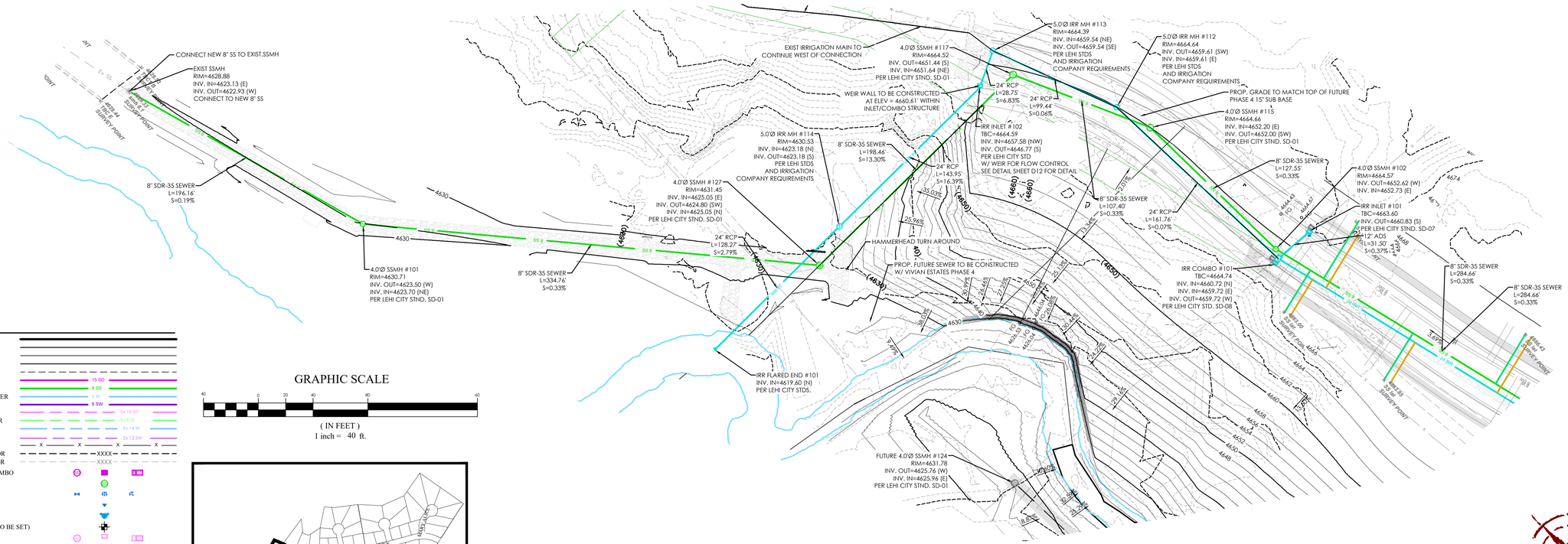
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VIVIAN ESTATES PHASE 3
LEHI CITY, UT
CARTERS CREEK PHASE 4 UTILITIES

CARTERS CREEK PHASE 4 UTILITIES

Scale: 1"=40' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: PP04

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OFFSITE SEWER AND IRRIGATION PLAN

LEGEND

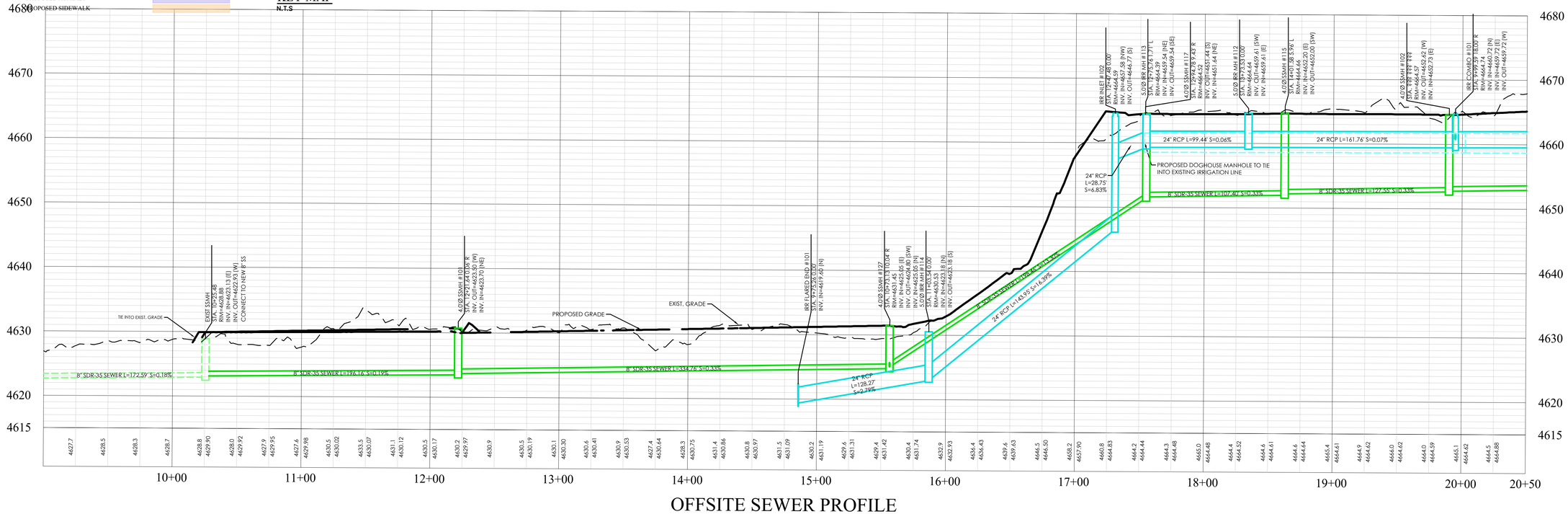
BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

40 0 20 40 80 60

(IN FEET)
1 inch = 40 ft.

KEY MAP
N.T.S



OFFSITE SEWER PROFILE

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

OFFSITE SEWER AND IRRIGATION

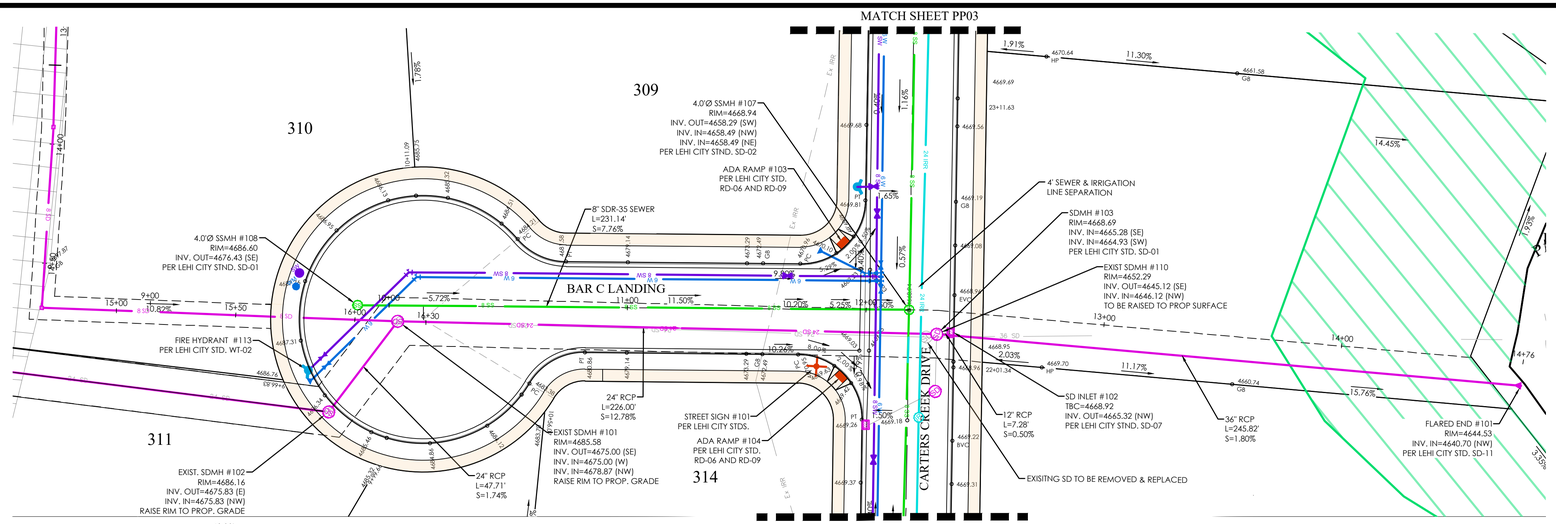
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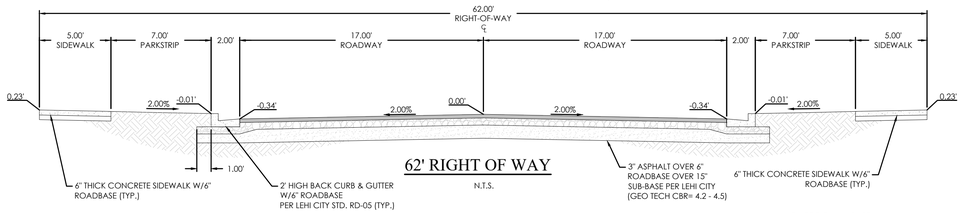
OFFSITE SEWER AND IRRIGATION

Scale:	1"=40'	Drawn:	BBD
Date:	6/17/2025	Job #:	20-0567
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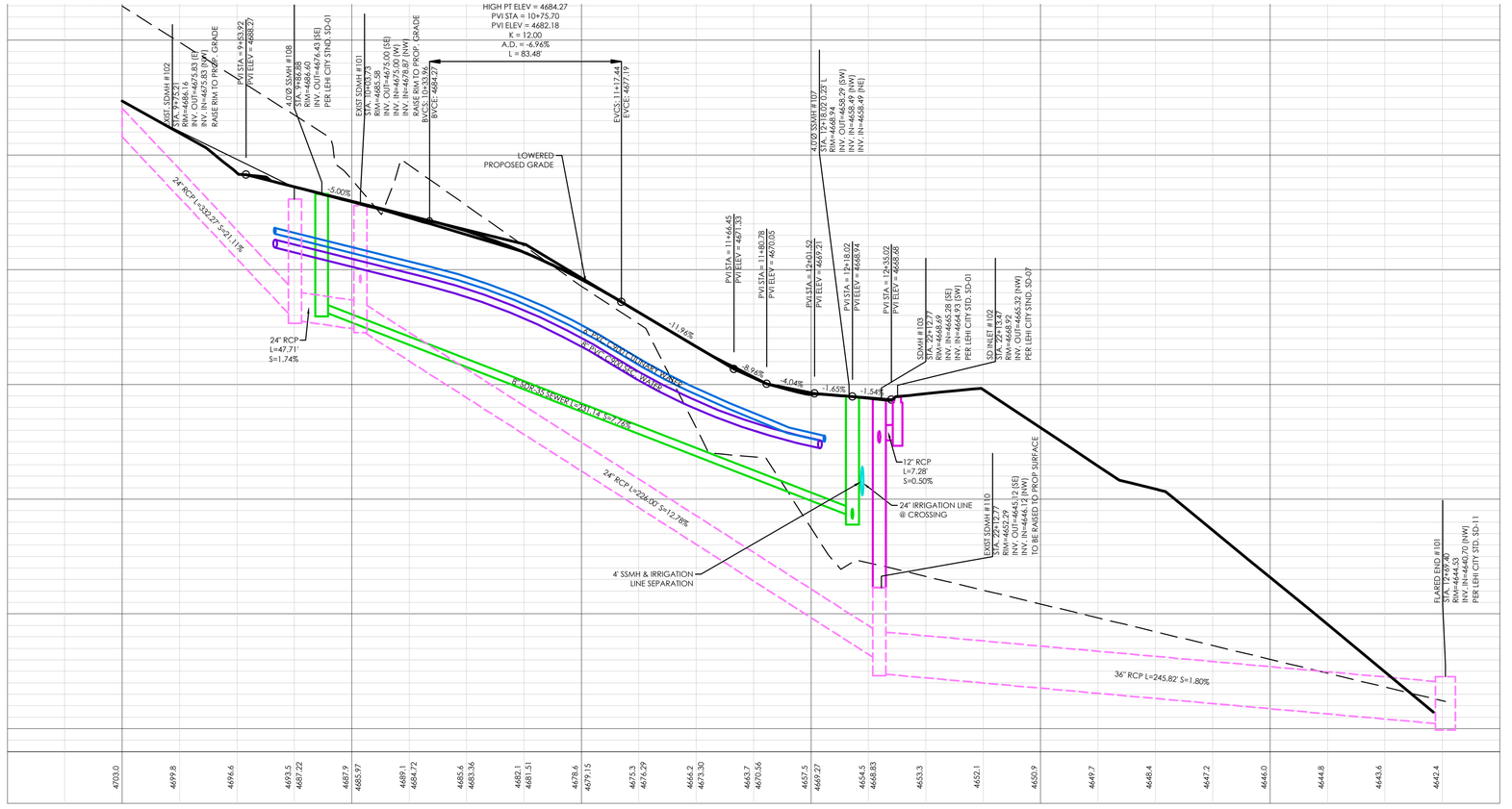


BAR C LANDING PLAN



62' RIGHT OF WAY

N.T.S.



BAR C LANDING PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	



KEY MAP
N.T.S

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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VIVIAN ESTATES PHASE 3

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BAR C LANDING

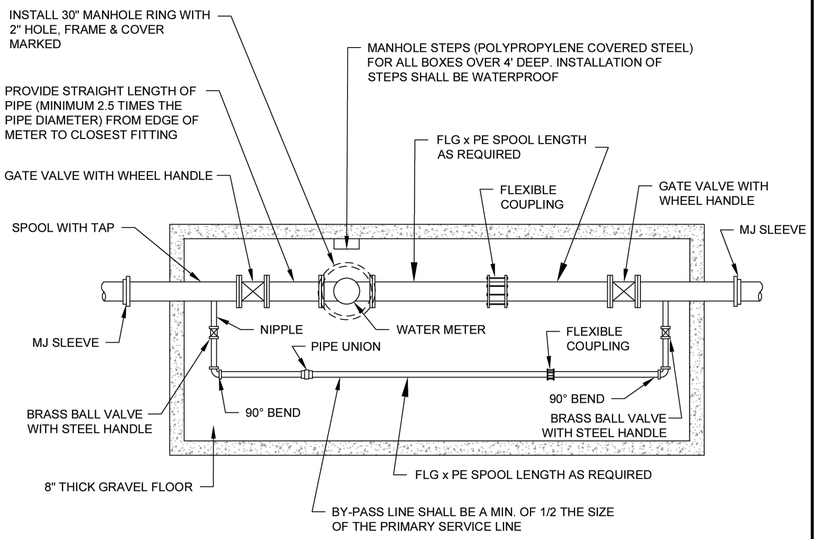
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BAR C LANDING

Scale: 1"=30' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
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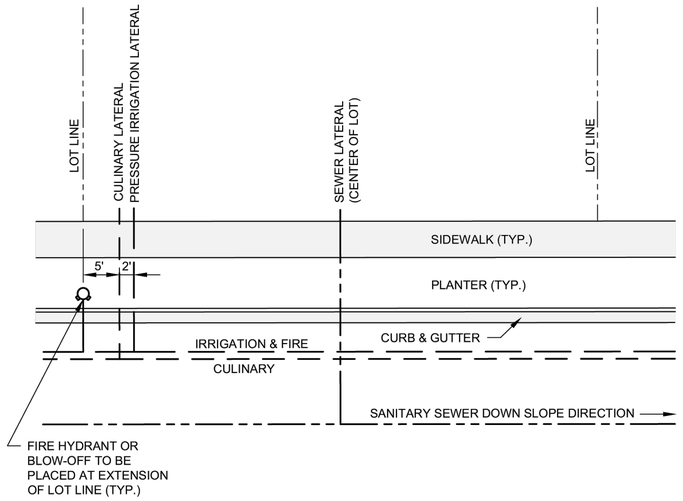


NOTES

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY.
2. STRUCTURAL DESIGN (REINFORCING AND CONCRETE THICKNESS FOR WALLS, FOOTINGS, AND ROOF) WILL DEPEND ON FINAL BOX SIZE.
3. COORDINATE METER BOX PLACEMENT AND OVERALL METER DIMENSIONS WITH LEHI WATER METERING DEPARTMENTS PRIOR TO INSTALLATION.
4. CHANGES DUE TO PIPE SIZE SHALL BE AS APPROVED BY THE CITY WATER SUPERINTENDENT.
5. METER AND MXU SUPPLIED BY LEHI CITY.
6. VAULT LID AND INTERNAL PIPING PROVIDED BY DEVELOPER

LEHI CITY

LEHI CITY STANDARD DETAIL	
CONCRETE METER BOX	
WT-07	DATE: *JANUARY 2022*



NOTES

1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

LEHI CITY STANDARD DETAIL	
TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS	
WT-10	DATE: *JANUARY 2022*

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LEHI CITY, UT

DETAILS

REVISION BLOCK

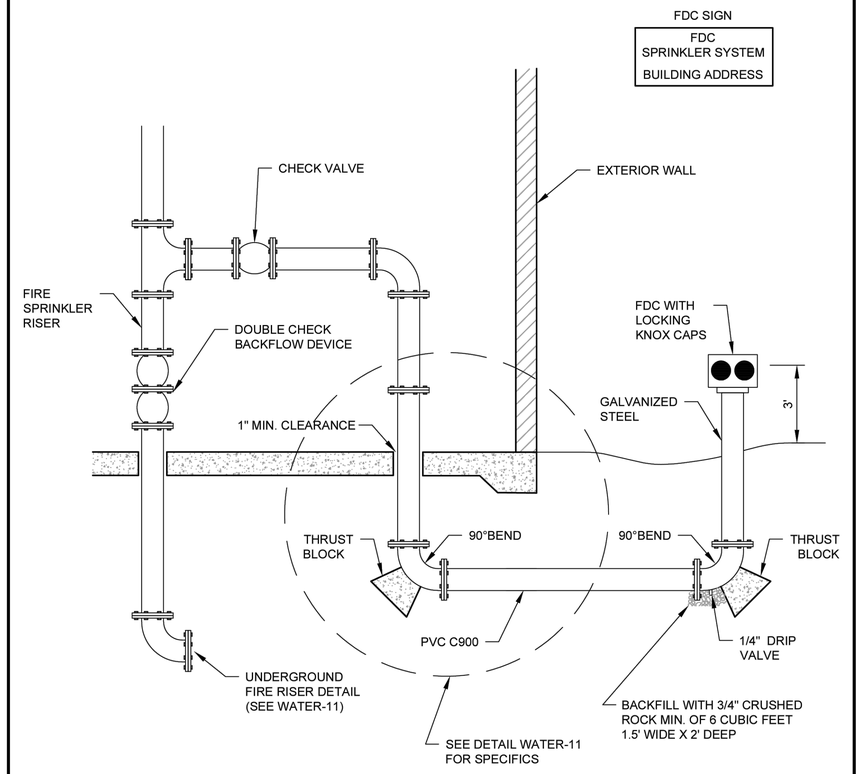
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DETAILS

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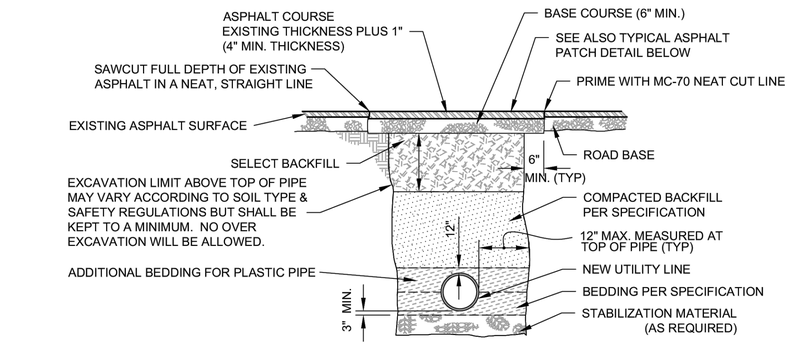
REMOTE FIRE DEPARTMENT CONNECTION

NOTES:

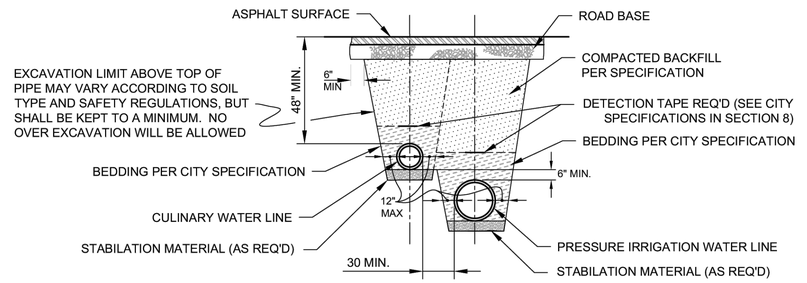
1. BY APPROVAL OF THE FIRE CODE OFFICIAL.
2. PROVIDE BUILDING ID ON FDC THE SIGN SHALL BE 12" x 12" x 2" WHITE LETTERS ON A RED REFLECTIVE BACKGROUND.
3. NO OBSTRUCTIONS, PLANTS, ETC. WITHIN 3' OF THE FDC.
4. 4' x 4' x 6" CONCRETE PAD AT BASE OF FDC.
5. FDC SHALL BE WITHIN 100' OF A FIRE HYDRANT.

LEHI CITY

LEHI CITY STANDARD DETAIL	
REMOTE FIRE DEPARTMENT CONNECTION	
WT-12	DATE: *JANUARY 2022*

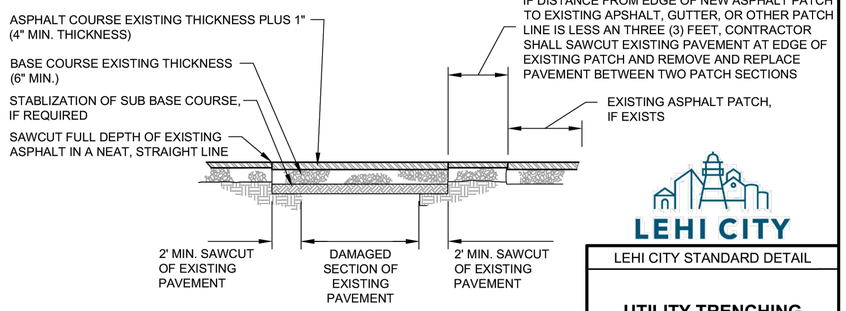


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY TRENCHING	
WT-01	DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

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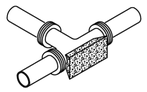
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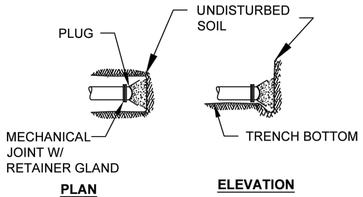
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THRUST BLOCK TYPICAL



PLUG DETAIL

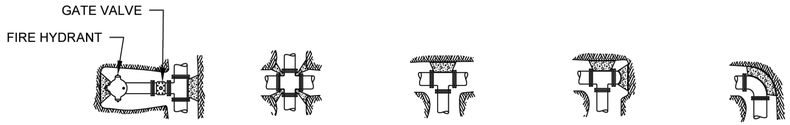
SIZE	BENDS				TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
	30°	45°	22 1/2°	11 1/4°					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	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".

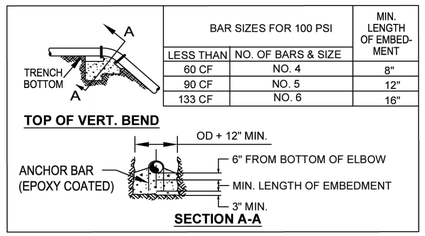
$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

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



FIRE HYDRANT **CROSS** **TEE** **TEE (PLUGGED)** **ELBOW**

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



BAR SIZES FOR 100 PSI		MIN. LENGTH OF 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	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

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

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

NOTES:

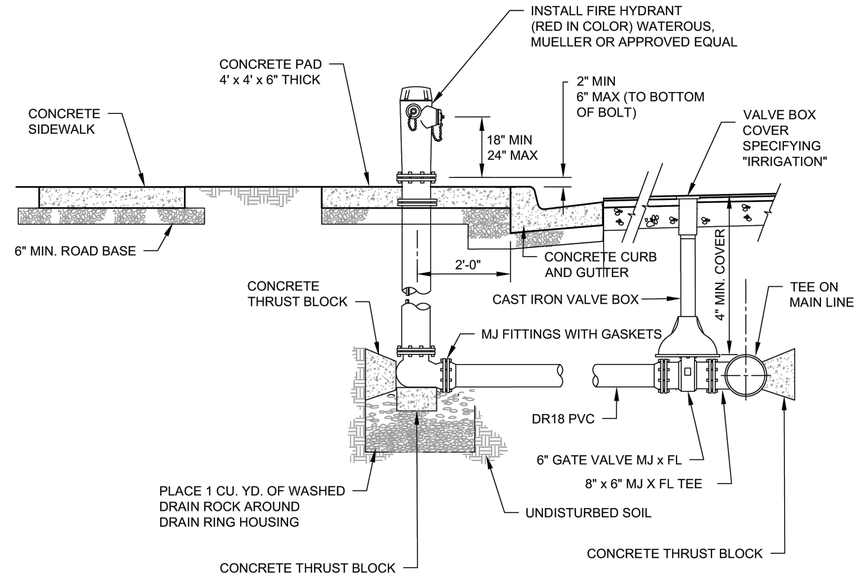
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: *JANUARY 2022*



FIRE HYDRANT WITH VALVE

NOTES:

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

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

REVISION BLOCK

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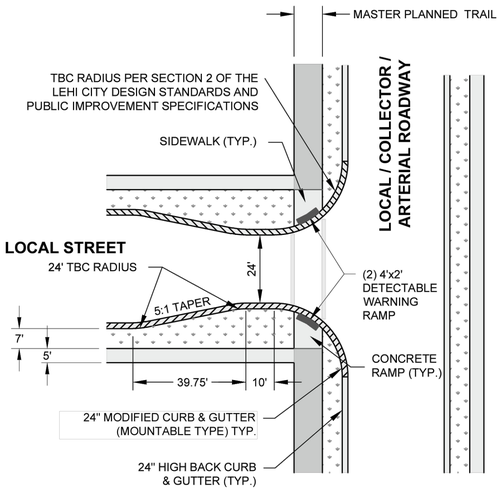
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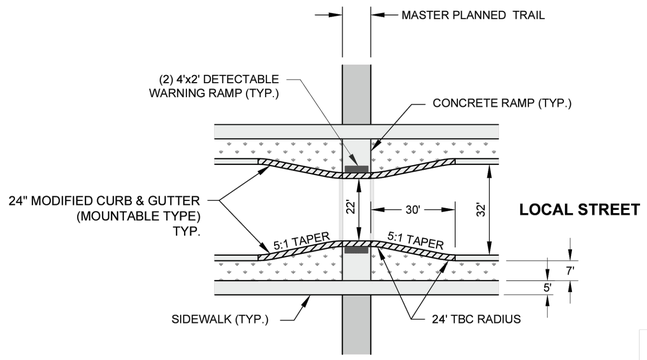
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INTERSECTION TRAIL CROSSING



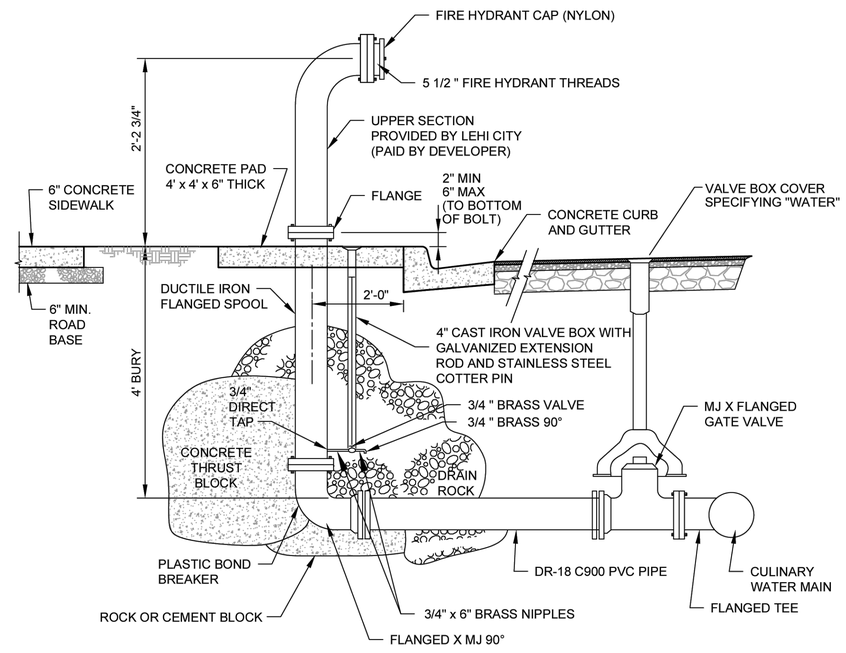
MID-BLOCK TRAIL CROSSING

GENERAL NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE PLACED WITHIN CONCRETE AND EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL	
MASTER PLANNED TRAIL CROSSING AT LOCAL STREET	
RD-17	DATE: *MAY 2024*



NOTE:

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

LEHI CITY

LEHI CITY STANDARD DETAIL	
BLOW-OFF	
WT-03	DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

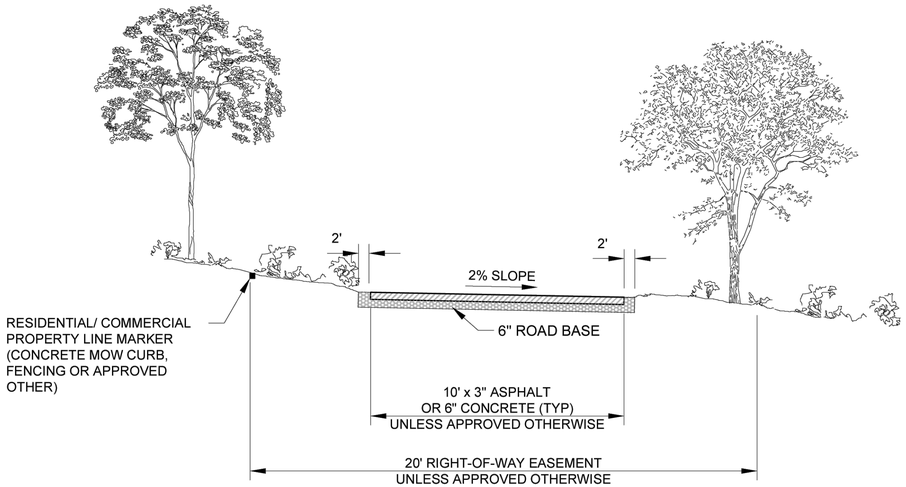
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DETAILS

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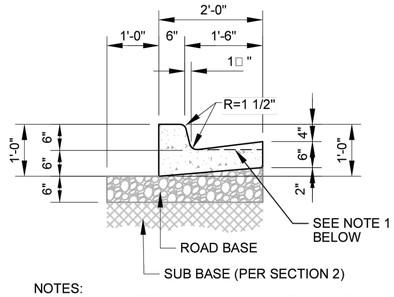


NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL BE CONCRETE AND MATCH THE WIDTH OF THE TRAIL.
7. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

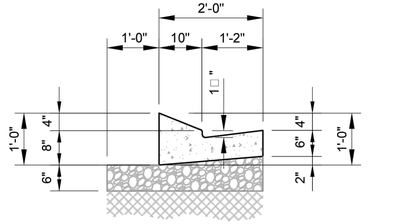
LEHI CITY

LEHI CITY STANDARD DETAIL	
BICYCLE / PEDESTRIAN SHARED USE TRAIL	
TR-01	DATE: *MAY 2024*



NOTES:
1. PAN OF GUTTER SHALL BE FLATTENED WITHIN "CLEAR SPACE" OF ADA RAMPS

HIGH BACK CURB & GUTTER

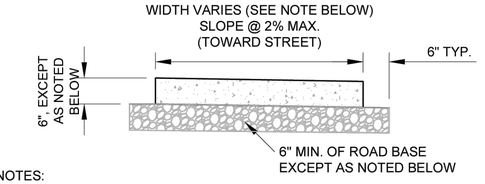


NOTES:
1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

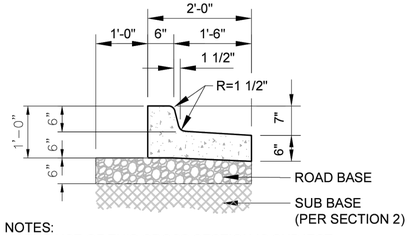
NOTES:

1. 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.



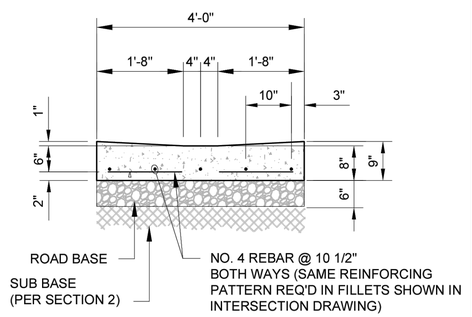
NOTES:
1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



NOTES:
1. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

LEHI CITY

LEHI CITY STANDARD DETAIL	
CURB, GUTTER AND SIDEWALK	
RD-05	DATE: *JUNE 2024*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

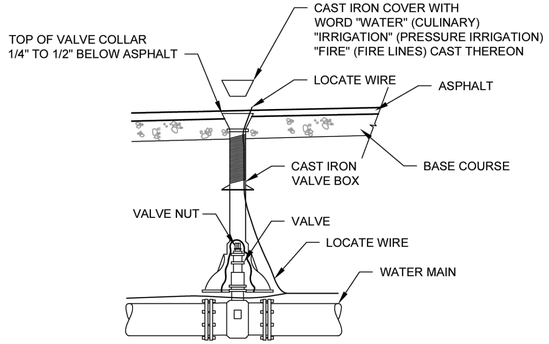
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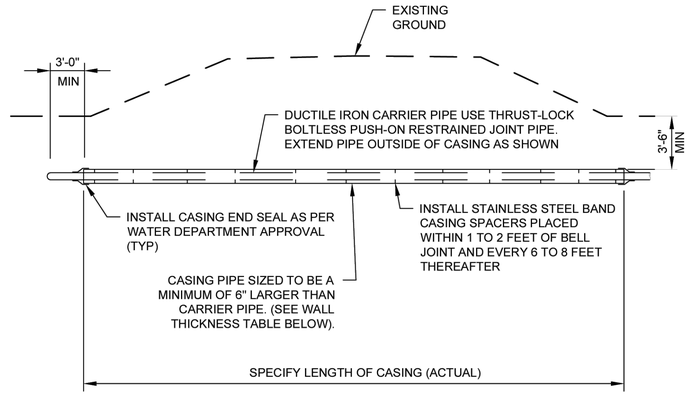
NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.

2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL	
VALVE BOX	
WT-04	DATE: *JANUARY 2022*



STEEL CASING PIPE WALL THICKNESS TABLE	
MINIMUM THICKNESS	DIAMETER OF CASING PIPE
1/4"	12" OR LESS
5/16"	12" - 18"
3/8"	18" - 22"
7/16"	22" - 28"
1/2"	28" - 34"
9/16"	34" - 42"
5/8"	42" - 48"
AS APPROVED	OVER 48"

* THIS CHART IS ONLY FOR SMOOTH STEEL CASING PIPES WITH A MINMUM YEILD STRENGTH OF 35,000 PSI.

* CASING PIPES LARGER THAN 48" OR WITH ANY PORTION DEEPER THAN 20 FEET SHALL REQUIRE STAMPED STRUCTURAL CALCULATIONS PRIOR TO APPROVAL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY CASING	
WT-14	DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

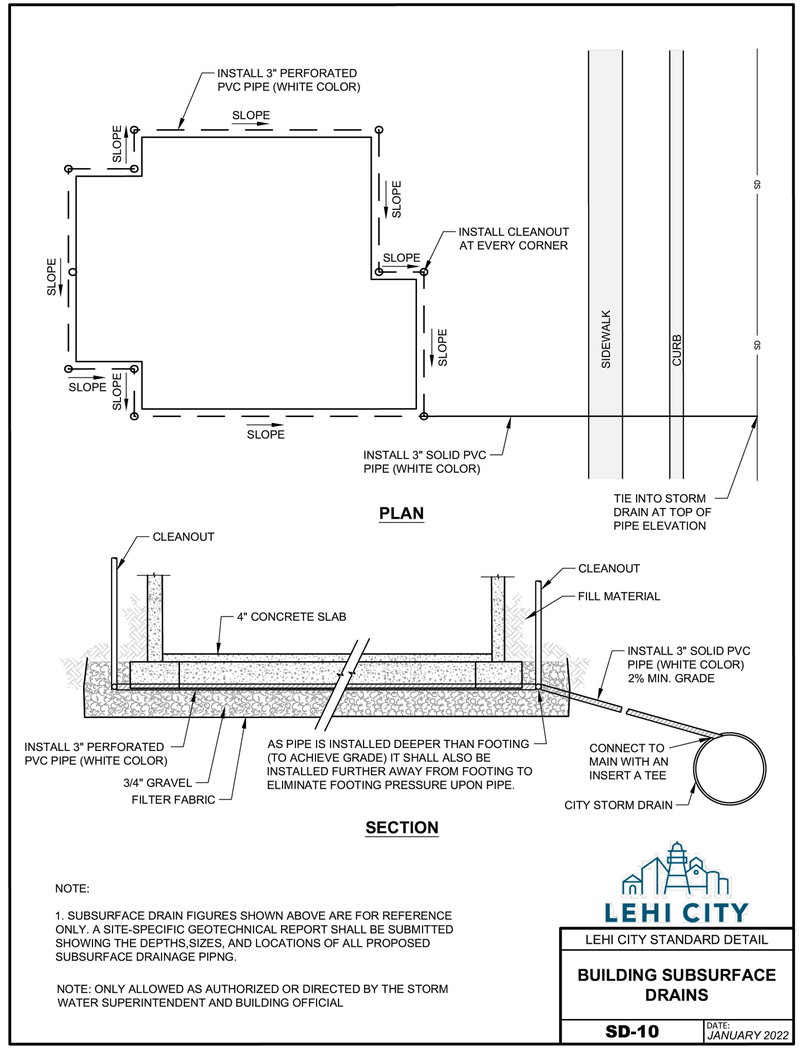
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PLAN

SECTION

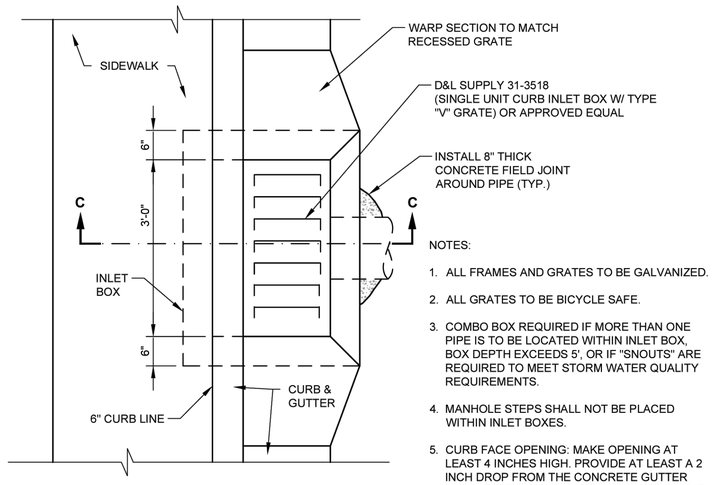
NOTE:

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

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

LEHI CITY

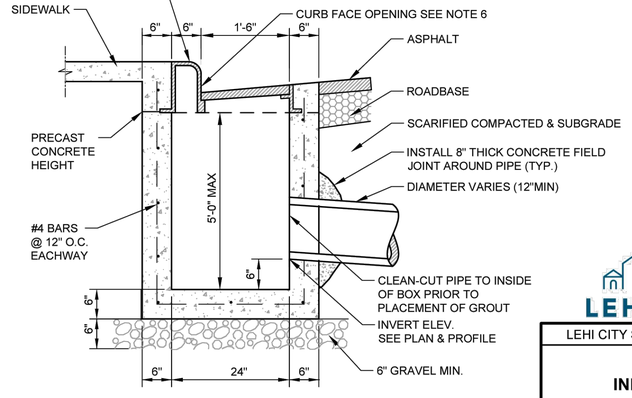
LEHI CITY STANDARD DETAIL	
BUILDING SUBSURFACE DRAINS	
SD-10	DATE: *JANUARY 2022*



PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.



SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL	
INLET BOX	
SD-07	DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

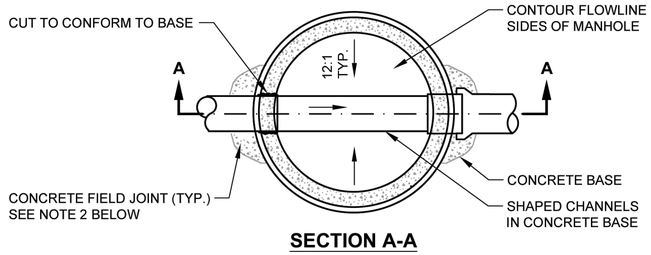
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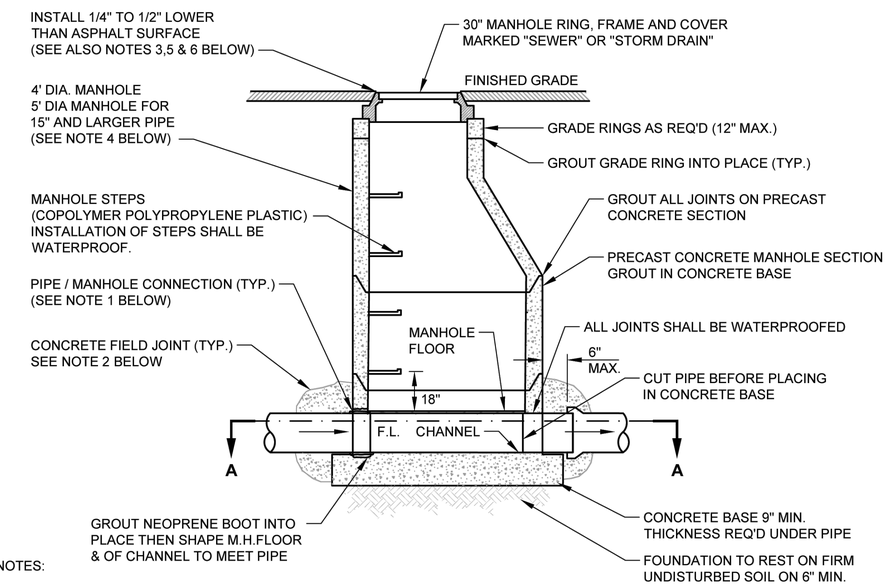
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SECTION A-A



NOTES:

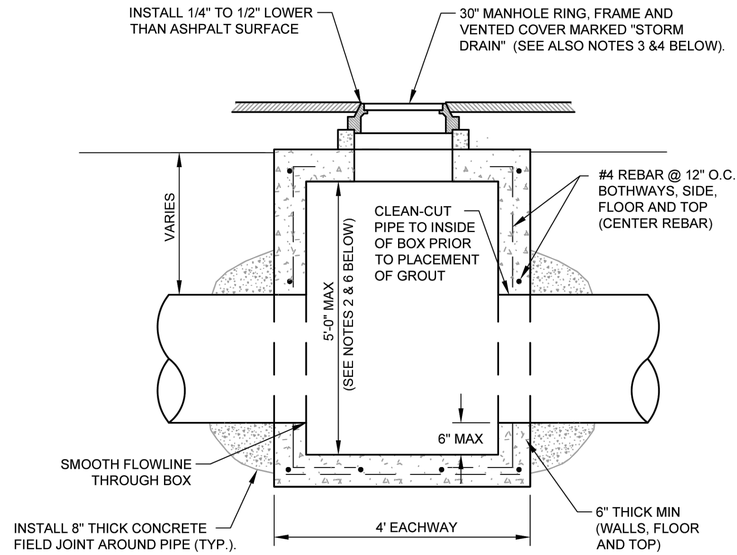
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

LEHI CITY

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 | DATE: *JANUARY 2022*



NOTES:

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

DRAIN CLEAN-OUT BOX

SD-06 | DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

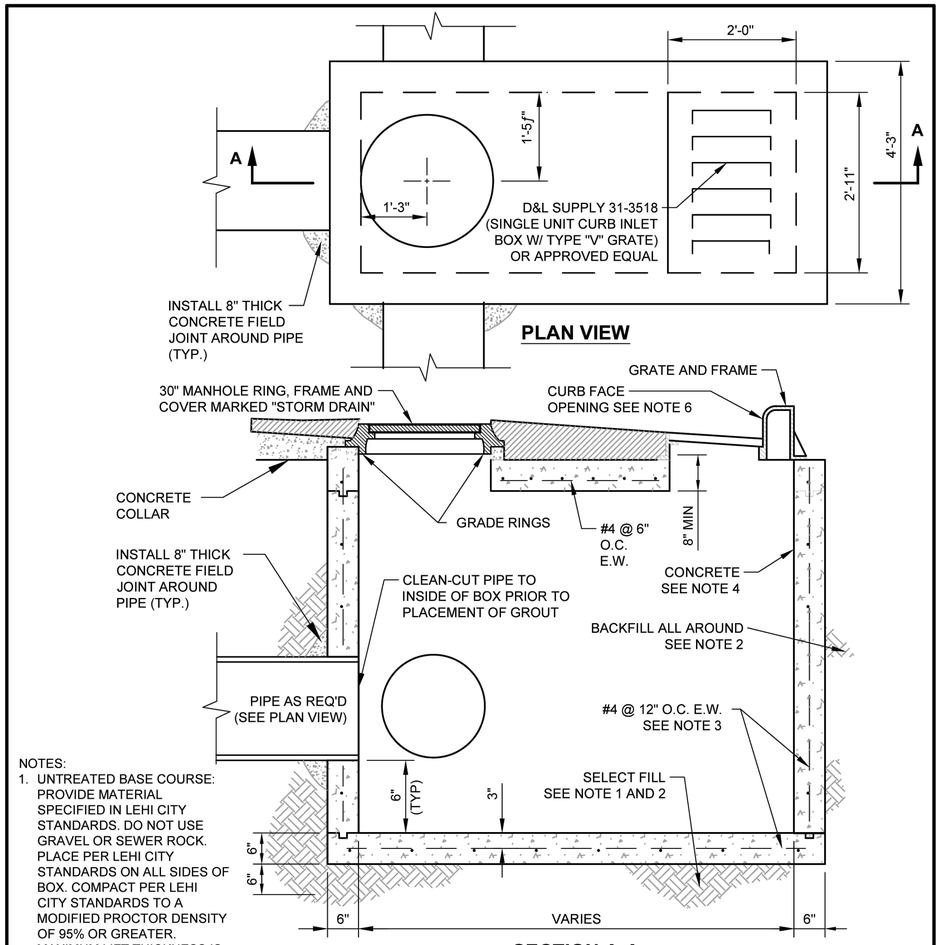
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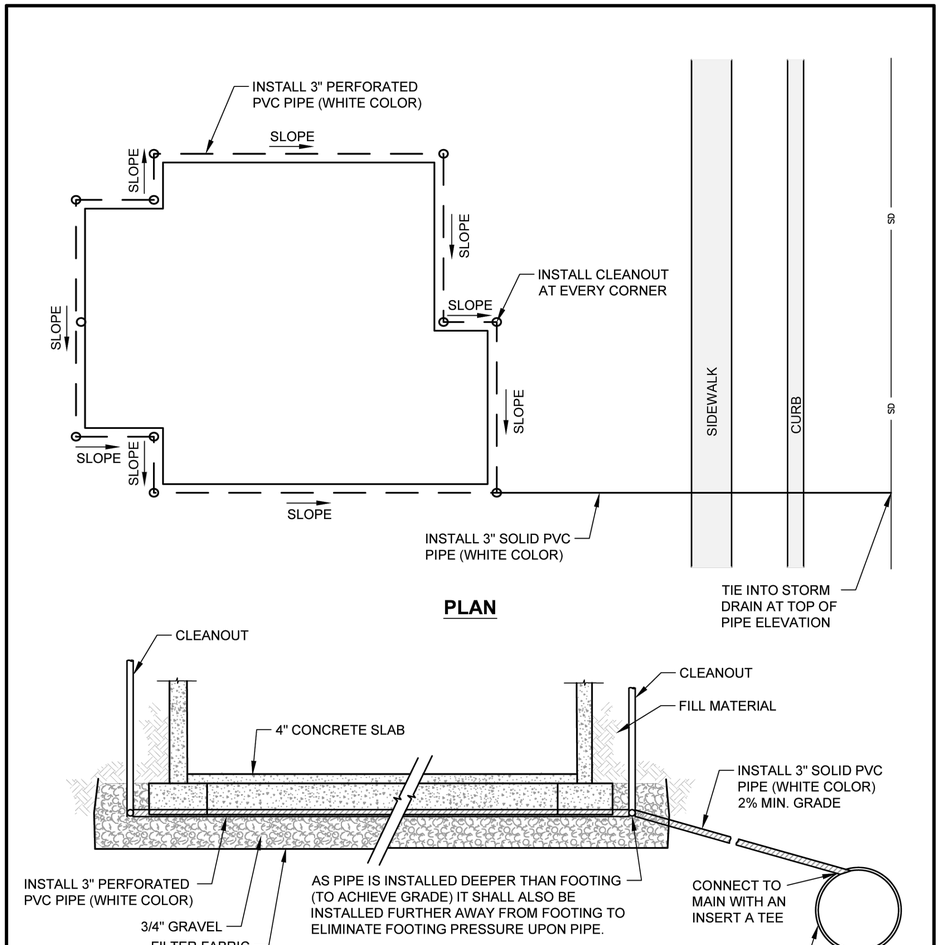


NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS. CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
COMBO BOX	
SD-08	DATE: *JANUARY 2022*



NOTE:

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

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

LEHI CITY

LEHI CITY STANDARD DETAIL	
BUILDING SUBSURFACE DRAINS	
SD-10	DATE: *JANUARY 2022*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

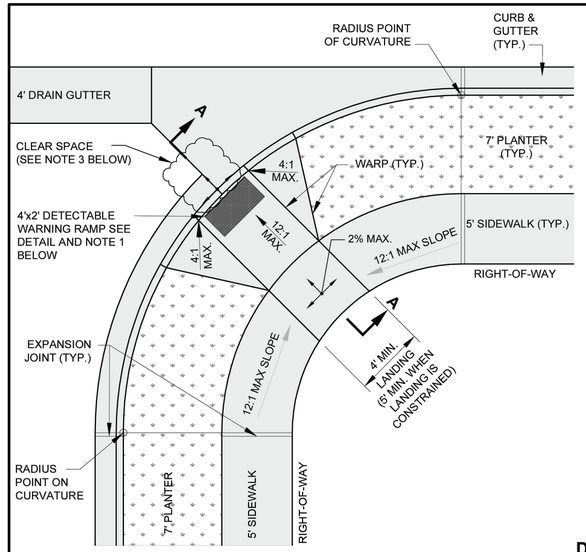
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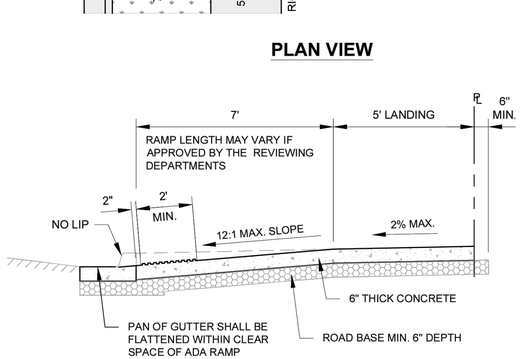
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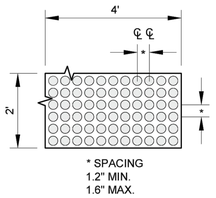
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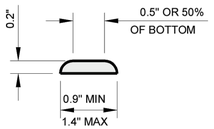
PLAN VIEW



SECTION A-A



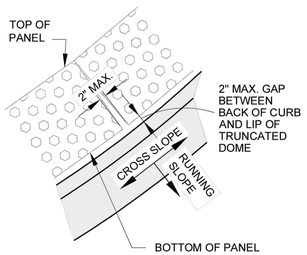
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

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

DETECTABLE WARNING DETAILS



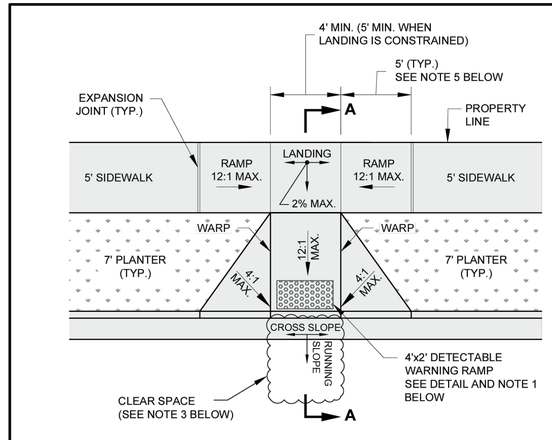
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

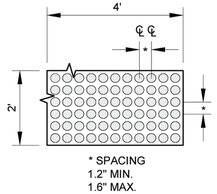
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

LEHI CITY

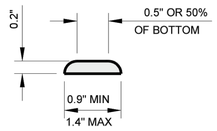
LEHI CITY STANDARD DETAIL	
ADA RAMP PLANTER STRIP (AT INTERSECTION)	
RD-06	DATE: *JUNE 2024*



PLAN VIEW

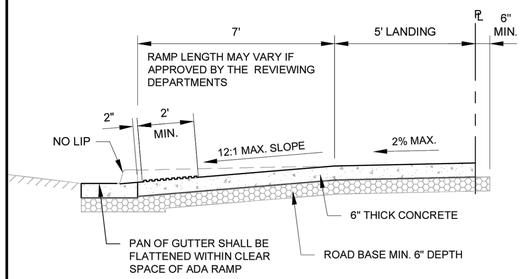


DETECTABLE RAMP DETAIL



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

DETECTABLE WARNING DETAILS



SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.
5. WHEN SIDEWALK GRADE EXCEEDS 12:1 (8.33%), SIDEWALK RAMP LENGTH SHALL BE 15' MIN.

LEHI CITY

LEHI CITY STANDARD DETAIL	
ADA RAMP PLANTER STRIP (MID BLOCK)	
RD-09	DATE: *JUNE 2024*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

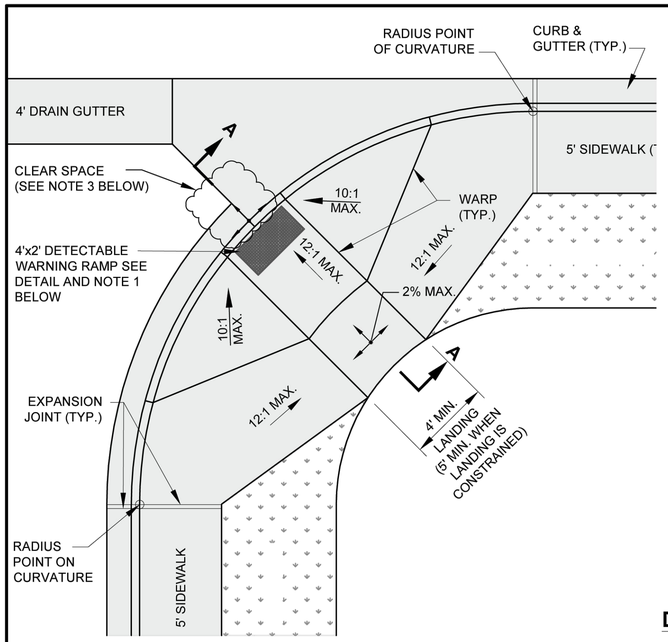
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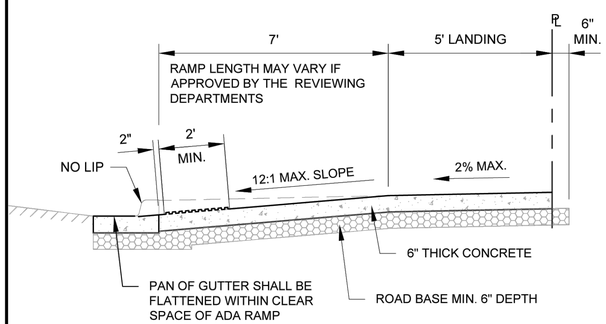
DETAILS

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Date: 6/17/2025 | Job #: 20-0567
Sheet: D10

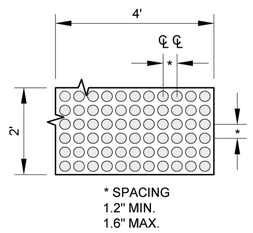
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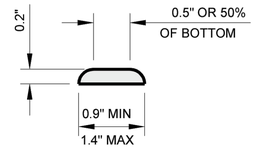
PLAN VIEW



SECTION A-A



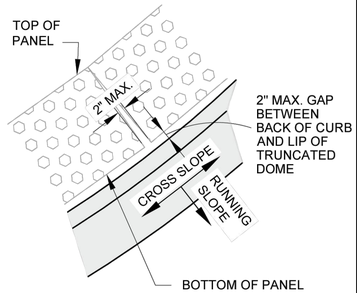
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

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

DETECTABLE WARNING DETAILS



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

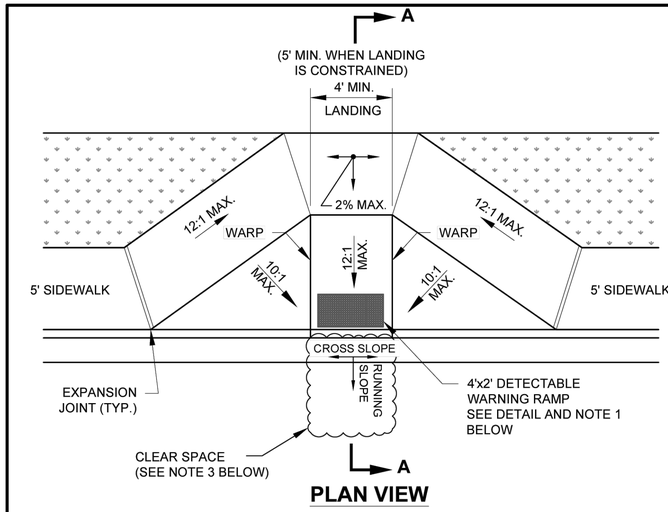
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

LEHI CITY

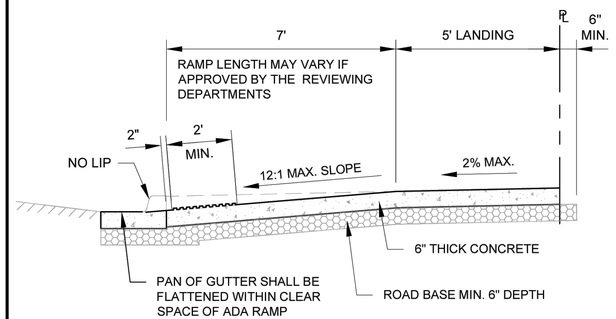
LEHI CITY STANDARD DETAIL

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

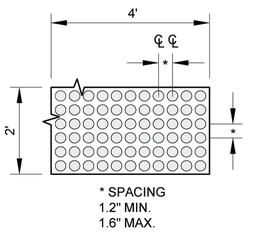
RD-07 | DATE: *JUNE 2024*



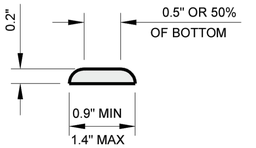
PLAN VIEW



SECTION A-A



DETECTABLE RAMP DETAIL



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

DETECTABLE WARNING DETAILS

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
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LEHI CITY

LEHI CITY STANDARD DETAIL

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (MID BLOCK)

RD-08 | DATE: *JUNE 2024*

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

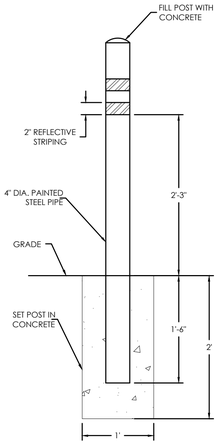
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DETAILS

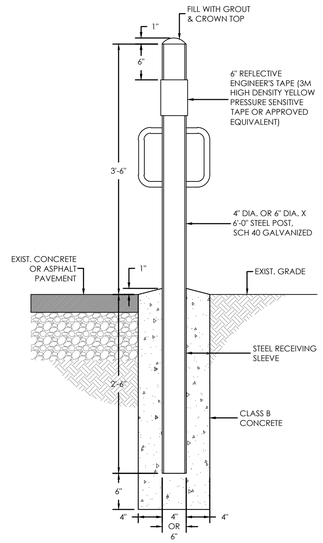
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Date: 6/17/2025 | Job #: 20-0567
Sheet: D11

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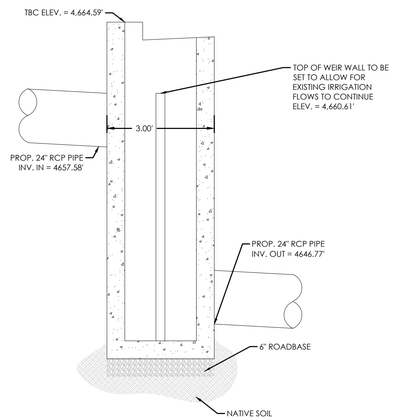
BOLLARD DETAIL

NTS



REMOVABLE BOLLARD DETAIL

NTS



IRRIGATION INLET #102 WEIR DETAIL

NTS

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

DETAILS

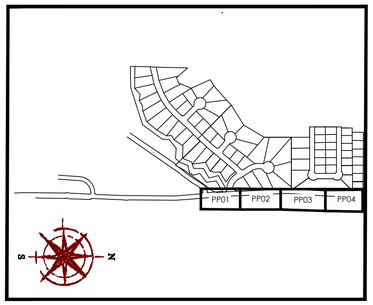
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DETAILS

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KEY MAP
N.T.S

GRAPHIC SCALE

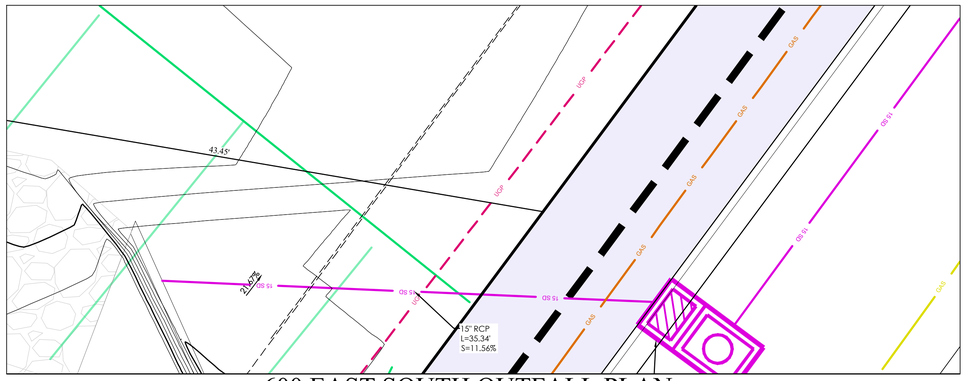
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(IN FEET)
1 inch = 5 ft.

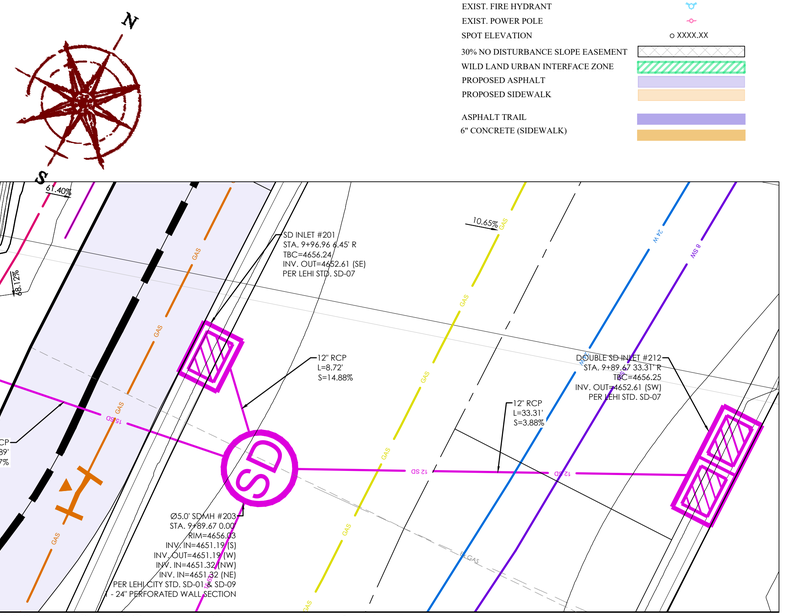


LEGEND

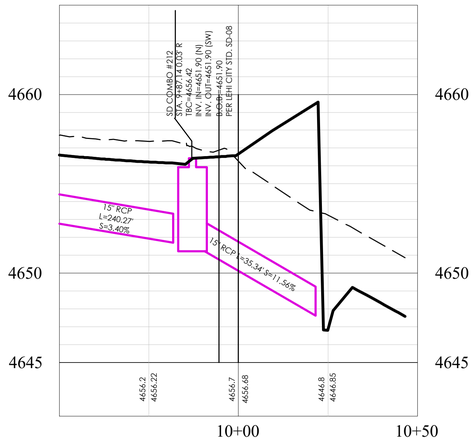
BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S, 8 SD
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, 8 SD
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	
ASPHALT TRAIL	
6" CONCRETE (SIDEWALK)	



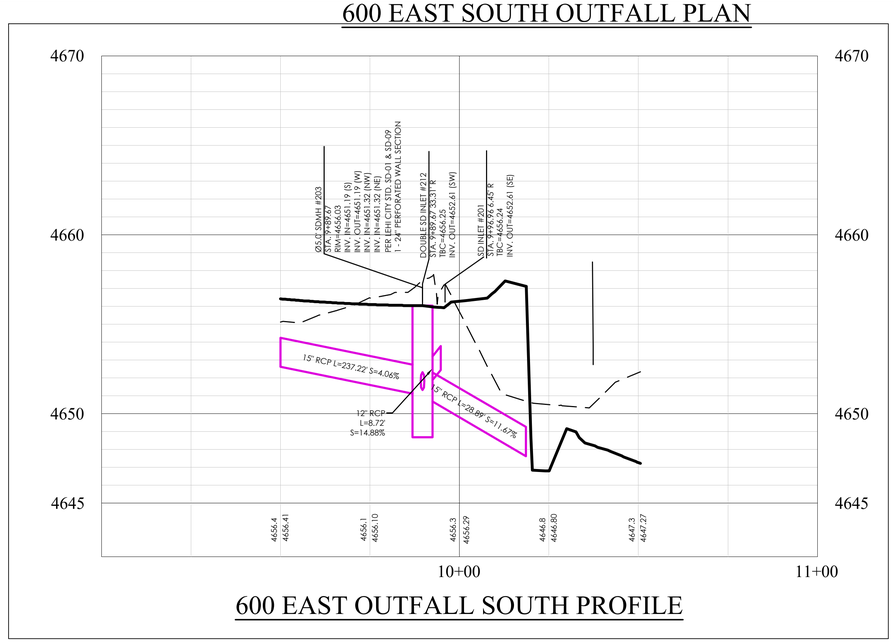
600 EAST SOUTH OUTFALL PLAN



600 EAST SOUTH OUTFALL PLAN



600 EAST OUTFALL NORTH PROFILE



600 EAST SOUTH OUTFALL PROFILE

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

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VIVIAN ESTATES PHASE 3

LEHI CITY, UT

600 EAST OUTFALL DETAILS

REVISION BLOCK

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600 EAST OUTFALL DETAILS

Scale: 1"=20' | Drawn: BBD
Date: 6/17/2025 | Job #: 20-0567
Sheet: D13

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PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	AC	Abies concolor 'Candicans'	Candicans White Fir	6` Ht.	6
	AP	Acer platanoides 'Crimson King'	Crimson King Norway Maple	1.5" Cal.	2
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	8
	QS	Quercus macrocarpa	Bur Oak	1.5" Cal.	3
	TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	1.5" Cal.	5
SHRUBS					
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	5 gal.	4
	CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	7
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	16
	PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	2
	RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	4
ORNAMENTAL GRASSES					
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	10
	HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	45
PERENNIALS					
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	9
	NW	Nepeta x `Walker`s Low`	Walker`s Low Catmint	1 gal.	27
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS					
	MG2	MEADOW GRASS SEED MIX		seed	17,189 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	9,139 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROCK MULCH, TBD	3,235 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. ROCK SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
7. TREE AND PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY OWNER. PLANT MATERIAL AND TREES MUST BE APPROVED PRIOR TO INSTALLATION. TWO DAY NOTICE MUST BE PROVIDED FOR INSPECTIONS. FAILURE TO FOLLOW PROPER PROCEDURES CAN RESULT IN THE REPLACEMENT OF PLANT MATERIAL AND TREES AT CONTRACTOR'S EXPENSE.
8. A 3' RING OF ROCK MULCH TO BE PROVIDED AROUND THE PERIMETER OF TREE TRUNKS AT EACH TREE LOCATION.

GRAPHIC SCALE

30 0 15 30 60 120

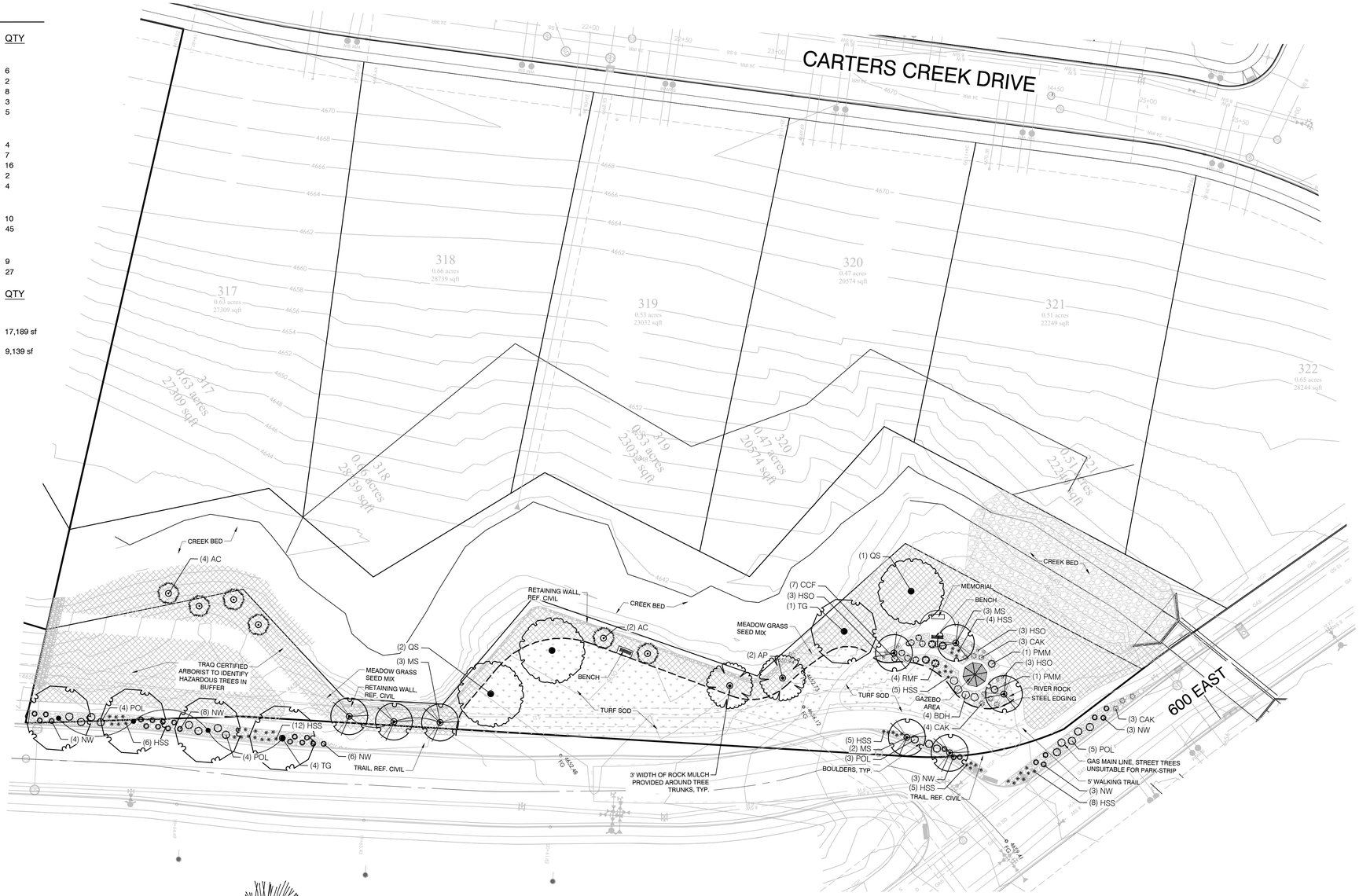
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1 inch = 30 ft.

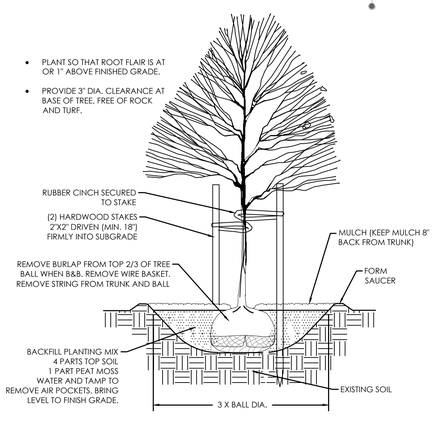
MEADOW GRASS SEED MIX

NAME	SCIENTIFIC NAME
HARD FESCUE	FESTUCA BREVIPILA
CHEWING FESCUE	FESTUCA RUBRA COMMUTATA
RED FESCUE	FESTUCA RUBRA
	TOTAL

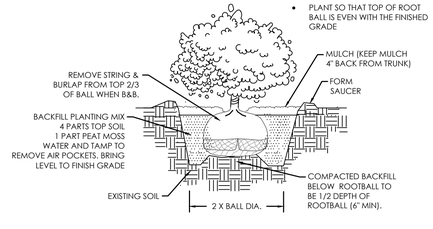
APPLY 6 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF 20 POUNDS PER ACRE. APPLY SEED MIX BY HYDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

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



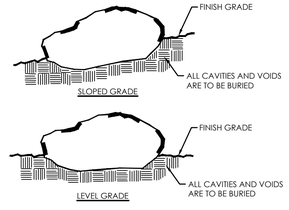


A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

C BOULDER DETAIL
NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
No. 9228890-5301
THOMAS M. ROMNEY
10-06-2025
STATE OF UTAH

VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
LANDSCAPE PLAN

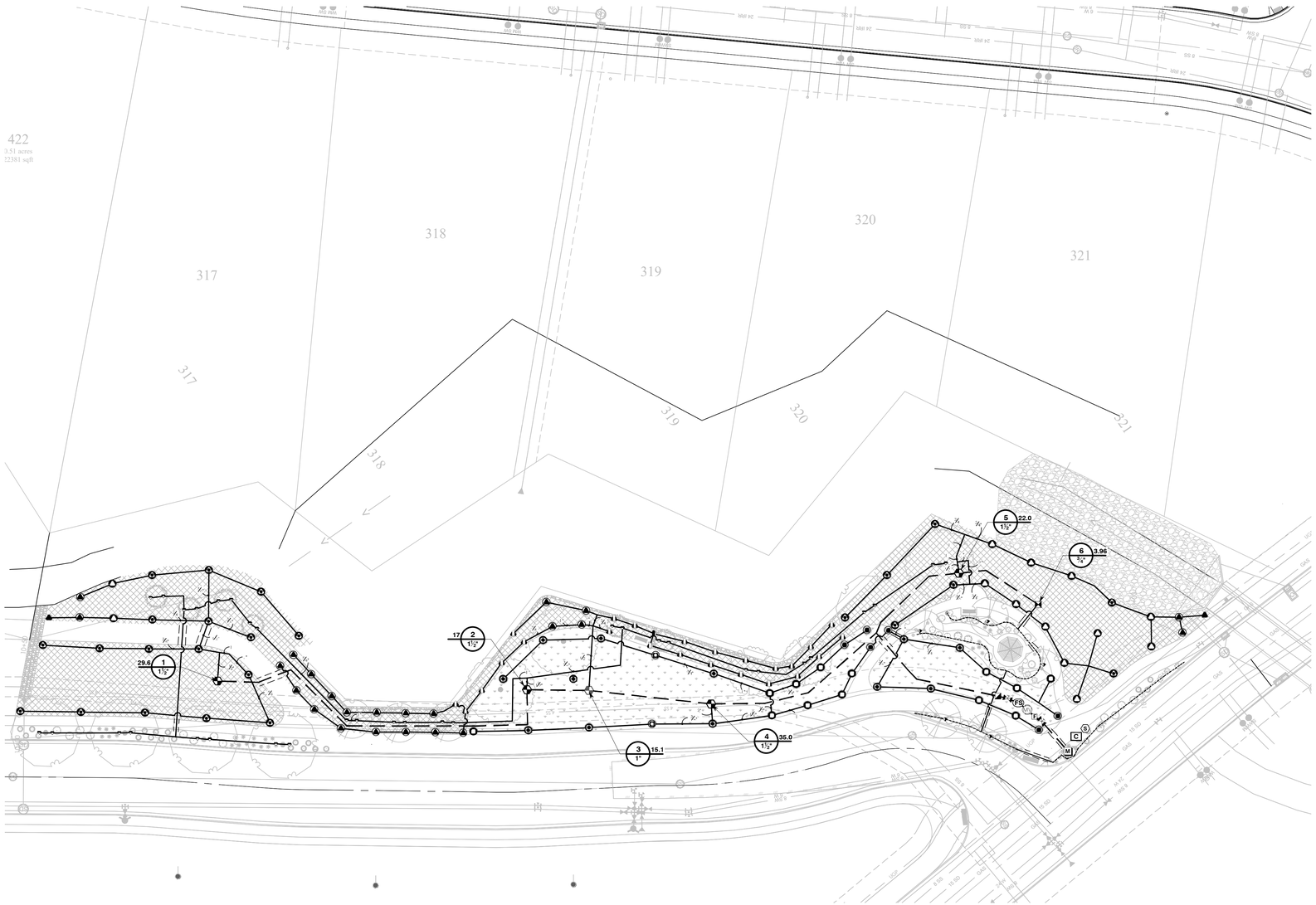
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LANDSCAPE PLAN

Scale: 1"=30'	Drawn: AH
Date: 07/08/2025	Job #: 20-0567
Sheet: L1.0	

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L1.0 LANDSCAPE PLAN.dwg



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
.000	Hunter MP1000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	6
2000	Hunter MP2000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	13
3000	Hunter MP3000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	12
3500	Hunter MP3500 PROS-06-PRS40-CV-F Turf Rotator, 6" Pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	2
CORNER	Hunter MP Corner PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. T=Turquoise adj arc 45-105 on PRS40 body.	2
LST SST RST	Hunter MP Strip PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip, on PRS40 body.	25
.000	Hunter MP1000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	23
2000	Hunter MP2000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	13
3000	Hunter MP3000 PROS-12-PRS40-CV-F Shrub Rotator, 12" pop-up with check valve, floguard, pressure regulated to 40 psi, MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on PRS40 body.	24
25 50 10 20	Hunter PROS-04-PCN Flood Bubbler, 4in. pop-up.	34

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ACZ-075-25 3/4" Drip control kit featuring a 3/4in. PGV-ASV valve, with 3/4in. HY075 filter system, and 25psi pressure regulated. Flow range: 0.5 GPM to 15 GPM. With 150 mesh stainless steel screen.	1
0.5 1.0 2.0 4.0	Hunter MPE 6 ports in total but can be limited by plugging the unused ports. Blue color used for 0.5 GPH, black for 1 GPH, red for 7.6 LPH|2 GPH and tan for 4 GPH.	5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICV-G (ZONE VALVE) 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry	4
	Hunter ICV-G (ZONE VALVE) 1" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, with Filter Sentry	1
	Hunter HQ-44LRC-R 1" Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	1
	Stop & Waste Valve 2" Mueller Mark II Onseal S&W Valve Model H-10288	2
MV	Hunter ICV-G (MASTER VALVE) 1-1/2" 2" Plastic Electric Master Valve, Globe Configuration, with filter sentry	1
C	Hydro Point WTPRO3-C-18-SPT WeatherTrak ET Pro03, 18 Station Controller, 14-gauge stainless steel, NEMA 3R rated slope, top-entry enclosure w/ key lock entry to upper and lower compartments. Strongbox meter enclosure stainless steel NEMA type 3R MPE-SERIES 0-100AMP service.	1
FS	Hunter HFS-200 Flow Sensor for use with ACC controller, 2in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
F	Amiad 2-A-MSIG-Steel Screen 200mm Amiad 2" Mini Sigma, Angled Self-Cleaning Filter w/300 Micron Screen. BSPT or NPT inlet-outlet. Stainless Steel Weavewire Screen Element. ADI-P Bluetooth Range Controller. Maximum working pressure 116psi. Filter to be installed in stainless steel strong box enclosure	1
M	Water Meter 2"	1
	Irrigation Lateral Line: PVC Schedule 40	233.1 lf
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,395 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	299.1 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	126.4 lf
	Irrigation Lateral Line: PVC Schedule 40 2"	11.9 lf
	Irrigation Mainline: PVC Schedule 40	585.8 lf
	Irrigation Mainline: PVC Schedule 40 1 1/2"	9.3 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	95.9 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. ALL IRRIGATION WIRE TO BE INSTALLED INSIDE CONDUIT.
5. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
6. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
10. DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
11. RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-6 (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
12. IRRIGATION EQUIPMENT AND QUANTITIES TO BE VERIFIED BY CONTRACTOR. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES SHOWN ON PLANS.

N

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LICENSED LANDSCAPE ARCHITECT
No. 9228950-5301
THOMAS M. ROMNEY
10-7-08-2025
STATE OF UTAH

VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
OVERALL IRRIGATION PLAN

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

OVERALL IRRIGATION PLAN

Scale: 1"=30' | Drawn: BW
Date: 07/08/2025 | Job #: 20-0567
Sheet: L2.0

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE COMMERCIAL GRADE, NAME BRAND PRODUCTS AS DEEMED ACCEPTABLE BY LEHI CITY PARKS DEPT. ALL PRODUCTS MUST BE APPROVED PRIOR TO DESIGN AND INSTALLATION. THIS IS REQUIRED FOR STANDARDIZATION AND INVENTORY CONTROL. PRODUCT GUIDE CAN BE FOUND AT: https://www.lehi-ut.gov/landscaping/
2. IRRIGATION SYSTEMS SHALL BE CONSTRUCTED TO THE SIZES, GRADES AND LOCATIONS STATED HEREIN. CONTRACTOR SHALL COORDINATE WITH PARKS DEPT. FOR ALL CONTROLLER AND FILTER DESIGN. LOCATIONS OF IRRIGATION HEADS SHALL BE SUBJECT TO PARKS DEPARTMENT APPROVAL.
3. THE CONSTRUCTION OF SPRINKLER SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING & PRESSURE TESTING OF ALL PIPE AND EQUIPMENT IN ACCORDANCE WITH BEST INDUSTRY STANDARD PRACTICES. THE REMOVAL AND/OR RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION, BACKFILL AND ALL OTHER WORK SHALL BE IN ACCORDANCE WITH LEHI CITY STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY AND THE PUBLIC–AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY OR LOSS DUE TO NEGLECT.
5. THE CONTRACTOR SHALL AT ALL TIMES MANTAIN SAFE PEDESTRIAN AND VEHICULAR WAYS AROUND ALL CONSTRUCTION AREAS. THIS MAY REQUIRE SIGNAGE, FENCING, BARRICADES OR OTHER APPROVED DEVICES AS REQUIRED BY THE PUBLIC WORKS OR PARKS DEPARTMENTS.
6. THE CONTRACTOR SHALL CONTACT PARKS DEPARTMENT FOR INSPECTION PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT ALLOW ANY OF THE WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE PARKS DEPARTMENT. SHOULD ANY OF THE WORK BE ENCLOSED PRIOR TO PROPER APPROVAL, THE CONTRACTOR SHALL UNCOVER AND RESTORE THE WORK AT HIS/HER OWN EXPENSE. RESTORATION SHALL INCLUDE ALL REPAIRS WITH SAME MATERIALS AND WORKMANSHIP SO THAT ALL WORK APPEARS SAME AND UNIFORM.

IRRIGATION SYSTEM GENERAL NOTES:

1. ORDINANCES & REGULATIONS: ALL LOCAL, MUNICIPAL & STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE TO BE INCORPORATED INTO AND MADE A PART OF ALL PLANS AND SPECIFICATIONS. THE PROVISION OF SUCH SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT / ENGINEER AND CONTRACTORS. ANYTHING CONTAINED IN THESE SPECIFICATION SHALL NOT BE INSTALLED TO CONFLICT WITH ANY OF THE ORDINANCES AND REGULATIONS OF THE CITY OF LEHI. HOWEVER, THESE SPECIFICATIONS TAKE PRECEDENCE OVER THE REQUIREMENT OF SAID RULES AND REGULATIONS WHEN THEY DESCRIBE MATERIALS WORKMANSHIP OR CONSTRUCTION OF A HIGHER STANDARD, BETTER QUALITY OR LARGER SIZE.
2. BONDING AND INSPECTION: THE SPRINKLER SYSTEM INSTALL SHALL BE BONDED AS PART OF THE ENTIRE DEVELOPMENT OR PROJECT. BOND RELEASES SHALL BE HANDLED THROUGH THE LEHI CITY PROJECT MANAGER.
3. MATERIALS: WHENEVER ANY MATERIAL IS SPECIFIED BY NAME, MODEL OR PART NUMBER SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USE FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY. NO SUBSTITUTION WILL BE PERMITTED UNLESS APPROVED BY THE PARKS DEPARTMENT IN WRITING.

RECORD DRAWINGS:

1. THE DESIGNER WILL FURNISH THE PARKS DEPARTMENT WITH FOUR PRELIMINARY SETS OF PLANS FOR REVIEW, SHOWING ALL SPRINKLER WORK REQUIRED. AFTER INITIAL REVIEW BY THE CITY, THE DESIGNER SHALL MAKE ALL NOTED CORRECTIONS AS DISCUSSED WITH CITY STAFF. THE DESIGNER SHALL THEN SUBMIT FOUR FINAL SETS OF PLANS.
2. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR / DEVELOPER SHALL SUBMIT TO THE PARKS DEPARTMENT ONE SET OF RED-LINED AS-BUILT PLANS, BOTH IN PAPER COPY AND ELECTRONIC PDF FORM. ALL MAJOR COMPONENTS OF IRRIGATION SYSTEM SHALL BE SHOWN AS INSTALLED, WITH DIMENSIONS OFF OF HARD FEATURES. THE PROJECT WILL NOT BE ACCEPTED, OVEN OCCUPANCY, OR RECEIVE RETENTION UNTIL AS-BUILTS ARE COMPLETE AND ACCEPTED BY THE PARKS DEPARTMENT.

01 IRRIGATION STANDARDS

SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

INSPECTIONS AND PROCEDURES:

1. THE IRRIGATION CONTRACTOR SHALL SET UP AN INSPECTION SCHEDULE WITH THE OAR. PRIOR TO EACH INSPECTION, THE CONTRACT SHALL GIVE NOTICE OF 24 HOURS / ONE BUSINESS DAY AS A REMINDER.
2. IN THE THE CONTRACTOR REQUESTS INSPECTION OF WORK AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-SCHEDULING OR RE-INSPECTION FEES.
3. UPON COMPLETION OF THE IRRIGATION SYSTEM AND PASSING OF ALL INSPECTIONS AND PRESSURE TESTING, THE DEVELOPER / GENERAL CONTRACTOR / LANDSCAPE CONTRACTOR SHALL REQUEST A FINAL INSPECTION, APPROVAL AND ACCEPTANCE.
4. FROM THE DATE THE PROJECT IS TERMED SUBSTANTIALLY COMPLETE AND SATISFACTORY BY THE OAR, THE CONTRACTOR SHALL MANTAIN, REPAIR AND REPLACE THE IRRIGATION SYSTEM COMPONENTS FOR ONE FULL YEAR.
5. AT THE END OF THE ONE YEAR WARRANTY AND MAINTENANCE PERIOD, UPON SATISFACTORY INSPECTION, THE OAR WILL RELEASE THE CONTRACTOR FROM THIS BURDEN AND PAY ANY RETENTION STILL HELD
6. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE PARKS DEPARTMENT OR APPROPRIATE CITY ENTITY, AS SUBSTANTIATED WITH A BOND RELEASE FOR THE COMPLETION OF ALL ITEMS, THAT THE CITY HAS ASSUMED ALL MAINTENANCE AND ALL WORK HAS BEEN SATISFACTORY.

FLUSHING AND TESTING:

1. AFTER ALL NEW IRRIGATION PIPING AND SWING JOINTS ARE INSTALLED, BUT PRIOR TO INSTALLATION OF HEADS AND OR NOZZLES—REMOTE CONTROL VALVES ARE TO BE OPENED AND A FULL HEAD OF WATER FLUSHED THROUGH THE SYSTEM PRIOR TO HEADS AND NOZZLES BEING INSTALLED AND COMPLETED.
2. SPRINKLER MAIN LINE PIPING SHALL BE TESTED AT 100 PSI FOR A PERIOD OF NO LESS THAN 2 HOURS. PRESSURE SHALL BE REACHED BY CONNECTING MOTORIZED PUMP INTO SYSTEM. PRESSURE LOSS SHALL NOT EXCEED 2.5 PSI

IRRIGATION SYSTEM GENERAL NOTES:

1. ALL PLASTIC PIPE FITTINGS SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR THREADED CONNECTION. FITTINGS SHALL BE FACTORY-ASSEMBLED OR APPROPRIATE ALTERNATE. MAIN LINE FITTINGS 1" THROUGH 2" SHALL BE S/80 PVC. MAIN LINE FITTINGS 2-1/2" AND LARGER SHALL BE LEEMCO DUCTILE IRON WITH JOINT RESTRAINT.
2. ALL PVC SOLVENT WELD JOINTS SHALL BE PRIMED PRIOR TO GLUE APPLICATION. PRIMER SHALL BE IPS WeldOn P70, AND GLUE SHALL BE IPS WeldOn 711 NO EXCEPTIONS.

WIRING:

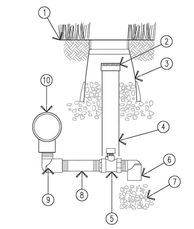
1. WIRING AND PULL BOXES SHALL FOLLOW NEC REQUIREMENTS
2. ALL WIRE RUNS SHALL BE CONTINUOUS (ALSO KNOWN AS 'HOME RUN'), UNLESS APPROVED BY OWNER IN WRITING.
3. ALL WIRING CONNECTIONS SHALL TAKE PLACE IN AN APPROPRIATE SIZED BOX
4. ALL WIRE CONNECTORS SHALL BE 3M DBR/Y-6 OR DBO/B-6, OR APPROVED EQUAL
5. ALL WIRING UNDER PAVING SHALL BE WITHIN GRAY 5/48 PVC ELECTRICAL CONDUIT

POINT OF CONNECTION:

1. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR ANY FEES, PERMITS, ETC REQUIRED BY LEHI CITY.
2. THE CONTRACTOR / DEVELOPER SHALL BE RESPONSIBLE FOR TAP CONNECTION TO LEHI CITY CULINARY OR PRESSURIZED IRRIGATION WATER MAIN, INCLUDING ALL EQUIPMENT, LABOR, MATERIALS, ROAD CUT & REPAIRING, AND TRAFFIC CONTROL, TO PROVIDE IRRIGATION TO PROJECT

02 IRRIGATION STANDARDS

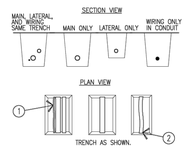
SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL



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

F2 MANUAL DRAIN VALVE–SMALL

SCALE: NTS — SECTION DETAIL



SECTION VIEW

MAIN, LATERAL, AND WIRING SAME TRENCH | MAIN ONLY | LATERAL ONLY | WIRING ONLY IN CONDUIT

PLAN VIEW

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

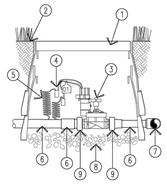
TRENCH AS SHOWN.

NOTES:

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

E1 PIPE/WIRE IN TRENCH

SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL



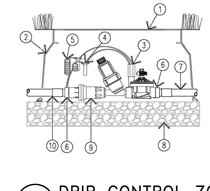
1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAGE WIRE CONNECTORS (2)
5. 14 AWG PE WIRE
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011–X, 18012–X

NOTES:

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

F7 REMOTE CONTROL VALVE

SCALE: NTS — SECTION DETAIL



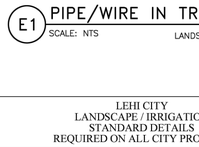
NOTES:

1. ALL "DRIP" SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A LOW FLOW VALVE & PRESSURE REDUCING FILTER AS APPROVED BY THE LEHI CITY PARKS DEPARTMENT.

1. JUMBO VALVE BOX
2. WRAP BOX IN DEWITT PRO 5, W/4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAGE WIRE CONNECTORS (2) 14 AWG PE WIRE, PLACED
5. INSIDE OF MIN 1–1/2" CONDUIT, 4" ABOVE BOX FLOOR
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 or 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS

F8 DRIP CONTROL ZONE

SCALE: NTS — SECTION DETAIL



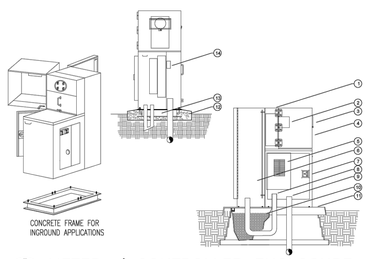
1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. FACTORY MFG SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4" MINUS GRAVEL

NOTES:

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

F6 QUICK COUPLER VALVE

SCALE: NTS — SECTION DETAIL

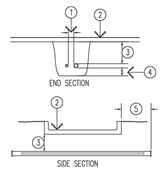


CONCRETE FRAME FOR INGROUND APPLICATIONS

1. STRONGBOX METER ENCLOSURE STAINLESS STEEL NEMA TYPE 3R MPE–SERIES 0–100AMP SERVICE.
2. COMMERCIAL METER SOCKET 100A OR 200A WITH TEST BLOCKS.
3. SERVICE METER VIEWING WINDOW.
4. SIDE HINGED REMOVABLE FRONT LID.
5. LOAD CENTER WITH MAIN BREAKER.
6. STRONG BOX CONTROL ENCLOSURE FULL LENGTH FRONT DOOR, PADLOCKABLE, PART# SB–1852SS. 18" X 52" X 12"
7. LOAD CENTER COMPARTMENT, GASKETED DOOR T–HANDLE PADLOCKABLE.
8. LOAD CONDUIT FROM LOAD CENTER SECTION INTO CUSTOMER ENCLOSURE. MINIMUM 2" AS PER POWER COMPANY.
9. SERVICE LINE CONDUIT, 3" FROM UTILITY TRANSFORMER. WIRE SIZE PER NEC STANDARDS FOR AMP LOAD.
10. PEA GRAVEL 3/4 FULL INSIDE QUICKPAD BASE.
11. QUICKPAD MOUNTING PAD, PART #QP–MPE.
12. POURED CONCRETE BASE, 6" MIN THICKNESS. EXTEND BASE 12" WIDER THAN OUTSIDE DIMENSION OF ENCLOSURE ON ALL SIDES.
13. STAINLESS STEEL ANCHOR BASE INSTALLED DURING CONCRETE POUR.
14. UTILITY LANDING LUG COMPARTMENT.

X METER / CONTROLLER ENCLOSURE

SCALE: NTS — SECTION DETAIL



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

END SECTION

SIDE SECTION

NOTES:

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

E2 SLEEVING

SCALE: NTS — LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT	
1200S-5 IRRIGATION STANDARDS	
SCALE : NO SCALE	
DATE: 05/01/2020	
REVISION:	
REVISION DATE:	

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

PARKS DEPARTMENT	
1200S-5 IRRIGATION STANDARDS	
SCALE : NO SCALE	
DATE: 05/01/2020	
REVISION:	
REVISION DATE:	

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

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

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

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

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

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

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

PARKS DEPARTMENT	
DRIP CONTROL ZONE	
SCALE : NO SCALE	
DATE: 11/9/2016	
REVISION:	
REVISION DATE:	

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

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

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

PARKS DEPARTMENT	
3200S-15 METER ENCLOSURE	
SCALE : NO SCALE	
DATE: 04/04/2016	
REVISION:	
REVISION DATE:	

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

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

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No. 9228950-5301
THOMAS M. ROMNEY
STATE OF UTAH
10-08-2025

VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

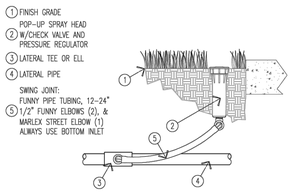
REVISION BLOCK

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IRRIGATION DETAILS

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Date: 07/08/2025 | Job #: 20-0567
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Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg



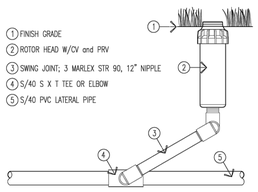
H1 SPRAY HEAD W/FIXED OR ROTARY NOZZLE

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
328432.0 SPRAY HEAD
SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



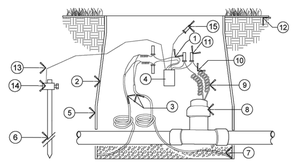
H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
328403.0 ROTOR HEAD
SCALE:
DATE: 05/01/2020
REVISION:
REVISION DATE:



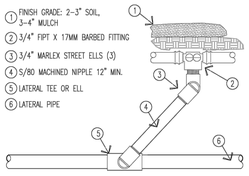
B4 2-WIRE FLOW DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
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SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



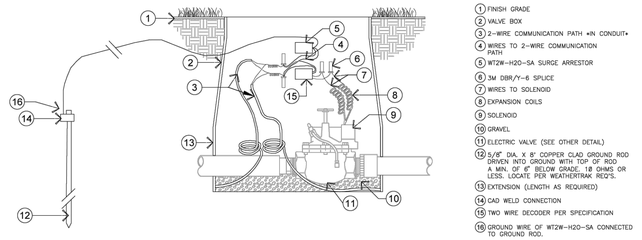
I2 DRIP PVC TO POLY TRANSITION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
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SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



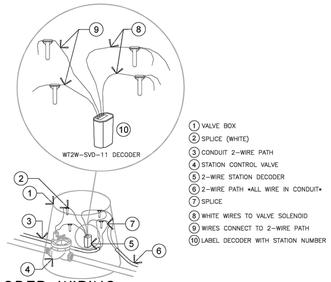
B1 2-WIRE DECODER, SURGE PROTECTOR, GROUNDING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
328408.0 DECODER-SURGE-GROUND
SCALE: NO SCALE
DATE: 05/01/2020
REVISION:
REVISION DATE:



B3 2-WIRE DECODER WIRING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
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SCALE: NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:

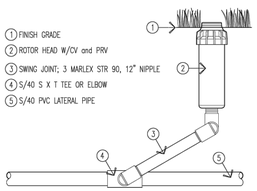
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SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
328432.0 SPRAY HEAD
SCALE : NONE
DATE: 05/01/2020
REVISION:
REVISION DATE:



H2 POP UP ROTOR HEAD

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

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

PARKS DEPARTMENT
328403.0 ROTOR HEAD
SCALE:
DATE: 05/01/2020
REVISION:
REVISION DATE:

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

LICENSED LANDSCAPE ARCHITECT
No. 9228850-5301
THOMAS M. ROMNEY
STATE OF UTAH
10-7-08-2025

VIVIAN ESTATES MEMORIAL PARK
LEHI, UTAH
IRRIGATION DETAILS

REVISION BLOCK

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IRRIGATION DETAILS

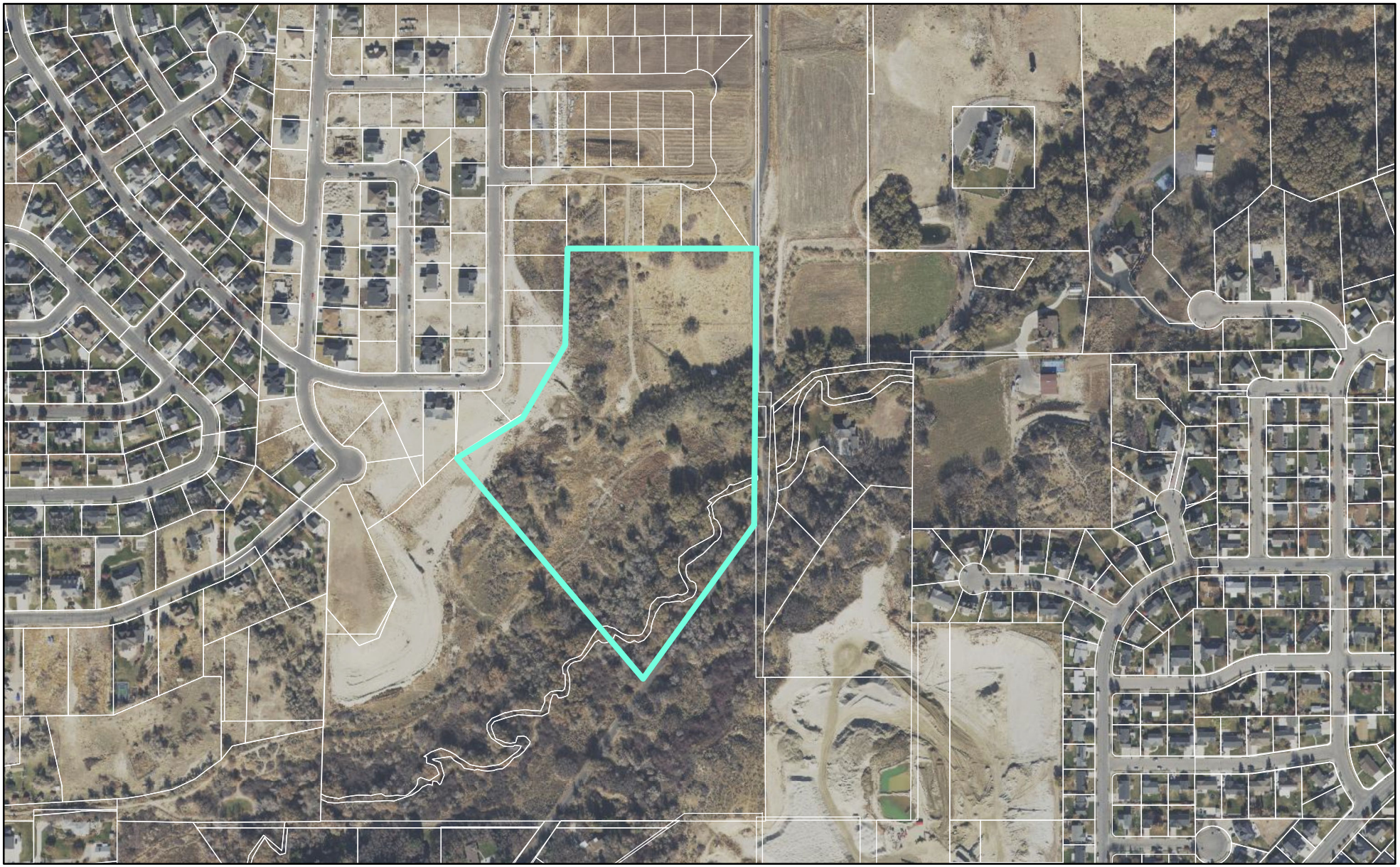
Scale:	Drawn:
Date: 07/08/2025	Job #: 20-0567
Sheet: L2.2	

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

Z:_2020\20-0567 Vivian Estates Phase 3\design\20-0567\dwg\sheets\L2.0-L1.XX IRRIGATION PLAN.dwg

Vivian Estates Phase 3

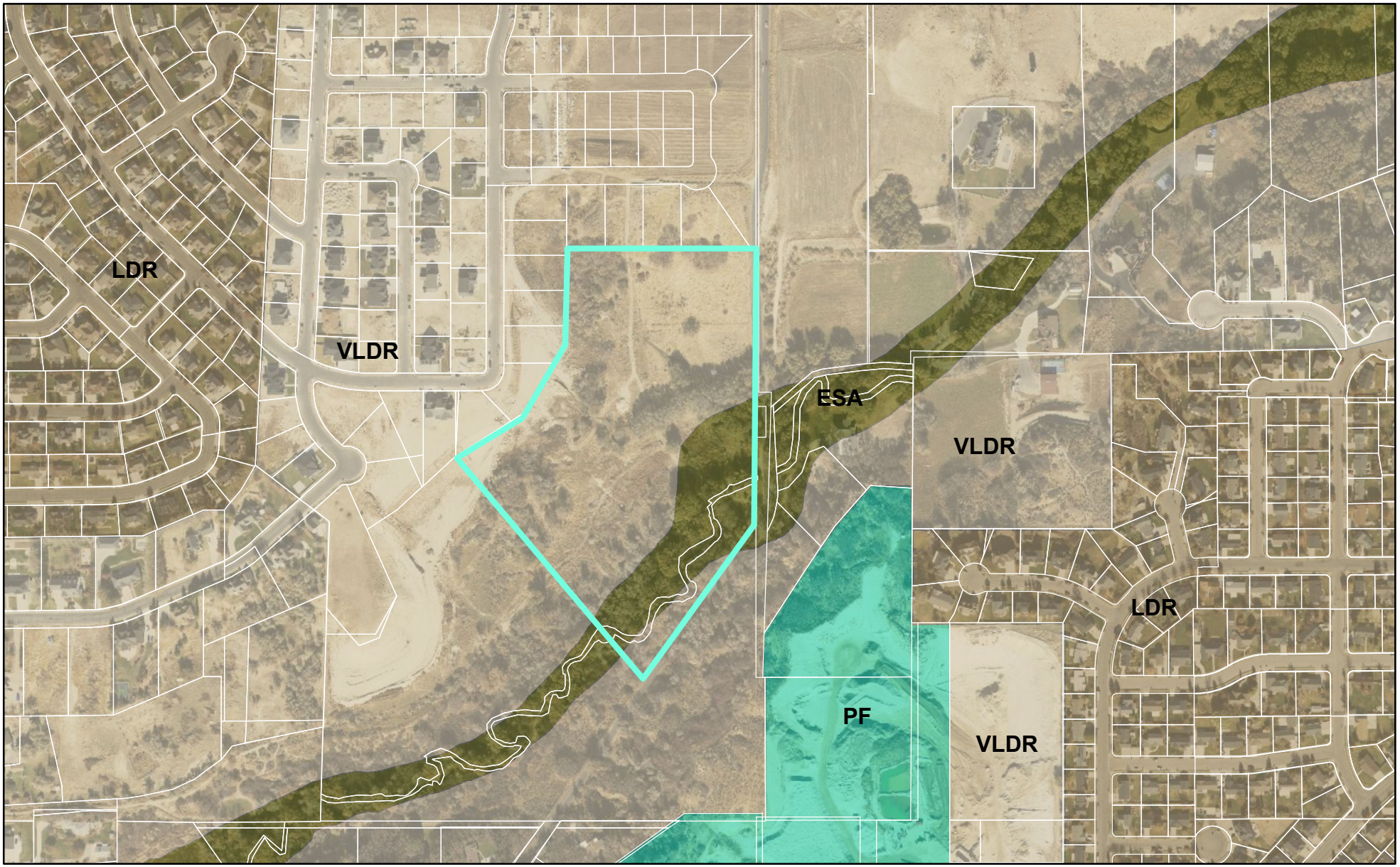
Aerial



LEHI CITY

Vivian Estates Phase 3

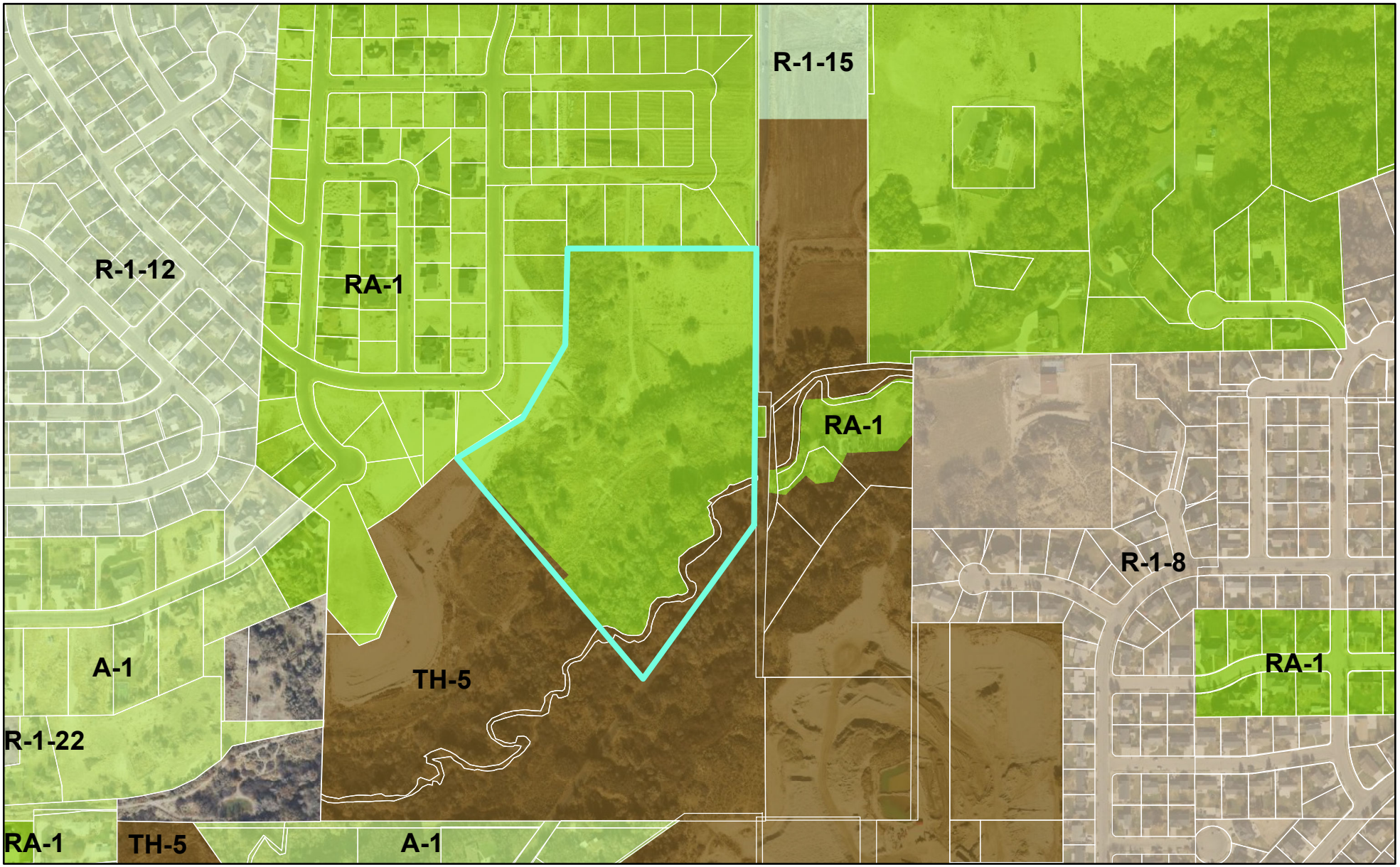
General Plan



LEHI CITY

Vivian Estates Phase 3

Zoning



0 525 1,050 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-64 an Amendment to the Grant's Corner Development Agreement allowing automotive accessories installation and service.

Suggested Action:

Attachments:

CC Staff Report Grant's Corner Development Agreement 09.09.25.docx

Grant's Corner Development Agreement Amendment DRC 08.13.25.docx

Res 2025-64.docx

Grant's Corner Revision Narrative.pdf

Grant's Corner Development Agreement Amendment update.docx

GRANT'S CORNER DEVELOPMENT AGREEMENT REVISION

CITY COUNCIL REPORT

Applicant	Fox Brothers Properties
Meeting Date	September 9, 2025
Requested Action/Purpose	Approval of a proposed Development Agreement
Decision Type	Legislative
Location	90 N 500 W

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

APPLICABLE STATE CODE REGULATIONS

10-9a-532

(2) (a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

REPORT ANALYSIS

The applicant requests approval of an amendment to the Grant's Corner Development Agreement. The applicant previously received approval for a Development Agreement to allow Office/Warehouse in the Mixed-Use zone. The proposed revision to the Development Agreement is to allow automotive accessories installation and service. This would be different from traditional service and repair which includes oil changes and other service repairs. The applicant runs a small business that does window tinting which would fall under a less intense use, automotive accessories installation and service.

A Development Agreement allows for uses other than those normally allowed in the zone. Recent State Legislation requires that these agreements have a public hearing with the Planning Commission prior to their approval by the City Council.

The DRC reviewed the proposed revision to the Development Agreement and had one comment that was already addressed by the applicant and is updated in the packet.

1. Auto service and repair would allow a lot of other auto related uses that may not be desirable (engine repair, auto body repair, etc. Recommend tailoring the wording to "automotive accessories installation and service".

Please consider all DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the amendment to the Grant's Corner Development Agreement. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

3.3) Public hearing and recommendation of Fox Brother Properties' request for review of an amendment to the Grant's Corner Development Agreement allowing automotive accessories installation and service.

Brittney Harris presented the item. A previous development agreement from last year allowed the property to function as an office warehouse. The new tenant wants to do a window-tinting business. DRC recommended the automotive accessories installation and service category as they think it is narrow enough.

Samuel Johnston, the tenant, was present. He clarified that heavy machinery would not be left on the lot, and that any chemicals used would be nontoxic.

Commissioner Everett asked about hours of operation for the business, and about the parking situation. Johnston stated that the business would run from 8-5. Any cars on the lot overnight would be stored in the warehouse, so there would be no overnight parking. There is an agreement to have no cars in the lot during the rodeo so they can be used by rodeo attendees.

Commissioner Everett asked if the definition was narrow enough, or if the city could get more specific. Harris said that more specificity could be a part of the motion. The category "automotive accessories installation and service" isn't defined in city code, but that the procedure is to use the common definition as found online. Commissioner Everett shared that he would like to narrow the agreement to the particular use being requested.

Commissioner Jackson asked legal counsel on whether to recuse himself, as he is coworkers with Johnston's wife. Craig Chambers said that as they are only passingly acquainted, he could remain as part of the quorum.

Commissioner Eyre asked Johnston if he was comfortable with the Commission narrowing the agreement. Johnston asked for stereo enhancements to be included as an option, as the business he is running is part of a franchise that takes care of multiple aspects of vehicle improvement.

Britnney Harris looked up the category and explained that the definition is fairly narrow to after-market car enhancements like new tires, stereo enhancements, window-tinting, and other similar processes. The Commission shared opinions that the term "after-market" would be too broad.

Commissioner Lockhart asked if the development agreement is specific to the parcel of land or only to the applying tenant. It would be tied to the parcel. Commissioner Lockhart clarified that as there are several offices up for rent, other tenants would also be allowed to do the services specified in the agreement. Johnston explained that in his lease he has an exclusivity agreement. Commissioner Jackson asked if the development agreement could be attached to Johnston's lease. Commissioner Everett pointed out that that wouldn't be possible as the Commission is not privy to lease specifics.

Commissioner Lockhart clarified that the added use would be specifically for this development agreement and not added to the table of allowed uses in a Mixed Use zone.

Commissioner Jackson opened and closed public hearing.

Commissioner Everett still wanted to narrow the agreement but was open to all of the jobs mentioned by Johnston. He shared that he is uncomfortable with the idea of outsourcing definitions.

Motion: Commissioner Everett moved to give a positive recommendation to the city council with the recommendation that it be narrowed in the terminology under the development agreement to keep it limited to window tinting, paint protection film, vinyl wraps, and in the future stereo enhancements. He included all DRC comments with the findings that this is a niche service that hasn't been contemplated in the code, and the agreement would allow the small business to operate in a space other than a home, and it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

Commissioner Jackson asked if the development agreement could be expanded later on if needed. That is a possibility. Johnston asked for several additional services to be approved and added to the motion. Commissioner Everett expressed discomfort with broadening his motion, but he agreed to include them.

The Commission discussed the broadening of the motion, versus the actual impact of the uses. Commissioner Everett clarified that he is trying to define what the parcel will be used for rather than thinking about everything it could possibly be used for.

Amended Motion: Commissioner Everett moved to give a positive recommendation to the city council with the recommendation that it be narrowed in the terminology under the development agreement to keep it limited to window tinting, paint protection film, vinyl wraps, ceramic coating, parking sensors and camera installation, and in the future stereo enhancements. He included all DRC comments with the findings that this is a niche service that hasn't been contemplated in the code, and the agreement would allow the small business to operate in a space other than a home, and it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Eyre seconded.

Vote: Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

The applicant requested that the item could be added to the September 9th City Council agenda.

Grant's Corner Development Agreement Amendment
DRC Redline Comments

Fox Brothers Properties- requests review of an amendment to the Grant's Corner Development Agreement allowing auto service and repair as an allowed use.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Sam Johnston
Date of Plans Reviewed: 8/5/25
Time Start: 1:30 pm
Time End: 1:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:

1. Auto service and repair would allow a lot of other auto related uses that may not be desirable (engine repair, auto body repair, etc. Recommend tailoring the wording to "automotive accessories installation and service".

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 28, 2025.

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

LEHI CITY

RESOLUTION NO. 2025-64

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDMENT TO A DEVELOPMENTAGREEMENT BETWEEN FOX BROTHERS PROPERTIES AND LEHI CITY

WHEREAS, Fox Brothers Properties ("Developer") has a legal interest in certain real property and desires to use the property for a small business that does window tinting and needs an amendment to allow automotive accessories installation and service;

WHEREAS, on August 28, 2025, the Planning Commission 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 Planning Commission, the Council finds: (i) that it should approve the amendment to the previously approved Development Agreement with Fox Brothers Properties; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 9th day of September, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

GRANT'S CORNER DEVELOPMENT AGREEMENT AMENDM

Sam Johnston
2695 W Shady Hollow Lane
Lehi, Utah 84043

Grants Corner Revision Narrative

Hello,

My name is Sam Johnston. My family and I have lived in Lehi for the last two years. I recently decided to leave the corporate world and pursue my dream of running my own small business. I have decided to go the franchise model and have purchased territory for a Black Optix Tint location. My business will provide automotive window tinting and paint protection services as well as commercial/residential window tinting.

For the last several weeks, I have been looking at potential locations. I've looked as far north as Murray and as far south as Orem, but my strong preference has always been to locate in Lehi. A few weeks ago, I found the perfect location in the Grants Corner development at 90 N 500 W. As I discussed leasing a unit of this space from the landlord it came to my attention that the development agreement does not allow for automotive work and that window tinting is classified as automotive.

The landlord and I would like to request a *conditional* revision to the development agreement to allow for auto service and repair. One important consideration is that window tinting is very different from traditional auto. Auto operations illicit images of oil spills and rust buckets cluttering parking lots. This will *not* be the case with my business. Tinting is safe and straightforward. We do not deal with oil or hazardous chemicals of any kind. The tints and paint protection films we will use are all safe and solid-state materials. Our process has an average turnaround time of less than two hours. Customer cars will go straight from drop off to the warehouse space. When they are completed, they will be picked up by the customer on the same day. I understand that parking space might be a concern as well. Per the lease agreement with the landlord, I will only be allocated six parking spots. This will be more than enough for my operation.

I hope that the DRC, Planning Commission, and City Council will approve this revision and give the opportunity to continue my journey as a small business owner.

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Fox Bros Properties LLC, whose principal place of business is located at 3052 N Snow Canyon Parkway #201 St. George, Utah 84770 ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

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

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

C. On May 14, 2024, the City Council held a discussion regarding uses of the Property and their willingness to pursue a development agreement that would allow the proposed use in the approved Mixed Use Zone as a permitted use.

AGREEMENT

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

ARTICLE 1

1.2 Use Approval. The City agrees, and this Agreement confirms, that Light Office/Warehouse and automotive accessories installation and service shall be allowed as a permitted use on the Property ("Approved Use") as of the Effective Date of this Agreement, subject to the terms of this Agreement. The Approved Use is for office/warehouse and automotive accessories installation and service building only and does not include any outside storage of materials or goods.

1.1.1 City agrees to allow an exception to the building height in the Mixed Use Zone being two stories on corner lots, to allow for the proposed one story building.

1.1.2 City agrees to allow an exception for one module of parking between the building and the street as shown in "Exhibit C".

1.3 Developer agrees to the following:

1.3.1 Develop the site in conformance with all City standards other than those specified in item 1.1 above.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #56-2025 approving the Maverik Zone Change located at 520 West Main Street, changing the zoning on 0.72 acres from Mixed Use to Commercial

Suggested Action:

Attachments:

CC Staff Report Maverik Zone Change 09.09.25.docx

Maverik Zone Change DRC 08.06.25.docx

Ord 56-2025.docx

Maverik Zone Change Aerial.pdf

Maverik Zone Change GP.pdf

Maverik Zone Change Zoning.pdf

Narrative (Zoning Map Amendment).pdf

Maverik Zone Change Maps.pdf

Legal Descriptions.pdf

MAVERIK ZONE CHANGE
CITY COUNCIL REPORT

Applicant	AWA- Rick Magness		
Meeting Date	September 9, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Location	520 W Main		
Project Area	0.72 acres		
Existing Zoning	MU		
Proposed Zoning	Commercial		
Existing General Plan Land Use Designation	Commercial		
Adjacent Zoning and Land Use	*North*	MU	Home converted to business
	South	RA-1	Single family residential
	East	MU	Auto Repair
	West	C	Assisted Living
Date of DRC Review	August 6, 2025		
Date of Planning Commission Review	August 28, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 15, 1872 This property is part of the original incorporated boundaries of Lehi City.

REPORT ANALYSIS

The applicant requests approval for a zone change from Mixed-Use to Commercial for a property located at 520 West Main Street. This zone change on approximately 0.72 acres of property provides the potential for a variety of commercial uses. However, no concept plan was submitted at this time. The proposed Commercial zoning aligns

with the Commercial designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and only had the comment that verified that the proposed zone change is consistent with the General Plan designation.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 28, 2025. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of AWA Engineering's request for review of the Maverik Zone Change located at 520 West Main Street, changing the zoning on 0.72 acres from Mixed Use to Commercial

Brittney Harris presented the item. No density has been designated for this Mixed Use area, so the change to Commercial makes sense.

Rick Magnus was present, representing AWA Engineering. He thanked city staff for all their help with getting the item and the subsequent project put together.

Commissioner Eyre asked what the applicant is moving to commercial for that he couldn't do in a Mixed Use zone. The applicant wants a drive-thru.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed zone change is consistent with the General Plan designation of Commercial, that it is consistent with the goals and policies of the General Plan, and that it is consistent with the compatibility of the proposed zone with the General Plan uses of nearby and adjoining properties. She included all DRC comments. Commissioner Lockhart seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Maverik Zone Change
DRC Redline Comments

AWA Engineering- requests review of the Maverik Zone Change located at 500 West Main Street, changing the zoning on 0.72 acres from Mixed Use to Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Rick Magness
Date of Plans Reviewed: 7/29/25
Time Start: 1:05 pm
Time End: 1:12 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. The proposed zone change would be consistent with the General plan designation of Commercial.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 28, 2025.

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

ORDINANCE NO: 56-2025

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 520 W MAIN STREET

WHEREAS, AWA-Rick Magness, applicant for the property located at 520 W Main Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as C (Commercial); and

WHEREAS, following a public hearing on August 28, 2025, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 9, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 28, 2025; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Commercial.

PART II:

A. If a provision of this Ordinance 56 -2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 9th day of September 2025.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Maverik Zone Change

Aerial

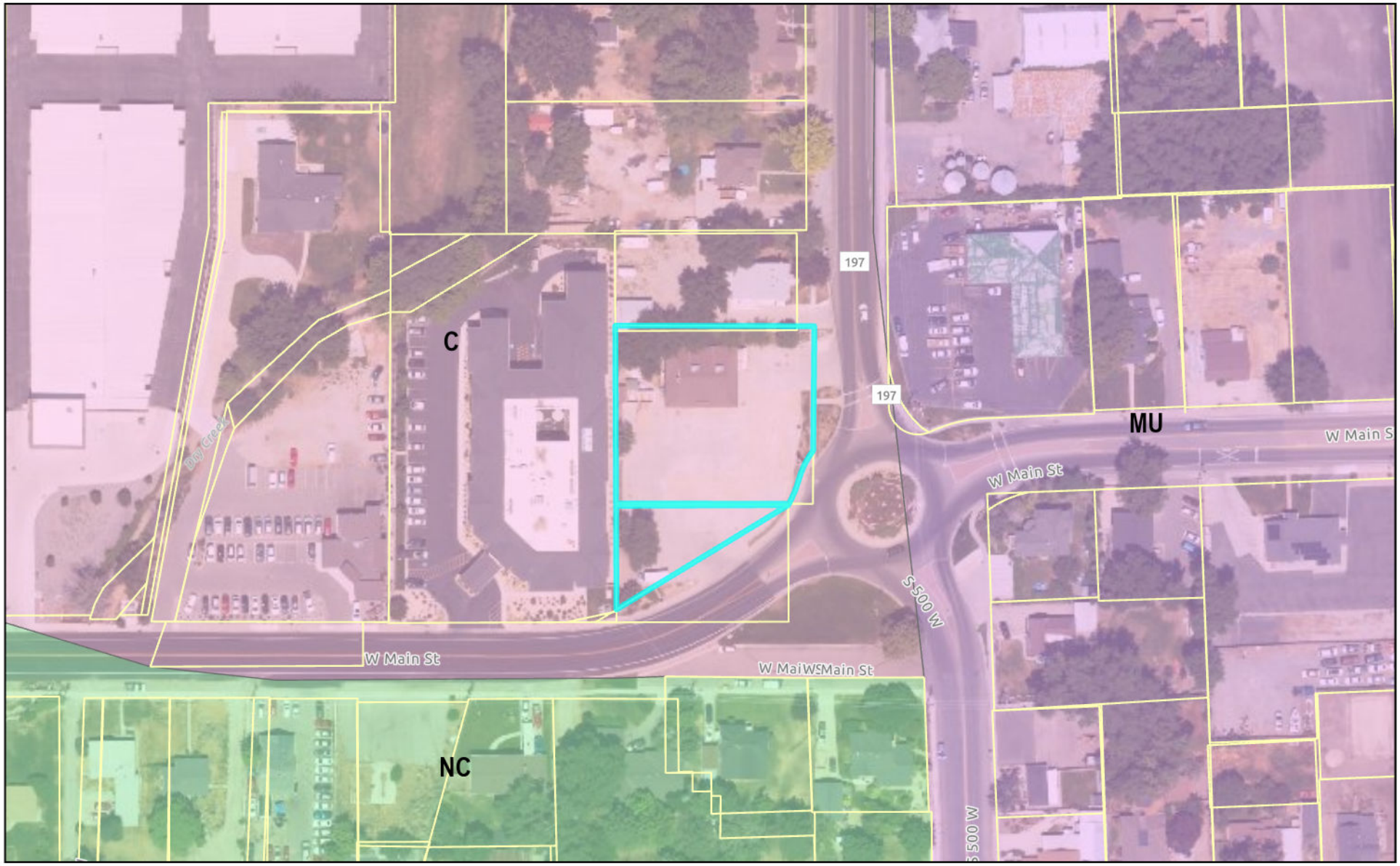


0 150 300 600 Feet

LEHI CITY

Maverik Zone Change

General Plan

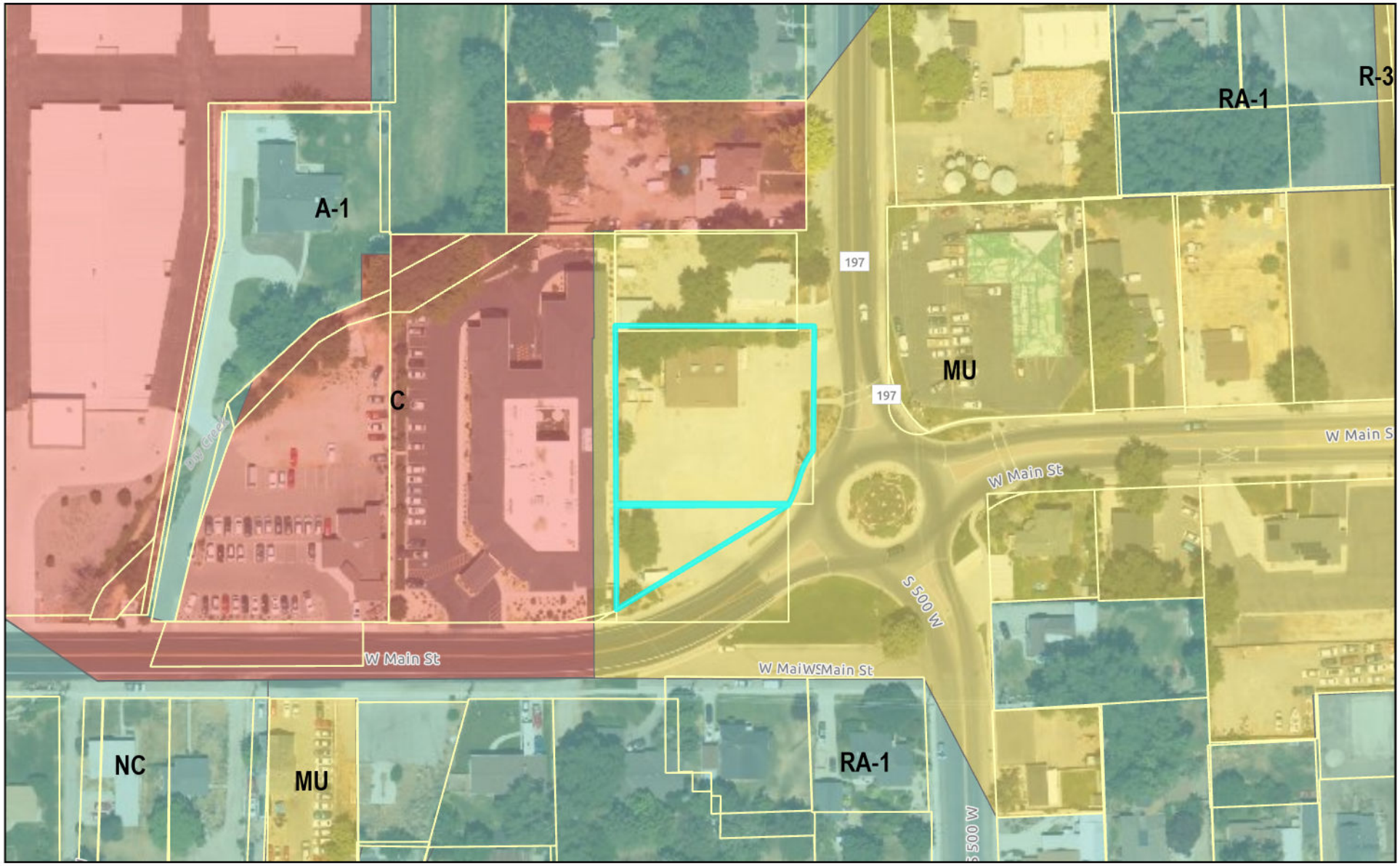


0 150 300 600 Feet

LEHI CITY

Maverik Zone Change

Zoning



0 150 300 600 Feet

LEHI CITY

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South

July 29, 2025

Lehi City
Planning Division
153 North 100 East, Lehi, UT 84043

AWA Development Consultants is requesting consideration of a Zoning Map Amendment from Mixed Use to Commercial, located at 500 West Main Street.

Background
The current site contains a Maverik convenience store.
Assessor Parcel Numbers: 13:022:0051 & 13:022:0052
Overall Site Area: + 0.72 acres
Perimeter Rights-of-Way: W Main Street / N 500 W Street
Current Zoning: MU (Mixed Use Commercial/Residential)
Existing Adjacent Zoning:
North: MU (Mixed Use)
South: RA-1 (Residential)
East: MU (Mixed Use)
West: C (Commercial)

In accordance with Chapter 4 of the Lehi City Development Code, a Zoning Map Amendment is respectfully requested for parcels 13:022:0051 and 13:022:0052. These parcels are currently zoned Mixed Use (MU). We are formally requesting that the zoning designation be amended to Commercial (C). The subject property is located within the General Plan's designated Commercial Area. As such, the requested zone change does not alter the established Character Area designation but rather ensures zoning consistency with the land use vision outlined in the General Plan.

The proposed zone change to commercial will not negatively impact the surrounding area, as the site is already being utilized for commercial purposes. This adjustment simply aligns the zoning designation with the existing use, and no new or intensified activity is planned. As such, the change will have no adverse effects on the surrounding land uses or the character of the neighborhood.

The proposed reclassification from MU (Mixed Use) to C (Commercial) promotes public health, safety, and welfare by providing greater clarity and consistency in land use, reducing potential conflicts between residential and commercial activities. This change supports economic development and efficient use of infrastructure while maintaining compatibility with the surrounding area. By reinforcing the site's commercial function, the zone change enhances predictability in future planning and contributes to the overall vitality and stability of the community.

Thank you for your review and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6969


13.022.0057
13.022.0010
13.022.0056
13.022.0043
13.021.0071
13.020.0074
13.021.0055
13.022.0054
13.022.0045
13.022.0051
13.022.0058
13.022.0052
13.021.0064
13.022.0023
13.021.0060
01.032.0026
01.032.0025
01.032.0028
01.032.0018
01.032.0017
01.032.0016
01.032.0013
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01.031.0018
01.031.0013
01.031.0022
01.031.0004
01.031.0006
01.031.0010
01.031.0007
01.031.0009
01.031.0024
01.031.0023
51.349.0001
51.349.0002
01.030.0012
13.022.0004
01.005.0001
13.022.0001
13.022.0035
13.021.0045
13.021.0006
13.021.0012
13.021.0027
13.022.0034
13.022.0036
13.021.0010
01.005.0002
01.005.0006
13.022.0027

The Land is described as follows: Real property in the County of Utah, State of UT, described as follows:

Parcel 1:

Commencing at a point in the West Line of Fifth West Street, Lehi, said point of beginning being East 451.92 feet and South 1316.57 feet from the North Quarter Section Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and also, North 0°47' East 107.90 feet along the monument set at the intersection of said Fifth West Street with Main Street, Lehi; and running thence South 0°42' West along the West line Fifth West Street 150.90 feet; thence North 89°41' West 164.20 feet; thence North 0°11' East 151.10 feet; thence South 89°37' East 165.59 feet to the point of beginning.

Less and Excepting any portion lying within the following described property conveyed by the certain Warranty Deed recorded July 10, 2001 as Entry No. 67184:2001 of Official Records. A parcel of land in fee, located in the Southwest Quarter of the Northwest Quarter of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and more particularly described as follows:

Beginning at the Southeast Corner of Grantor's property, said point being 137.745 m (451.92 feet) East and 401.29 m (1316.57 feet) South and 45.994 m (150.90 feet) South 00°42'00" West from the North Quarter corner of said Section 17, and running thence North 89°41'00" West 6.238 m (20.46 feet); thence Northeasterly 6.529 m (21.42 feet) along the arc of a 27.561 m (90.42 - foot) radius curve to the left, chord bears North 22°50'30" East 6.514 m (21.37 feet) to a point of reverse curvature; thence Northeasterly 8.753 m (28.72 feet) along the arc of a 22.254 m (73.01-foot) radius curve to the right, chord bears North 26°28'45" East 8.697 m (28.53 feet); thence South 00°42'00" West 13.823 m (45.35 feet) to the point of beginning.

also, Together with that portion Lying within the following described property conveyed by the Boundary Line Agreement recorded July 31, 2015 as Entry No. 69524:2015 of Official Records and also Correction of Affidavit of Scrivener's Error recorded September 24, 2015 as Entry No. 87665:2015 of Official Records. Being described as follows:

Beginning at a point said point being South, 19 chains (South 00°17'38" East 1,237.21 feet by measurement) along the Section line and East, 72.91 feet (84.82 feet by measurement) and East 191.09 feet to a point on an existing fence line from the North Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running:

Thence South 321.00 feet along said fence line and to and along the east face of an existing wall to the north line of Main Street.

Parcel 2:

A tract of land situate in Southwest Quarter of Northeast Quarter of Section 17, Township 5 South, Range 1 East Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning on the Northwesterly highway right of way line of State Route 73, at a point 1468.5 feet, South and 429.0 feet, East from the Northwest corner of the Northeast Quarter of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point is 39.8 feet perpendicularly distant Northwesterly from the centerline of said highway at Engineer Station 27+48; thence West 165.0 feet; thence South 99.0 feet to a point on the Northerly right of way line of said highway, said point is 29.2 feet radially distant northerly from the centerline of said highway at Engineer Station 29+59.2; thence North 59°02'10" East 192.42 feet along said right of way line to the point of beginning.

Less and excepting that portion of ground conveyed by that certain Boundary Line Agreement recorded July 31, 2015 as Entry No. 69524:2015 of Official Records and also Correction of Affidavit of Scrivener's Error recorded September 24, 2015 as Entry No. 87665:2015 of Official Records. Being described as follows:

Beginning at a point said point being South, 19 chains (South 00°17'38" East 1,237.21 feet by measurement) along the Section line and East, 72.91 feet (84.82 feet by measurement) and East 191.09 feet to a point on an existing fence line from the North Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running:

Thence South 321.00 feet along said fence line and to and along the east face of an existing wall to the north line of Main Street.

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: September 9, 2025
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Grading Permit approval for the Auburn Springs Grading Permit on approximately 34 acres located at 400 South 2500 West.

Suggested Action:

Attachments:

CC Staff Report Auburn Springs Grading Plan 09.09.25.docx

Auburn Springs Grading Plan DRC 07.30.25.docx

Auburn Springs Grading Permit - narrative.pdf

Auburn Springs Grading Permit - plans.pdf

Auburn Springs aerial.pdf

Auburn Springs general plan.pdf

Auburn Springs zoning.pdf

AUBURN SPRINGS GRADING PERMIT
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	September 9, 2025		
Requested Action/Purpose	Approval of a grading permit		
Location	Approximately 2500 West 400 South		
Project Area	33.9 acres		
Existing Zoning	R-1-15		
General Plan Land Use Designation	Low Density Residential (LDR)		
Existing Land Use	Farmland		
Adjacent Zoning and Land Use	*North*	A-5	Future Public Works facility
	South	R-1-22, A-5	Single-family residential, farmland
	East	N/A	County islands, single-family residential
	West	RA-1	Jordan Willows subdivision
Date of DRC Review	July 31, 2025		
Date of Planning Commission Review	August 14, 2025		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-A.100 B (3) Grading Permit Issuance
Grading Permits for grading projects with more than ten (10) contiguous acres may be issued by the Public Works Director following review by the DRC, review and recommendation following a public hearing by the Planning Commission and review and approval following a public hearing by the City Council.

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

(i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant (where applicable).
(ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
(iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit.

PROPERTY HISTORY

June 11, 2025 DRC approved the Auburn Springs Phase 1 final subdivision plat.

April 24, 2025 Lehi Planning Commission approved the Auburn Springs Preliminary Subdivision.

September 18, 2024 The property was recorded as part of the Walt Plumb Development Agreement,

	which permitted a maximum of 88 units.
April 13, 2023	The Lehi Planning Commission recommended approval of the Main Street Meadows Zone Change.
November 17, 2022	The Lehi Planning Commission recommended denial a General Plan Amendment request to change the general plan from Very Low-Density Residential Agriculture (VLDRA) to Low-Density Residential (LDR).

REPORT ANALYSIS

Edge Homes is requesting review and recommendation of the Auburn Springs Grading Permit located on 34-acres at approximately 2500 West 400 South. The proposed grading covers the entirety of the Auburn Springs subdivision. The changes are to raise the site to make gravity sewer and storm drain feasible. The proposed changes will help provide buffering from ground water.

The applicant provided a narrative explaining that there will be approximately 170,000 cubic yards of material to be imported. There will be 25-30 truck loads delivered daily, and grading will take place over a span of approximately 6 months. There are two proposed haul routes; one will be through 700 South, and the other will be through 2500 West.

They state there will be a water truck on site for dust control and will follow all Storm Water Pollution Prevention Plan requirements.

There were 2 redline comments from the DRC, including:
1. Provide the following additional information on drawings or in a narrative:
    a. Estimated number of daily trips
    b. Estimated start and completion date
    c. Dust control plans
    d. Traffic control plan
    e. Main and secondary haul routes
    f. Hours and days of operation

The applicant provided an updated narrative which was included in this submittal.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
2. Other findings based upon information presented during the Planning Commission approval.

APPLICABLE DEVELOPMENT CODE REGULATIONS

The Planning Commission reviewed the proposed grading permit on August 14, 2025. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of Edge Homes' request for review of the Auburn Springs Grading Permit on approximately 34 acres located at 400 South 2500 West.

Katie Bussell presented the item. The intent behind the grading is to make utilities installation easier, and to provide buffer to raise the neighborhood to the same level. There will be an estimated 25-35 truckloads of fill coming in daily over a period of six months. There are two proposed haul routes, one along 700 South, and one along 2300 West.

Commissioner Everett asked about a third potential haul route he had heard about that would cross through city property. Jed Stuart, representing Edge Homes, shared that the property to the west of the proposed plan is currently under contract, and they are working on a haul route that will go through that property and be less intrusive to neighborhoods and residential areas.

Commissioner Lockhart asked where the road stub was. Stuart explained that there are plans to build the road through. Commissioner Lockhart asked about the hours of operation. Stuart says the site will operate normal business hours, 8-5. Edge Homes will be spraying water for dust mitigation. Commissioner Everett asked about the trailer size. Trailers will be 30 feet long. The fill will come from another project in Saratoga Springs, to the west of West Lake High. Commissioner Lockhart asked about the grading compared to the property to the west. The plan is to grade the property to the same level as the westward property. Commissioner Lockhart asked for the planned number of units. The current property is planned for 84 total units, with the land under contract potentially adding ten more.

Commissioner Lockhart asked about the traffic study that had been conducted, and if an additional ten units would change the results. Gary Ellis said that the impact would likely be minimal. Commissioner Jackson asked if an additional study would be conducted to take the ten lots into account. Ellis could not speak on that. Commissioner Lockhart asked if the ten units would result in a change of the presented plans or on the granted density. Kim Struthers explained that the projects could continue simultaneously and separately, if needed, but that the additional road being built would be an overall benefit to the subdivision. Luke Seegmiller would be the final authority on whether a new traffic study is justified, or if density needs to be adjusted.

Commissioner Kunze asked how haul routes are enforced by the city, and if the public has any recourse if they find the conditions unacceptable. Kim Struthers explained the process the city has in place. Grading inspectors will have meetings explaining rules and regulations for the project. They will also have authority to put a stop work order on the site. Commissioner Kunze asked if both the primary and secondary routes could be used. Struthers said that they likely could, but that shifting the primary route would need to be discussed with the city.

Commissioner Eyre clarified that dirt would be brought into the development. Struthers and Stuart confirmed this, explaining that about seven feet of fill is needed to reach the desired level.

Commissioner Jackson opened and closed public comment.

Commissioner Eyre asked if there had been any conversations with the property owners to the south about obtaining a particular piece of land. There have been several, but none have resulted in a sale. The location and value of the land, and an unwillingness to divide the lot on the part of the current owner have caused issues.

Commissioner Everett shared that he doesn't like the idea of trucks hauling construction materials through neighborhoods. He would prefer the route avoid them and is thus open to allowing the developer to cross city property to alleviate resident stress.

Commissioner Lockhart asked if the project would have to come back through the Planning Commission if the new acquisition went through and the new route was possible. Haul routes are approved by City Council.

Commissioner Everett suggested a right-in, circle around, and right-out style of hauling for the property. Commissioner Jackson agreed that the developer should try to reduce the amount of residential properties that are on the haul route.

Commissioner Everett is not opposed to approving the grading but thinks the haul routes need to be revisited.

> **Motion:** Commissioner Everett moved to give a positive recommendation to the Lehi City Council for the grading plan with the exception of the proposed primary and secondary haul routes, which are recommended to be revisited and moved to the east side of the development coming off of 2300 West

if acquired, and/or working with the city for a right-in right-out access from the north on Main Street, which would require approval from the city to cross city property, with the findings that if haul routes can be altered they will be less injurious and detrimental to the property and those in the vicinity, and that the proposed use of grading is in compliance if conducted within code with the goals and policies of the Lehi City General Plan and the purposes of the code. He included all DRC comments. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

Auburn Springs Grading Permit
DRC Redline Comments

*Edge Homes- requests review of the **Auburn Springs Grading Permit** on approximately 34 acres located at 400 South 2500 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brady Morris, Brandon Parr
Date of Plans Reviewed: 07/23/25
Time Start: 1:30 PM
Time End: 1:35 PM

DRC REDLINE COMMENTS:
Glade – Power:
A. General comment: ensure grading of the detention basin is acceptable for power easement use.
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments.
James – Parks:
1. Max grad on the trail is 8.3%. Can this be feathered into the city property to keep this grade down?
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works:
A. SWPPP is already in place
Gary E. – Engineering:
2. Provide the following additional information on drawings or in a narrative:

1. Estimated number of daily trips
2. Estimated start and completion date
3. Dust control plans
4. Traffic control plan
5. Main and secondary haul routes
6. Hours and days of operation

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 14TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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.

Auburn Springs
Grading Permit Narrative
Prepared by Spencer Llewelyn – Edge Homes
6/19/2025

The Auburn Springs project is going to require imported fill to raise the site to make gravity sewer and storm drain feasible. Raising certain locations on site will help raise proposed houses to provide proper buffering from ground water. There are also proposed irrigation ditch piping that will require a buffer of cover from the top of the pipe.

This project will require approximately 170,000 Cubic Yards of material to be imported. Which is approximately 5,000 truck loads. There will be approximately 25-30 truck loads delivered daily. Grading will take place over a span of approximately 6 months. A water truck will be on site to control dust.

It is anticipated that no traffic control will be required. Access to the site will be as shown on the map provided with the application. Hours of operation are anticipated to be Monday through Friday 8am - 6pm.

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

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

BENCHMARK

EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4506.20'

LEGAL DESCRIPTION

Beginning at a point being North 00°09'47" West 370.37 feet along the section line and West 1,233.48 feet from the East Quarter Corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 88.17 feet;
thence North 89°51'58" East 383.88 feet;
thence South 41°49'00" East 532.07 feet;
thence South 65°07'00" East 78.22 feet;
thence South 00°10'00" East 428.14 feet to the northerly boundary line of Elnora Estates, recorded as Map Filing No. 12209 in the Office of the Utah County Recorder;
thence South 89°13'00" West 391.68 feet along said northerly boundary line;
thence North 00°08'09" East 5.25 feet;
thence South 89°13'00" West 280.04 feet;
thence South 01°20'45" West 5.08 feet to the westerly boundary line of said Elnora Estates;
thence along said westerly boundary line the following three (3) courses:
(1) South 50°04'59" East 0.27 feet;
(2) South 00°23'00" East 650.00 feet;
(3) South 01°41'00" West 91.41 feet;
thence South 89°08'00" West 606.21 feet;
thence North 00°09'30" East 12.06 feet to the southeast corner of Jordan Willows II PRD Plat K, recorded as Map Filing No. 11385 in the Office of the Utah County Recorder;
thence North 00°09'30" East 696.30 feet along the easterly boundary line of said Jordan Willows II PRD Plat K to the southeast corner of Jordan Willows II PRD Plat J, recorded as Map Filing No. 10947 in the Office of the Utah County Recorder;
thence along the easterly boundary line of said Jordan Willows II PRD Plat J the following two (2) courses:
(1) North 00°09'30" East 40.05 feet;
(2) North 00°17'45" West 202.86 feet to the southerly boundary line of Jordan Willows Plat A, recorded as Map Filing No. 10272 in the Office of the Utah County Recorder;
thence along the southerly, easterly, and southerly boundary line of said Jordan Willows Plat A the following three (3) courses:
(1) South 89°17'56" East 13.24 feet;
(2) North 00°56'05" East 757.02 feet;
(3) South 89°32'55" East 438.60 feet to the point of beginning.

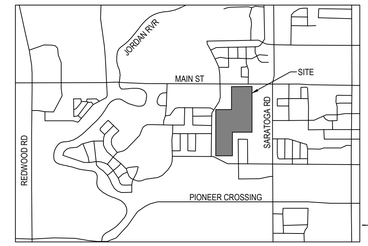
Contains 1,478,355 Square Feet or 33.938 Acres and 83 Lots and 2 Parcels

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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

VICINITY MAP



NO SCALE

GRADING AREA = 33.95 ACRES

NOTE:
WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILD LAND URBAN INTERFACE.

DETENTION BASIN

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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:
EDGE CONSTRUCTION, LLC
13702 SOUTH 200 WEST STE. B-12
DRAPER, UTAH 84020

CONTACT:
BRANDON WATSON
PHONE: 801.602.9839

AUBURN SPRINGS SUBDIVISION

2250 WEST MAIN STREET
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
07-31-2025
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

MASS GRADING PLAN

PROJECT NUMBER 13330A
PRINT DATE 2025-07-21
PROJECT MANAGER B.M.
DESIGNED BY P.H.

EX-100

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BENCHMARK

EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4506.20'



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 PER DETAIL 3/C-500.
2. SILT FENCE PER DETAIL 4/C-500.
3. PORTABLE TOILET PER DETAIL 6/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 7/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. SWALE, GRADE TO BE 1.0' MINIMUM BELOW ADJACENT PROPERTIES.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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

GRADING AREA = 33.95 ACRES

NOTE:
WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES IN THIS WILD LAND URBAN INTERFACE.

IF CONSTRUCTION ACTIVITIES ARE DELAYED DISTURBED AREAS WILL BE REQUIRED TO BE RESEEDED TO PREVENT EROSION. A DRYLAND PASUTRE SEED MIX SHOULD BE USED.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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:
EDGE CONSTRUCTION, LLC
13702 SOUTH 200 WEST STE. B-12
DRAPER, UTAH 84020

CONTACT:
BRANDON WATSON
PHONE: 801.602.9839

AUBURN SPRINGS SUBDIVISION

2250 WEST MAIN STREET
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
07-31-2025
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER 13330A
PRINT DATE 2025-07-21
PROJECT MANAGER B.M.
DESIGNED BY P.H.

EX-200

Vicinity Map/Haul Routes

Write a description for your map.

Legend

Sky Zone Trampoline Park

W Main St

Potential Haul Route will require permission from Lehi City to cross their property

Secondary Haul Route

Primary Haul Route

Lehi Sports Complex (Sports Park)

145

145

Sky Zone Trampoline Park

152

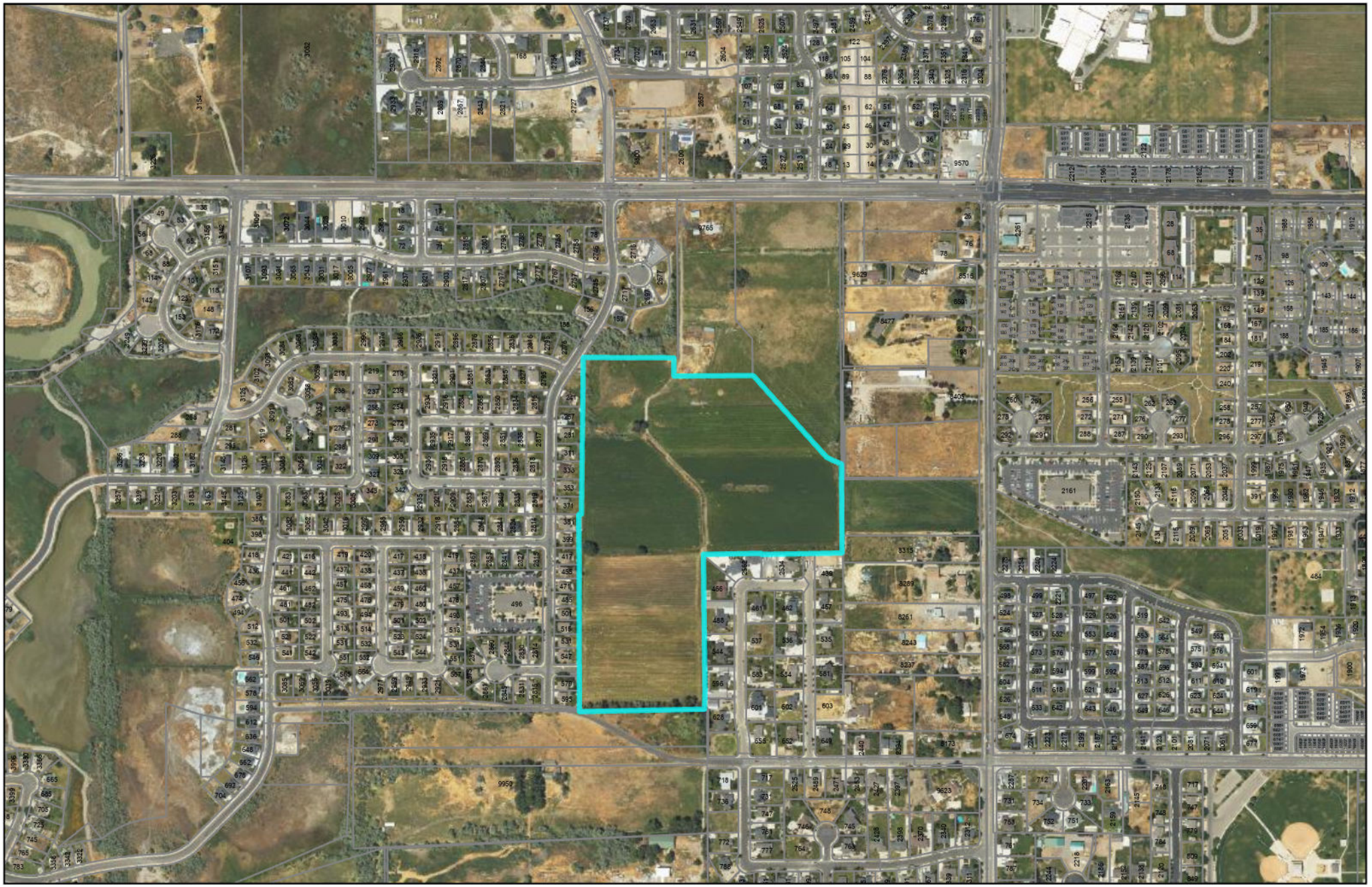
2000 ft

Google Earth

Image © 2025 Airbus

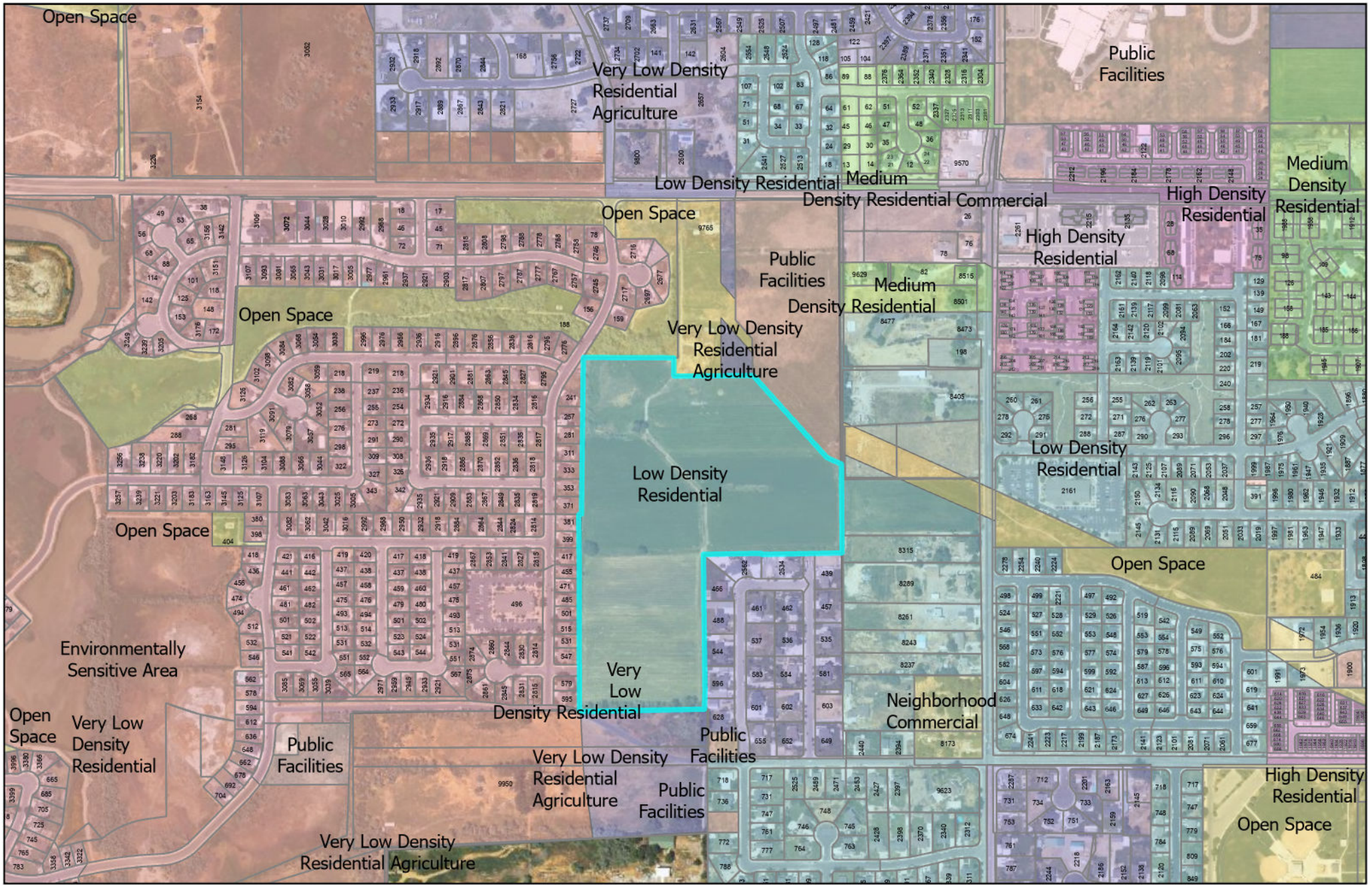
Auburn Springs Grading Permit

Aerial Map



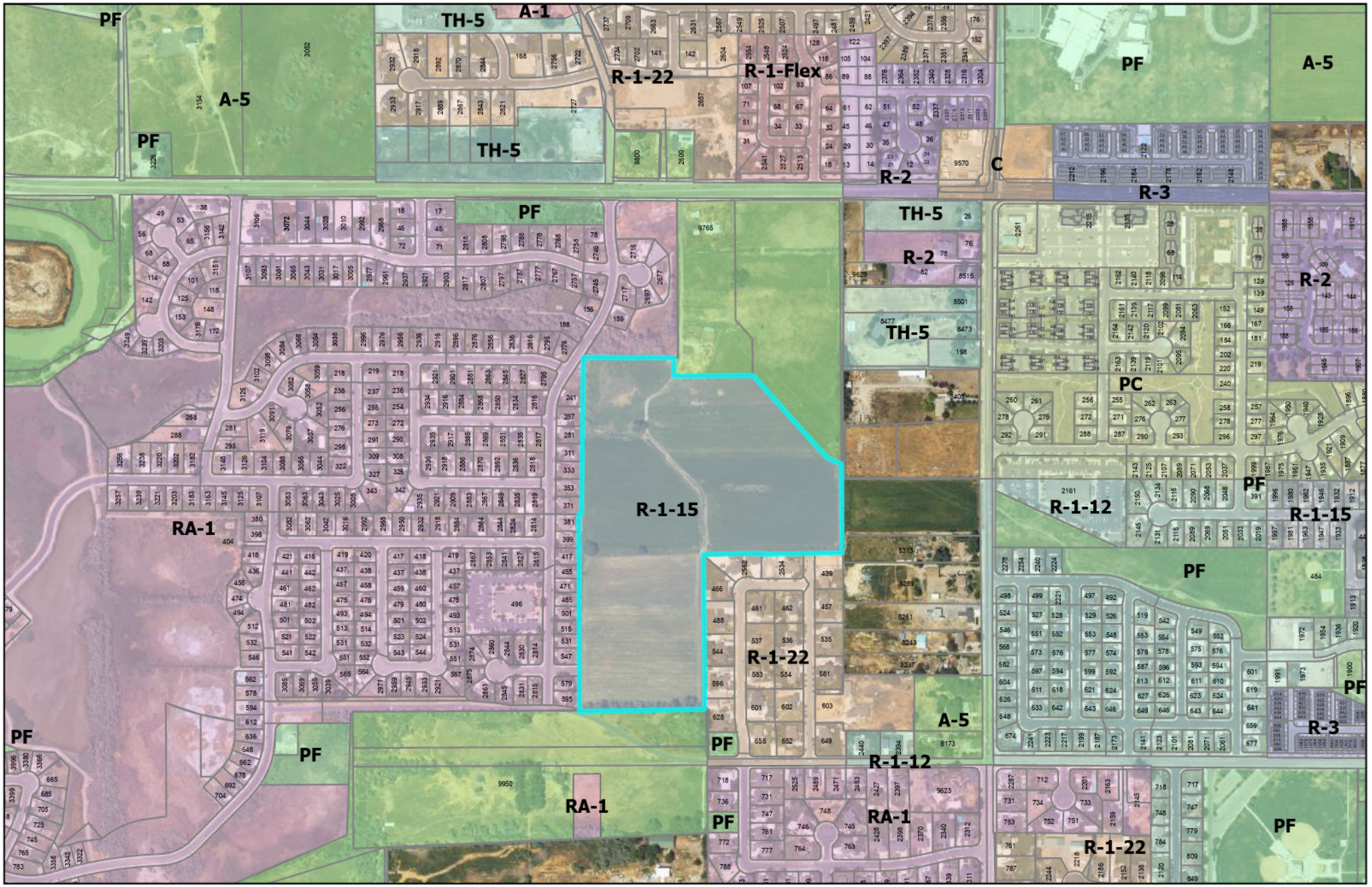
Auburn Springs Grading Permit

General Plan Map



Auburn Springs Grading Permit

Zoning



0 390 780 1,560 Feet

N