Lehi City Council Meeting
Agenda
January 28, 2020

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. Presentation by Curaleaf

   2.2. Legal Update- Ryan Wood

   2.3. Tiny Homes Discussion

   2.4. Discussion of General Plan Land Use Goals and Policies

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

3.1. Approve Minutes from the January 14, 2020 City Council Meeting.
011420 CC2.pdf

3.2. Approve Purchase Orders.
PO Index.pdf
Mountainland Supply Co.pdf

Regular Agenda

4. Forrest Annexation
a. Public Hearing
b. Consideration of Ordinance #04-2020, approval of R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop.
Petitioner: Mitch McCuistion
CCR Forrest Annexation 01.28.20.docx
Forrest Annexation DRC 09.18.19.docx
Ord 04-2020.docx
Forrest Annexation Narrative.pdf
Forrest Annexation Plat.pdf
Forrest Annexation aerial.pdf
Forrest Annexation gp.pdf
Forrest Annexation zoning.pdf
Forrest AnnexAgreement 01.28.2020.docx

5. Consideration of Resolution #2020-07, approval of the annexation agreement for the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West.
Petitioner: Duaine Rasmussen
CCR Refractory Annexation -Agreement 1.28.20.docx
Res 2020-07.docx
Refractory Annexation DRC 10.23.19.docx
Refractory AnnexAgreement 01.28.20.docx
Refractory Plat.pdf
Aerial Map.pdf

Zoning Map.pdf
General Plan Map.pdf

6. Consideration of Plat Amendment approval for The Walks at Ivory Ridge Plat D, amending Lot 3 of The Walks at Ivory Ridge Plat C dividing lot 3 in two, located at approximately 3401 N Center Street.

Petitioner: ICO Development

CCR The Walks at Ivory Ridge Plat D 01.21.20.docx
The Walks at Ivory Ridge Plat D Amend DRC 01.08.20.docx
The Walks at Ivory Ridge Plat D Narrative.pdf
THE WALK AT IVORY RIDGE PLAT D FINAL PLAT.pdf
Aerial Map.pdf
Zoning Map.pdf
General Plan Map.pdf

7. Consideration of Resolution #2020-06, a resolution of Intent to Annex the Joyce Jones Annexation, 4.846-acres of property located at approximately 3350 North 1200 West with proposed TH-5 and BP zoning.

Petitioner: Clayton Preece

CCR Joyce Jones Annexation - Resolution of Intent 01.28.20.docx
Res 2020-06.docx
Joyce Ann Jones Annexation 01.15.20.docx
Joyce Jones Annexation narrative.pdf
Joyce Jones Annexation Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

8. Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South. (Continued from the January 14, 2020 meeting)

Petitioner: Patterson Homes

CCR Clark Property Concept 01.28.20.docx
Clark Property Concept DRC 11.06.19.docx
Clark Property Concept Plan Narrative.pdf
Clark Concept plan.pdf
Clark Property Elevation.pdf
Clark Concept aerial.pdf
Clark Concept gp.pdf
Clark Concept zoning.pdf

9. Taylor Meadows Annexation

a. Public Hearing

b. Consideration Ordinance #07-2020, approval of the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning.

Petitioner: Dan Ford

CCR Taylor Meadows Annexation - Final Approval 01.28.20.docx
Ord 07-2020.docx
Taylor Meadows Annexation DRC 11.13.19.docx
Taylor Meadows Annexation 11.13.19 Plan layout.pdf

T.M annexation aerial.pdf
T.M annexation gp.pdf
T.M annexation zoning.pdf

10. Consideration of Final Subdivision approval for the Northridge Plat E, a 14-lot single family subdivision located at approximately Northridge Drive and Silver Pine Lane.

Petitioner: Fieldstone

CCR Northridge Plat E Final 01.28.20.docx
Northridge Plat E Final Subdivision DRC 01.15.20.docx
Northridge Plat E Plat.pdf
Aerial Map.pdf
Zoning Map.pdf
General Plan Map.pdf

11. Consideration of Final Subdivision approval for the Northridge Plat F, a 9-lot single family subdivision located at approximately Granite Arch Way and Silver Pine Lane.

Petitioner: Fieldstone

CCR Northridge Plat F Final 01.28.20.docx
Northridge Plat F Final Subdivision DRC 01.15.20.docx
Northridge Plat F Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

12. Consideration of Final Subdivision approval for The Exchange II Phase 21, a 62-unit residential subdivision located at approximately 1700 North 3950 West.

Petitioner: Edge Homes

CCR The Exchange II Phase 21 Final Subdivision 1.28.20.docx
Exchange II Phase 21 Final Subdivision DRC 1.15.20.docx
Exchange II Phase 21 civil plans
Exchange II Phase 21 elevations.pdf
The Exchange II Phase 21 Map - General Plan.pdf
The Exchange II Phase 21 Map - Zoning.pdf
The Exchange II Phase 21 Map - Aerial.pdf

13. Boundary Adjustment with Saratoga Springs

a. Public Hearing

b. Consideration of Ordinance #08-2020, approval of the Saratoga Springs Boundary Line Adjustment, designating the zoning of the Newman Property to TH-5, McLachlan Property to R-2 and R-3, and Boyd Brown Property to Commercial, Light Industrial, and TH-5.

Petitioner: Edge Homes/Lehi City

CCR Saratoga Springs Boundary Line Adjustment Zone Change 1.28.20.docx
Ord 08-2020.docx
Saratoga Springs Boundary Line Adjustment zoning amendment DRC 12.04.19.docx
McLachlan Property Boundary Line Adjustment zoning.pdf
Saratoga Springs Boundary Line Adjustment Zone Change Map - Aerial.pdf
Saratoga Springs Boundary Line Adjustment Zone Change Map - General Plan.pdf
Saratoga Springs Boundary Line Adjustment Zone Change Map - Zoning.pdf

14. Consideration of Final Subdivision approval of The Hub at Lehi Backbone, a backbone road located at approximately 1700 North 4400 West.

Petitioner: Boyd Brown

CCR The Hub Backbone Final Subdivision 1.28.20.docx
Boyd Brown The Hub Backbone DRC 1.15.20.docx
The Hub at Lehi Backbone civil plans 1.9.2020.pdf
The Hub Backbone Map - General Plan.pdf
The Hub Backbone Map - Zoning.pdf
The Hub Backbone Map - Aerial.pdf

15. Consideration of Ordinance #05-2020, approval of the Public Facility General Plan Land Use Designation for the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East.

Petitioner: Lehi City

CCR Dry Creek BLA GP Designation 01.28.20.docx
Dry Creek GP Designation DRC 11.13.19.docx
Ord 07-2020.docx
Dry Creek Boundary Adjustment MYLAR.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

16. Boundary Adjustment with Highland City.

a. Public Hearing

b. Consideration of Ordinance #06-2020, approval of the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East with Public Facilities zoning.

Petitioner: Lehi City

CCR Dry Creek BLA Zone Designation 01.28.20.docx
Dry Creek BLA Zone Designation DRC 12.04.19.docx
Ordinance - Dry Creek Boundary Line Adjustment 01.28.20.docx
Dry Creek Boundary Adjustment MYLAR.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

17. Consideration of Resolution #2020-08, approval of a street name change in the Autumn Ridge Estates Plat A residential subdivision from "Utah Highlands Drive" to "Autumn Ridge Drive".

Petitioner: Lehi City

CCR Autumn Ridge Estates Street Name Change 1.28.20.docx
Res 2020-08.doc
Autumn Ridge Street Change Area and Effected Parcels.pdf

18. Adjournment

- Public is invited to attend all City Council Meetings

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

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Presentation by Curaleaf

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Legal Update- Ryan Wood

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Tiny Homes Discussion

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Discussion of General Plan Land Use Goals and Policies

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the January 14, 2020 City Council Meeting.

Suggested Action:

Attachments:
011420 CC2.pdf

LEHI CITY

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

Minutes of the **Pre Council**, **Regular Session, and Joint Work Session** of the **Lehi City Council** held Tuesday, **January 14, 2020,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

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

Planning Commission Members Present for the Point Work Session: Jared Peterson, Brent Everett, Matthew Hemmert, Abram Nielsen, Scott Bunker, Bill Hereth, Tyson Eyre, and Gregory Jackson.

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Marlin Eldred, Economic Development Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; Teisha Wilson, City Recorder and approximately 20 citizens.

Pre-Council, 4:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Southwick gave the Opening Comment.

2. Swearing In Ceremony for City Council Members

Councilors Southwick, Albrecht, and Koivisto were sworn in.

3. Select a Mayor Pro Tempore

Mayor Johnson asked for nominations for a Mayor Pro Tempore. Councilor Condie nominated Councilor Southwick to serve as the Mayor Pro Tempore.

Motion: Councilor Condie moved to select Councilor Southwick as the Mayor Prop Tempore. Councilor Hancock seconded the motion. The Motion passed unanimously.

4. Agenda Questions

The Council asked for the diagram that was supposed to be attached to the Parker Brown agreement. Mr. Eldred will have it ready for the regular meeting.

5. Administrative Report

None.

DRAFT

6. Mayor and Council Reports

Mayor Johnson stated that they will decide on Council assignments at the retreat in February. It was also noted that there were some committees that needed positions filled. Councilor Southwick stated that Historic Society will require a board member to have a background in historical architecture design. Councilor Albrecht noted that the library fundraiser will be February 29th.

7. Joint Work Session with the Planning Commission pertaining to the General Plan Update (4:30 p.m.)

The Planning Department presented on the General Plan land use element update. They identified areas of stability and areas of change and they wanted to focus on the areas of change. Transportation issues will also be discussed as they work through the process. Lehi is automobile oriented, but they could consider providing other forms of transportation such as biking, walking, and transit. The Council, Planning Commission, and staff were assigned to different groups for further discussion and input on where they would like to see mixed use development, open space, transit, and other land use elements.

The meeting recessed at approximately 6:00 p.m.
The meeting reconvened at approximately 6:30 p.m.

8. Open Meetings Training with the City Council and Planning Commission.

Ryan Wood presented on the Open Meetings Act. This training is required annually by the State.

Regular Session, 7:00 p.m.

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

   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Quinton Hunsaker led the pledge of allegiance.

2. **Citizen Input (for public comments on items not listed on the agenda)**

   None.

3. **Consent Agenda**

3.1. Approve Minutes from the December 3, 2019 Work Session, and the December 10, 2019 Council Meeting.

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

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

4. **Fee Schedule Amendment**

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

There were no comments.

DRAFT

Mayor Johnson closed the public hearing.

b. Consideration of Resolution #2020-02, amending the Lehi City Fee Schedule for Waste Collection.

Mayor Johnson explained that this has been discussion at other meetings. The change is due to the market conditions and the contract renewal with Waste Management.

Motion: Councilor Southwick moved to approve Resolution #2020-02, amending the Lehi City Fee Schedule for Waste Collection. Councilor Hancock seconded the motion.

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

5. Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South.

The applicant was not in attendance. The Council agreed to move this agenda item, allowing more time for the applicant to arrive. When the applicant did not show, the Council reached consensus that they would continue this item at the next Council meeting.

6. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone.

Brad Mackay was representing the applicant.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

7. Consideration of Plat Amendment approval for Hidden Canyon Plat B lots 66, 67 and Parcel A, altering the trail connection location.

Dylan Young, with Toll Brothers, was representing the applicant. He stated that staff recommended this change for the trail system and they were happy to comply with the request.

Motion: Councilor Southwick moved to grant the Plat Amendment approval for Hidden Canyon Plat B lots 66, 67 and Parcel A, altering the trail connection location; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

8. Consideration of Resolution #2020-01, a resolution of Intent to Annex the Osmond Site, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning.

Jared Osmond was representing the applicant. He stated that they intend to build an office building there.

Councilor Koivisto inquired about the boundary line agreement with Utah County. Mr. Osmond stated that it has been corrected.

Motion: Councilor Albrecht moved to approve Resolution #2020-01, a resolution of Intent to Annex the Osmond Site, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

9. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone.

Spencer Moffit with the Boyer Company was representing the applicant. Councilor Koivisto noted the DRC comments and asked if the applicant wanted to respond. Mr. Moffit stated that they are aware of those and are working on them. Mayor Johnson explained that the applicant can move forward with preliminary approval.

Motion: Councilor Hancock moved to grant Preliminary subdivision approval for the Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

10. Refractory Annexation

Melanie Johnson was representing the applicant.

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

There were no comments from the public.

Mayor Johnson closed the public hearing.

b. Consideration of Ordinance #02-2020, approval of the Refractory Annexation with TH-5 (transitional holding) zoning on approximately 19.36-acres of property located at approximately 2200 North 1200 West.

Motion: Councilor Southwick moved to approve Ordinance #02-2020, approval of the Refractory Annexation with TH-5 (transitional holding) zoning on approximately 19.36-acres of property located at approximately 2200 North 1200 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

11. Consideration of Preliminary subdivision approval for the Parkview Cottages, a 66-unit residential development located at 300 West 3200 North.

Brad Mackey with Ivory Development was representing the applicant. He stated that this is the plan they've been working on for the last year.

Councilor Condie stated that there was some concern about the aesthetics on lot 101 and the direction the house is oriented. The current orientation of the proposed home would be to the north instead of facing east onto 300 West. Mr. Mackey stated that the backyard and side yard setbacks would be applied differently. There was further discussion on the home orientation and its relation to the current neighboring homes. Mr. Mackey stated that this is a standard corner lot configuration. Councilor Koivisto stated that a PUD is very restrictive and doesn't believe that the lot conforms to the PUD requirements. Councilor Albrecht stated that they should avoid cars backing onto 300 West for safety concerns. Mayor Johnson suggested that they build a smaller footprint on lot 101 so that the yard setbacks are more uniform with the home to the south. Mr. Mackey stated that they can do a smaller footprint on lot 101.

Councilor Hancock inquired about adding no parking zones along road B to provide a better line of sight. He also inquired about the additional parking that was part of the concept plan. Mr. Mackey stated that the DRC asked them to remove parking in parcel F. Mr. Struthers stated that there was some concern with people backing up onto road D as others were turning into the development. He stated that they felt that was a conflict. Mr. Struthers stated that Ivory meets the required parking without the parking stalls. Mr. Mackey stated that they are happy to put them back in and they can add them closer to lot 141 so there isn't a conflict with the intersection.

Councilor Koivisto inquired about the open space requirements for the PUD. Mr. Struthers stated that the requirement is 15% open space. He said that the detention pond should not be counted toward the open space. Mr. Mackey explained how they matched the open space requirements even if they take out the detention pond. He feels that they'll still meet the requirements of open space if they add more parking stalls. Councilor Koivisto stated that the PUD also requires that the open space be contiguous, and she interprets the open space on this site plan as remnants. Mr. Struthers stated that they have a diagonal of open space through the property. He said it comes down to the definition of contiguous. Councilor Koivisto stated that she feels this doesn't meet the definition of contiguous. She said there are very strict requirements with a PUD and they need to be followed. Mr. Struthers stated that contiguous can be defined as near or next to.

Mr. Mackey stated that they can do some things with engineering that would give them the option to eliminate the detention basin which could then be used in the open space calculation. Councilor Hancock supported that. Mr. Mackey stated that this detention pond is small so they won't notice it, or they could eliminate it. He also said that there is no requirement for amenities, but they will be providing a play structure.

Mayor Johnson opened public comment on this item.

Tereasa Strickland stated that her comments are in general to all the Preliminary subdivision approvals. She asked that the Council be mindful of the need for water as the City continues to grow.

Heather Newall stated that she's grateful Ivory purchased the property. She expressed concerns with the current plan. She would like to have more of a transition from the smaller lots to larger lots on the south side. She was also concerned about the esthetics of the setbacks.

Darwin Rehart stated that his biggest priorities are safety and adequate parking. He stated that anything that can be done to add to parking would be helpful. He also stated that they should meet all required setbacks.

Chris Bowerbank stated that there are different interpretations of the code and there needs to be a definition that everyone agrees on before they move forward with a vote. He suggested that the item be tabled until the terms are better defined.

Rachel Rehart stated that she was also concerned they are not meeting the setbacks on all the adjacent properties. She said they haven't used this zone consistently and was concerned about the precedent being set and felt they should follow all the requirements of a PUD. She was concerned with the transition from the smaller homes to the larger lots. She was concerned about the choice of trees that may obscure the view and create a safety concern.

Michelle Stallings stated that she was concerned with the types of trees and suggested they keep the landscaping to a minimum around the ingress and egress to make it more visible for safety. She asked that there be no parking near the entrances for safety. She also asked that they follow the development code for setbacks here.

Mayor Johnson stated that he believes they follow the code. He said there may be different interpretations of the code, but they've done PUD's and PRD's for a long time and he doesn't believe they've been inconsistent in their interpretation. Mr. Wood stated that he hasn't had a chance to look at the code sections. He clarified that a development agreement becomes the land use law that applies, so if there's something that makes sense for the project that's not in strict compliance with the code, then that is one avenue they could take. He also said that if there's a section of the code that's ambiguous, then they look at the intent of the code section and does the way it's applied meet that intent.

Councilor Koivisto stated that she doesn't feel comfortable moving forward with the setbacks and the ambiguity of the language. She stated that a PUD is very strict, and she doesn't want to set a precedent for not following the rules.

There was discussion about tabling the item. Mr. Mackey stated that he's been listening to the residents and working on this for a year and he would like to move forward, especially with this being at the preliminary level. He stated that if Ivory needs to modify the setbacks, then he can present another plan with townhomes or condos, but that wasn't the intent for this property.

Mayor Johnson stated that staff approved Ivory's setbacks based on their interpretation and that same interpretation has been applied in all other PRDs and PUDs, so the question is have we been misinterpreting the code since 1996.

Mr. Mackey read part of the code that stated that the landscaping in the parkway areas should be counted toward meeting the open space requirements, so they have open space along the roads. Councilor Koivisto stated that the rest of the open space shall be contiguous and it's not here.

Councilor Albrecht asked if Mr. Mackey would be willing to change the variety of tree. He agreed that he would and also stated that he is concerned with safety and will move the trees away from the intersections.

Councilor Albrecht stated that they continue to come back to the definitions of contiguous and adjacent, and until they have a good definition it's difficult; however, this in preliminary, so she would be comfortable moving forward and allow Mr. Wood more time to research and make a determination on the definitions when they come back.

Motion: Councilor Koivisto moved to not table the item but would like legal to conduct more research and provide more concrete definitions from on contiguous and the laws put into place with a PUD.

Mayor Johnson stated that the motion should be to approve, deny, continue or table. There was discussion about tabling the item.

Councilor Condie stated that if they were to enforce the setbacks as interpreted by the residents, then the only way for the 66 entitled units to fit would be to change some the single-family homes to condos or townhomes.

Motion: Councilor Koivisto moved to table the item until they can receive further information. Councilor Hancock seconded the motion.

Councilor Hancock suggested that the motion include what she would like to see happen when the item is brought back.

Amended Motion: Councilor Koivisto amended her motion to include that she would like to have more of a definition from legal of what the definition for contiguous is for the open space, table it to address more parking, and for the setbacks in place and if they are in line with what the PUD requires. Councilor Hancock seconded the amendment to the motion.

Mr. Mackey stated that he's not pleased to table the item after all they've been through already.

Councilor Hancock stated that tabling would just kick the can down the road.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, No; Councilor Southwick, No; Councilor Hancock, No; and Councilor Koivisto, Yes. The motion failed.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Parkview Cottages, a 66-unit residential development located at 300 West 3200 North; subject to the completion of all Development Review Committee and Planning Commission comments; and also include what's been talked to and agreed to with the landscaping for the entrances and variety of trees; and he stated that at least 5 parking stalls be placed in parcel F and close to lot 141, with a maximus of 9 parking stalls. Councilor Albrecht seconded the motion.

Councilor Albrecht asked if the motion should include the attorney's report of the interpretation of contiguous vs. adjacent.

Amended Motion: Councilor Condie amended the motion to include Councilor Albrecht's comments and that the attorney report back on the definitions of contiguous and adjacent for setbacks and any precedent on the issue, state code definitions and what other communities do to interpret that. Councilor Albrecht seconded the amendment to the motion.

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

Councilor Southwick stated that he voted yes because Ivory has been working with staff and used staff's interpretation so they should be able to move forward but agreed that they do need to review those definitions.

12. Consideration of Ordinance #01-2020, the Innovation Pointe General Plan Amendment, changing 16-acres located at approximately 1441 West Innovation Way from Business Park to Commercial.

Kent England was representing the applicant. He stated that they are changing 40 acres, not 16. He said the Commercial zone fits better here as described in the submitted report. He stated that this is the direction from staff. Mayor Johnson explained that originally this was planned for just business, but as the city has grown, he believes it's better to allow this area to have both business and commercial. He stated that allowing business only creates issues with traffic because the peak times are all the same, but with the Commercial zone, they can also add retail which could offer restaurants for people to walk to and fluctuates the peak times. Mr. Struthers stated that Commercial provides a better fit for what they'd like to see in that area and allows for more mixed uses which can reduce traffic. Mr. England stated that they want to add office buildings, but they do not have a use for the property on the east side. Councilor Condie stated that the Commercial zone allows the area to be more vibrant rather then just office space.

Mr. England stated that they plan to build an office building north of the elementary school and then the Commercial zone would allow them more flexibility for the other properties.

Councilor Koivisto expressed concerns with changing the entire property to Commercial which would allow for a variety of uses. Councilor Albrecht felt comfortable with the school field being a buffer.

Mr. Struthers stated that it makes more sense for this area to be utilized for Commercial and offer a variety of uses.

Mr. England stated that they'd like to have more development options and flexibility along 1200 West.

There was discussion about the Business Park and Commercial zones and pros and cons to each.

Councilor Koivisto expressed concerns with not knowing what they will develop on the east side. Councilor Albrecht stated that she feels comfortable with any Commercial use in that area.

Motion: Councilor Condie moved to approve Ordinance #01-2020, the Innovation Pointe General Plan Amendment, changing 40-acres located at approximately 1441 West Innovation Way from Business Park to Commercial; subject to the completion of all Development Review Committee and Planning Commission comments; and that there will be an agreement stating that building 3 in the middle of the property will be an office building. Councilor Southwick seconded the motion.

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

13. Consideration of Resolution #2020-03, re-appointing Board Members to the Lehi City Planning Commission.

Motion: Councilor Condie moved to approve Resolution #2020-03, re-appointing Board Members to the Lehi City Planning Commission. Councilor Southwick seconded the motion.

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

14. Consideration of Resolution #2020-05, a parking spaces lease agreement between Lehi City and Brian Brown.

Marlin Eldred, Economic Development Director, asked the Council if they had any questions.

There was discussion about adding language to the agreement that required a sign to be placed on the Parker Brown Building that stated where additional parking is available. Councilor Koivisto expressed concerns that people aren't aware of the additional parking. Mr. Eldred stated that they could add some directional signage, but that can be separate from the agreement.

Cameron Boyle, Assistant City Administrator, informed the Council that they've had discussions about adding wayfinding signs in the downtown area, so it's reasonable for staff to move forward with that quickly.

Motion: Councilor Condie moved to approve Resolution #2020-05, a parking spaces lease agreement between Lehi City and Brian Brown. Councilor Koivisto seconded the motion.

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

Motion: Councilor Condie moved to recess for the Redevelopment Agency meeting. Councilor Hancock seconded the motion. The motion passed unanimously.

The meeting recesses at approximately 9:30 p.m.
The meeting reconvened at approximately 10:10 p.m.

15. Consideration of Ordinance #03-2020, approving the Meadow Pointe Community Reinvestment Project Area Plan Amendment.

Motion: Councilor Hancock moved to Ordinance #03-2020, approving the Meadow Pointe Community Reinvestment Project Area Plan Amendment. Councilor Condie seconded the motion.

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

16. Consideration of Resolution #2020-04, approving an Amendment to the Interlocal Agreement with Lehi City and the RDA.

Motion: Councilor Condie moved to approve Resolution #2020-04, approving an Amendment to the Interlocal Agreement with Lehi City and the RDA. Councilor Southwick seconded the motion.

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

17. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:15 p.m.

DRAFT

Approved: January 28, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders.

Suggested Action:

Attachments:
PO Index.pdf

Mountainland Supply Co.pdf

LEHI CITY
CITY COUNCIL AGENDA
January 28, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Mountainland Supply Co	Sensus Meter Deployment	$216,089.90	$225,683.16

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6468

LEHI CITY

32675
ISSUED TO: MOUNTAINLAND SUPPLY CO.
1505 WEST 130 SOUTH

OREM UT 84059

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

DEPARTMENT: Power

PURCHASE ORDER DATE: 01/21/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SENSUS METER DEPLOYMENT FY 2020	216,089.90	216,089.90	53-50-53-000

TOTAL 216,089.90

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6468

Lehi City Purchase Requisition Request

Supplier	**Name**	Mountainland Supply		**Vendor #**	
	Street	1505 W 130 S		**Date**	**1/16/2020**
	City	Orem	**State**	UT	
	Zip	84058	**Phone**	801-224-6050	

Power	53-50-53	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
1		Sensus Meter Deployment FY 2020		$216,089.90
		($312,630.26 initial amount - $96,540.36 has already		
		been invoiced and paid)		
		Remaining Balance $216,089.90		
		Total		$216,089.90

Justification:	Price Determination	
Sensus Contract attached	Verbal Quote	
Itemized cost spreadsheet attached	Informal Bid	
	Written Bid	
	State Bid	
	Other	

225,683.16

	Cost	2019	2020	2021	2022	2023
Network and tools						
Micro Transceiver	$ 483.49	$ 483.49	$ -	$ -	$ -	$ -
Professional Services						
Milsoft Integration	$ 6,111.11	$ 6,111.11	$ -	$ -	$ -	$ -
Sensus Analytics	$ 3,555.56	$ 3,555.56				
Easy Link Integration	~~$ 8,333.33~~	$ -	$ -	$ -	$ -	$ -
Project Management	$ 12,000.00	$ 12,000.00	$ -	$ -	$ -	$ -
Sensus Analytics						
Electric set up	$ -	$ -	$ -	$ -	$ -	$ -
Insight set up	$ -	$ -	$ -	$ -	$ -	$ -
Annual SaaS fees						
RNI SaaS fee	$ -	$ -	$ 14,166.67	$ 25,362.22	$ 31,001.11	$ 40,755.56
Sensus Analytics	$ 6,866.67	$ -	$ 12,954.44	$ 20,931.11	$ 31,198.89	$ 37,926.67
Insight Application	$ 2,133.33	$ -	$ 6,400.00	$ 6,400.00	$ 6,400.00	$ 6,400.00
Integration and training						
Sensus Analytics training	$ 2,222.22	$ 2,222.22	$ -	$ -	$ -	$ -
Sensus text messages	$ 200.00	$ 200.00	$ -	$ -	$ -	$ -
Distribution Automation		13 Units	25 Units	37 Units	25 Units	0 Units
Set up	$ 3,666.67	$ 3,666.67	$ -	$ -	$ -	$ -
Hardware	$ 11,011.78	$ 11,011.78	$ 21,176.50	$ 31,341.22	$ 21,176.50	$ -
Navicomm	$ 2,470.59	$ 2,470.59	$ 4,941.16	$ 7,411.74	$ 4,941.16	$ -
DA remote Training	$ 882.35	$ 882.35	$ -	$ -	$ -	$ -
Annual Fees	$ 3,333.33	$ 3,333.33	$ 14,000.00	$ 14,000.00	$ 18,111.11	$ 18,111.11
Street light controls		100 Units	400 Units	1000 Units	500 Units	500 Units
Vantage point set up	$ 1,666.67	$ 1,666.67	$ -	$ -	$ -	$ -
Training	$ 2,222.22	$ 2,222.22	$ -	$ -	$ -	$ -
Lighting modules (100)	$ 10,824.00	$ 10,824.00	$ 43,296.00	$ 108,240.00	$ 54,120.00	$ 54,120.00
Annual Fees	$ 1,666.67	$ 1,666.67	$ 333.00	$ 8,333.00	$ 11,111.11	$ 13,111.11
Easy Link						
Package	$ -	$ -	$ -	$ -	$ -	$ -
Tough Pad	~~$ 11,100.00~~	$ -	$ -	$ -	$ -	$ -
Easylink Server License	$ 8,000.00	$ 8,000.00	$ -	$ -	$ -	$ -
Workspace License	~~$ 2,222.00~~	$ -	$ -	$ -	$ -	$ -
Workbook License	~~$ 1,666.00~~	$ -	$ -	$ -	$ -	$ -
Set up and integration	$ 6,400.00	$ 6,400.00	$ -	$ -	$ -	$ -
Professional services	$ 1,650.00	$ 1,650.00	$ -	$ -	$ -	$ -
Annual software support	$ 4,300.00	$ 4,300.00	$ 4,300.00	$ 4,300.00	$ 4,300.00	$ 4,300.00
Annual Fees (Hosting)	~~$ 8,000.00~~					
Meters		2K meters	5K meters	7K meters	6K	8K
Sensus 2S	$ 92.85	$ 44,568	$ 181,058	$ 275,300	$ 229,340	$ 321,261
Sensus 2S RD	$ 124.35	$ 64,662	$ 68,393	$ 66,527	$ 65,905.50	$ 67,149.00
Aclara 2S	$ 101.14	$ 48,547	$ 197,223	$ 299,880	$ 249,816	$ 349,944
Acara 2s RD	$ 138.82	$ 72,186	$ 76,351	$ 74,269	$ 73,574.60	$ 74,962.80
Honeywell 9S	$ 320.00					
Honeywell 16S	$ 320.00					
Total Sensus		$ 82,666.66	$ 121,567.77	$ 226,319.29	$ 182,359.88	$ 174,724.45
Total Meter		$ 229,963.60	$ 523,024.00	$ 715,976.30	$ 618,635.40	$ 813,317.20
Grand Total		**$ 312,630.26**	**$ 644,591.77**	**$ 942,295.59**	**$ 800,995.28**	**$ 988,041.65**
Total installed meters		*2000*	*7000*	*14000*	*18000*	*26000*
$/Meter/Mo. (less Meter cost)		*$ 1.02*	*$ 0.40*	*$ 0.31*	*$ 0.32*	*$ 0.27*

Deploy total $ 3,688,554.55

Covered by new installs $ 657,925.00

Metering
DA
Street lighting

????? Why is this higher then the cost and then stays the same

DA Deployment Schedule					
	2019	2020	2021	2022	2023
Hardware	13	25	37	25	0
Navicomm	2	4	6	4	0
Total	13	38	75	100	100

Street light Deployment Schedule					
	2019	2020	2021	2022	2023
Modules	100	400	1000	500	500
Total	100	500	1500	2000	2500

Deployment Schedule					
	2019	2020	2021	2022	2023
Replace	1000	4000	6000	5000	5000
New	1000	1000	1000	1000	1000
Total/yrs.	2000	5000	7000	6000	6000
Sys. Totals	2000	7000	14000	20000	26000

Metering deployment considers 1000 new RD meters installed by new customers. An additional 10% RD meters will be installed for 1st time disconnect customers or other needs. The remaining meters will be non-disconnect

SENSUS

Scope of Work for OMS Integration
Lehi City Power

Overview Lehi City Power, UT has Sensus RF AMI system currently deployed in their territory. Lehi City Power is looking to integrate their AMI system with MilSoft OMS system and requesting Sensus Professional Services to deliver the Power status messages to the OMS system.

Scope of Work

In Scope Sensus Software Professional Services will enable the required services using Multispeak and trigger the real-time Multispeak Power Fail/Restore messages to MilSoft OMS. In addition, the MilSoft can issue on demand requests to the RNI if required. Sensus will work with MilSoft to validate the communication and test the whole flow and resolve any issues with the requests and responses between the two systems.

Out of Scope The network connectivity between SaaS Sensus RNI and any other interfaces are considered out of scope.

Effort and Price The fee for this integration which includes onetime setup and testing will be $6,111 and invoiced after the work is complete. No travel is expected to be needed; however, if travel is needed, travel expenses would be in addition to the above fee.

Part Number: PS_MLSPK_SU_INT

Project Schedule A project schedule will be put in place upon execution of the SOW.

Acceptance of Terms If terms are agreeable, please sign below and return to **SolutionServices@xyleminc.com** and copy PSRequest@xyleminc.com.

SENSUS USA INC.

By: _____

Name: _____

Date: _____

Lehi City Power

By: _____

Name: MARK JOHNSON

Date: JUNE 3, 2019

FIRST AMENDMENT TO THE
ADVANCED METERING INFRASTRUCTURE AGREEMENT
("First Amendment")

This First Amendment is made this ___ day of _____ 2019 ("Effective Date"), by and between Sensus USA Inc., a corporation of the State of Delaware with offices at 8601 Six Forks Road, Suite 700, Raleigh, North Carolina 27615 ("Sensus"), and Lehi City Corporation, a city formed in the State of Utah, ("Customer").

WHEREAS, Sensus and Customer entered into an Advanced Metering Infrastructure Agreement on August 7, 2015 ("Agreement"); and

WHEREAS the parties desire to amend the Agreement according to the terms and conditions in this First Amendment; and

NOW THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth in this First Amendment, the parties hereto mutually covenant and agree to amend the Agreement as follows:

1. **Defined Terms.** Any terms used in this First Amendment as defined terms, and which are not defined herein, shall have the meanings given to those terms in the Agreement.

2. **Software.** By way of this First Amendment, Customer hereby elects to utilize Sensus Analytics Enhanced Package with Consumer Portal and A la carte Modules, SCADA-Xchange, Vantage Point Lighting and Distribution Automation software. Accordingly, Exhibit A and C of the Agreement are hereby replaced in their entirety with Exhibit A attached hereto.

3. **Entire Agreement.** The Agreement, as amended by this First Amendment, constitutes and contains the entire understanding and agreement of the parties. To the extent that the provisions of this First Amendment are inconsistent with the Agreement, the terms of this First Amendment shall control. Except as expressly amended or modified in this First Agreement, all other terms and conditions of the Agreement shall remain in full force and effect and this First Amendment shall be binding upon the parties.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be signed by their respective officers, authorized as of the day and year written above.

SENSUS USA INC.

By: _____

Name: _____

Title: _____

Date: _____

LEHI CITY CORPORATION

By: _____

Name: MARK JOHNSON

Title: MAYOR

Date: JUNE 3, 2019

Exhibit A
Software

Software as a Service

1. **Description of Services.**

This exhibit contains the details of the Software as a Service that Sensus shall provide to Customer if both; (i) pricing for the application of Software as a Service has been provided to the Customer; and (ii) the Customer is current in its payments to Sensus' authorized distributor for such application of Software as a Service.

A. **Software as a Service Generally.**

Software as a Service is a managed service in which Sensus will be responsible for the day-to-day monitoring, maintenance, management, and supporting of Customer's software applications. In a Software as a Service solution, Sensus owns all components of the solution (server hardware, storage, network equipment, Sensus software, and all third-party software) required to run and operate the application. These software applications consist of the following (each an "Application"):

- Sensus Analytics
  - Enhanced Package
  - A la carte Modules
- Vantage Point Software
- Consumer Portal
- Automation Control
- SCADA-Xchange

The managed application systems consist of the hardware, Sensus Software, and other third-party software that is required to operate the software applications. Each Application will have a production, and Disaster Recovery (as described below) environment Test environments are not provided unless otherwise specifically agreed by Sensus in writing. Sensus will manage the Applications by providing 24 x 7 x 365 monitoring of the availability and performance of the Applications.

B. **Use of Software as a Service.** Subject to the terms of this Agreement, Sensus shall make Software as a Service available to Customer to access and use solely for the Permitted Use and solely for so long as Customer is current in its payments to Sensus or its authorized distributor for Software as a Service. The Software as a Service term commences on the date that Sensus first makes Software as a Service available to Customer for use, and ends upon the earlier of: (i) the expiration or termination of the Agreement; (ii) breach by Customer of this exhibit or the Agreement; or (iii) Customer's termination of Software as a Service as set forth in paragraph (C) below.

C. **Termination of Software as a Service.** Customer shall have the option at any time before the end of the Term to terminate any Application by giving Sensus one hundred twenty (120) days prior written notice. Such notice, once delivered to Sensus, is irrevocable. Should Customer elect to terminate any Application, Customer acknowledges that; (a) Customer shall pay all applicable fees, including any unpaid Software as a Service fees due in the current calendar year plus a ten percent (10%) early termination fee, where such fee is calculated based on the annual Software as a Service fee due in the current calendar year; and (b) Software as a Service for such Application shall immediately cease. If Customer elects to terminate the RNI Application in the Software as a Service environment but does not terminate the Agreement generally, then upon delivery of the notice to Sensus, Customer shall purchase the necessary (a) RNI hardware from a third party and (b) RNI software license at Sensus' then-current pricing. No portion of the Software as a Service fees shall be applied to the purchase of the RNI hardware or software license.

D. **Software as a Service means only the following services:**

i. Sensus will provide the use of required hardware, located at Sensus' or a third-party's data center facility (as determined by Sensus), that is necessary to operate the Application.

ii. Sensus will provide production and disaster recovery environments for Application.

iii. Sensus will provide patches, updates, and upgrades to latest Sensus Hosted Software release.

iv. Sensus will configure and manage the equipment (server hardware, routers, switches, firewalls, etc.) in the data centers:
   (a) Network addresses and virtual private networks (VPN)
   (b) Standard time source (NTP or GPS)
   (c) Security access points
   (d) Respond to relevant alarms and notifications

v. Capacity and performance management. Sensus will:
   (a) Monitor capacity and performance of the Application server and software applications 24x7x365 using KPI metrics, thresholds, and alerts to proactively identify any potential issues related to system capacity and/or performance (i.e. database, backspool, logs, message broker storage, etc.)
   (b) If an issue is identified to have a potential impact to the system, Sensus will open an incident ticket and manage the ticket through resolution per Exhibit B, Technical Support.
   (c) Manage and maintain the performance of the server and perform any change or configuration to the server, in accordance to standard configuration and change management policies and procedures.
   (d) Manage and maintain the server storage capacity and performance of the Storage Area Network (SAN), in accordance to standard configuration and change management policies and procedures.
   (e) Exceptions may occur to the system that require Sensus to take immediate action to maintain the system capacity and performance levels, and Sensus has authority to make changes without Customer approval as needed, in accordance to standard configuration and change management policies and procedures.

vi. Database management. Sensus will:
   (a) Define data retention plan and policy.
   (b) Monitor space and capacity requirements.

(c) Respond to database alarms and notifications.
(d) Install database software upgrades and patches.
(e) Perform routine database maintenance and cleanup of database to improve capacity and performance, such as rebuilding indexes, updating indexes, consistency checks, run SQL query/agent jobs, etc.

vii. Incident and Problem Management. Sensus will:
(a) Proactively monitor managed systems (24x7x365) for key events and thresholds to proactively detect and identify incidents.
(b) Respond to incidents and problems that may occur to the Application(s).
(c) Maintain policies and procedures for responding to incidents and performing root cause analysis for ongoing problems.
(d) Correlate incidents and problems where applicable.
(e) Sensus personnel will use the Salesforce Self Service Portal to document and track incidents.
(f) In the event that Sensus personnel is unable to resolve an issue, the issue will be escalated to the appropriate Subject Matter Expert (SME).
(g) Maintain responsibility for managing incident and problems through resolution and will coordinate with Customer's personnel and/or any required third-party vendor to resolve the issue.
(h) Provide telephone support consistent with Exhibit B, Technical Support in the case of undetected events.

viii. Security Management. Sensus will:
(a) Monitor the physical and cyber security of the server and Application(s) 24x7x365 to ensure system is highly secure in accordance with NIST Security Standards.
(b) Perform active intrusion prevention and detection of the data center network and firewalls, and monitor logs and alerts.
(c) Conduct period penetration testing of the network and data center facilities.
(d) Conduct monthly vulnerability scanning by both internal staff and external vendors.
(e) Perform Anti-Virus and Malware patch management on all systems.
(f) Install updates to virus protection software and related files (including Virus signature files and similar files) on all servers from the update being generally available from the anti-virus software provider.
(g) Respond to any potential threat found on the system and work to eliminate Virus or Malware found.
(h) Adhere to and submit certification to NERC/CIP Cyber Security standards.
(i) Monitors industry regulation/standards regarding security – NERC, FERC, NIST, OpenSG, etc. through the dedicated Sensus Security team.
(j) Provide secure web portal access (SSL) to the Application(s).

ix. Backup and Disaster Recovery Management. Sensus will:
(a) Perform daily backups of data providing one (1) year of history for auditing and restoration purposes.
(b) Back-up and store data (on tapes or other storage media as appropriate) off-site to provide protection against disasters and to meet file recovery needs.
(c) Conduct incremental and full back-ups to capture data, and changes to data, on the Application(s).
(d) Replicate the Application(s) environments to a geographically separated data center location to provide a full disaster recovery environment for the Application production system.
(e) Provide disaster recovery environment and perform fail-over to DR environment within forty-eight (48) hours of declared event.
(f) Generate a report following each and any disaster measuring performance against the disaster recovery plan and identification of problem areas and plans for resolution.
(g) Maintain a disaster recovery plan. In the event of a disaster, Sensus shall provide the services in accordance with the disaster recovery plan.
(h) In the case of a disaster and loss of access to or use of the Application, Sensus would use commercially reasonable efforts per the Recovery Time Objectives and Recovery Point Objectives specified herein to restore operations at the same location or at a backup location within forty-eight (48) hours.
(i) The Application shall have a Recovery Time Objective (RTO) of forty-eight (48) hours.
(j) The Recovery Point Objective (RPO) shall be a full recovery of the Application(s), with an RPO of one (1) hours, using no more than a twenty-four (24) hour old backup. All meter-related data shall be pushed from each Base Station/TGB restoring the database to real-time minus external interfaced systems from the day prior.
(k) Data from external interfaced systems shall be recreated within a forty-eight (48) hour period with the assistance of Customer personnel and staff, as needed.

E. **Customer Responsibilities:**
i. Coordinate and schedule any changes submitted by Sensus to the system in accordance with standard configuration and change management procedures.
ii. Participate in all required configuration and change management procedures.
iii. Customer will log incidents related to the managed Application with Sensus personnel via email, web portal ticket entry, or phone call.
iv. Responsible for periodic processing of accounts or readings (i.e., billing files) for Customer's billing system for billing or other analysis purposes.
v. Responsible for any field labor to troubleshoot any SmartPoint modules or smart meters in the field in populations that have been previously deployed and accepted.
vi. First response labor to troubleshoot FlexNet Base Station, R100s, Remote Transceivers or other field network equipment.
vii. Responsible for local area network configuration, management, and support.
viii. Identify and research problems with meter reads and meter read performance.
ix. Create and manage user accounts.

x. Customize application configurations.
xi. Support application users.
xii. Investigate application operational issues (e.g., meter reads, reports, alarms, etc.).
xiii. Respond to alarms and notifications.
xiv. Perform firmware upgrades over-the-air, or delegate and monitor field personnel for on-site upgrades.

F. Software as a Service does not include any of the following services:
i. Parts or labor required to repair damage to any field network equipment that is the result of a Force Majeure event.
ii. Any integration between applications, such as Harris MeterSense, would require a Professional Services contract agreement to be scoped, submitted, and agreed in a signed writing between Sensus and all the applicable parties.

If an item is not listed in subparagraphs in item (D) above, such item is excluded from the Software as a Service and is subject to additional pricing.

2. Further Agreements

A. System Uptime Rate.

i. Sensus (or its contractor) shall manage and maintain the Application(s) on computers owned or controlled by Sensus (or its contractors) and shall provide Customer access to the managed Application(s) via internet or point to point connection (i.e., Managed-Access use), according to the terms below. Sensus endeavors to maintain an average System Uptime Rate equal to ninety-nine (99.0) per Month (as defined below). The System Uptime Rate, cumulative across all Applications, shall be calculated as follows:

$$\text{System Uptime Rate} = 100 \times \frac{(\text{TMO} - \text{Total Non-Scheduled Downtime minutes in the Month})}{\text{TMO}}$$

ii. **Calculations**

a. ***Targeted Minutes of Operation*** or ***TMO*** means total minutes cumulative across all Applications in the applicable month minus the Scheduled Downtime in the Month.

b. ***Scheduled Downtime*** means the number of minutes during the Month, as measured by Sensus, in which access to any Application is scheduled to be unavailable for use by Customer due to planned system maintenance. Sensus shall provide Customer notice (via email or otherwise) at least seven (7) days in advance of commencement of the Scheduled Downtime.

c. ***Non-Scheduled Downtime*** means the number of minutes during the Month, as measured by Sensus, in which access to any Application is unavailable for use by Customer due to reasons other than Scheduled Downtime or the Exceptions, as defined below (e.g., due to a need for unplanned maintenance or repair).

iii. **Exceptions**. Exceptions mean the following events:

- Force Majeure
- Emergency Work, as defined below; and
- Lack of Internet Availability, as described below.

a. **Emergency Work**. In the event that Force Majeure, emergencies, dangerous conditions or other exceptional circumstances arise or continue during TMO, Sensus shall be entitled to take any actions that Sensus, in good faith, determines is necessary or advisable to prevent, remedy, mitigate, or otherwise address actual or potential harm, interruption, loss, threat, security or like concern to any of the Application(s) ("Emergency Work"). Such Emergency Work may include, but is not limited to: analysis, testing, repair, maintenance, re-setting and other servicing of the hardware, cabling, networks, software and other devices, materials and systems through which access to and/or use of the Application(s) by the Customer is made available (the "Managed Systems"). Sensus shall endeavor to provide advance notice of such Emergency Work to Customer when practicable and possible.

b. **Lack of Internet Availability.** Sensus shall not be responsible for any deterioration of performance attributable to latencies in the public internet or point-to-point network connection operated by a third party. Customer expressly acknowledges and agrees that Sensus does not and cannot control the flow of data to or from Sensus' networks and other portions of the Internet, and that such flow depends in part on the performance of Internet services provided or controlled by third parties, and that at times, actions or inactions of such third parties can impair or disrupt data transmitted through, and/or Customer's connections to, the Internet or point-to-point data connection (or portions thereof). Although Sensus will use commercially reasonable efforts to take actions Sensus may deem appropriate to mitigate the effects of any such events, Sensus cannot guarantee that such events will not occur. Accordingly, Sensus disclaims any and all liability resulting from or relating to such events.

iv. **System Availability.** For each month that the System Uptime Rates for the production RNI falls below 99.0%, Sensus will issue Customer the following Service Level Credits:

System Uptime Rate per calendar month	Service Level Credit
Less than 99.0% but at least 97.5%	5% of the monthly RNI SaaS Fees in which the service level default occurred (Note: SaaS fees are pre-paid annually and for purposes of SLA Credits are computed on a monthly basis.)
Less than 97.5% but at least 95.0%	10% of the monthly RNI SaaS Fees in which the service level default occurred
Less than 95.0%	20% of the monthly RNI SaaS Fees in which the service level default occurred

Service Level Credits for any single month shall not exceed 20% of the RNI SaaS Fee associated with the month in which the service level default occurred. Sensus records and data will be the sole basis for all Service Level Credit calculations and determinations, provided that such records and data must be made available to Customer for review and agreement by Customer. To receive a Service Level Credit, Customer must issue a written request no later than ten (10) days after the Service Level Credit has accrued. Sensus will apply each valid Service Level Credit to the Customer's invoice within 2 billing cycles after Sensus' receipt of Customer's request and confirmation of the failure to meet the applicable Service Level Credit.

Service Level Credits will not be payable for failures to meet the System Uptime Rate caused by any Exceptions. No Service Level Credit will apply if Customer is not current in its undisputed payment obligations under the Agreement. Service Level Credits are exclusive of any applicable taxes charged to Customer or collected by Sensus. Sensus shall not refund an unused Service Level Credits or pay cash to Customer for any unused Service Level Credits. Any unused Service Level Credits at the time the Agreement terminates will be forever forfeited. THE SERVICE LEVEL CREDITS DESCRIBED IN THIS SECTION ARE THE SOLE AND EXCLUSIVE REMEDY FOR SENSUS' FAILURE TO MEET THE SYSTEM UPTIME REQUIREMENT OR ANY DEFECTIVE SAAS PERFORMANCE. IN NO EVENT SHALL THE AGGREGATE AMOUNT OF SERVICE LEVEL CREDITS IN ANY ANNUAL PERIOD EXCEED 20% OF THE ANNUAL RNI SAAS FEE.

B. **Data Center Site-Security**. Although Sensus may modify such security arrangements without consent or notice to Customer, Customer acknowledges the following are the current arrangements regarding physical access to and support of the primary hardware components of the Managed Systems:

i. The computer room(s) in which the hardware is installed is accessible only to authorized individuals.

ii. Power infrastructure includes one or more uninterruptible power supply (UPS) devices and diesel generators or other alternative power for back-up electrical power.

iii. Air-conditioning facilities (for humidity and temperature controls) are provided in or for such computer room(s) and can be monitored and adjusted for humidity and temperature settings and control. Such air systems are supported by redundant, back-up and/or switch-over environmental units.

iv. Such electrical and A/C systems are monitored on an ongoing basis and personnel are available to respond to system emergencies (if any) in real time.

v. Dry pipe pre-action fire detection and suppression systems are provided.

vi. Data circuits are available via multiple providers and diverse paths, giving access redundancy.

C. **Responsibilities of Customer.**

i. Customer shall promptly pay all Software as a Service fees.

ii. Customer may not (i) carelessly, knowingly, intentionally or maliciously threaten, disrupt, harm, abuse or interfere with the Application(s), Managed Systems or any of their functionality, performance, security or integrity, nor attempt to do so; (ii) impersonate any person or entity, including, but not limited to, Sensus, a Sensus employee or another user; or (iii) forge, falsify, disguise or otherwise manipulate any identification information associated with Customer's access to or use of the Application(s).

iii. The provisioning, compatibility, operation, security, support, and maintenance of Customer's hardware and software ("Customer's Systems") is exclusively the responsibility of Customer. Customer is also responsible, in particular, for correctly configuring and maintaining (i) the desktop environment used by Customer to access the Application(s) managed by Sensus; and (ii) Customer's network router and firewall, if applicable, to allow data to flow between the Customer's Systems and Sensus' Managed Systems in a secure manner via the public Internet.

iv. Upon receiving the system administrator account from Sensus, Customer shall create username and passwords for each of Customer's authorized users and complete the applicable Sensus registration process (Authorized Users). Such usernames and passwords will allow Authorized Users to access the Application(s). Customer shall be solely responsible for maintaining the security and confidentiality of each user ID and password pair associated with Customer's account, and Sensus will not be liable for any loss, damage or liability arising from Customer's account or any user ID and password pairs associated with Customer. Customer is fully responsible for all acts and omissions that occur through the use of Customer's account and any user ID and password pairs. Customer agrees (i) not to allow anyone other than the Authorized Users to have any access to, or use of Customer's account or any user ID and password pairs at any time; (ii) to notify Sensus immediately of any actual or suspected unauthorized use of Customer's account or any of such user ID and password pairs, or any other breach or suspected breach of security, restricted use or confidentiality; and (iii) to take the Sensus-recommended steps to log out from and otherwise exit the Application(s) and Managed Systems at the end of each session. Customer agrees that Sensus shall be entitled to rely, without inquiry, on the validity of the user accessing the Application(s) application through Customer's account, account ID, usernames or passwords.

v. Customer shall be responsible for the day-to-day operations of the Application(s) and AMI System. This includes, without limitation, (i) researching problems with meter reads and system performance, (ii) creating and managing user accounts, (iii) customizing application configurations, (iv) supporting application users, (v) investigating application operational issues, (vi) responding to alarms and notifications, and (vii) performing over-the-air commands (such as firmware updates or configuration changes).

3. **Sensus Analytics**

Sensus Analytics is a cloud-based solution and data platform that allows storage and retrieval of raw reads and data from other sources for analysis, exportation, and inquiry or reporting. The platform provides applications and reporting capabilities.

A. **Essential Package**. The Essential Package of the Sensus Analytics Application shall consist of the following modules:

i. Device Access

a. Allows search for meter details by using data imported from the billing system or the Sensus Device ID or AMI ID.

b. Allows a view of the meter interval or register reads.

c. Meter data is available to be copied, printed, or saved to certain user programs or file formats, specifically CSV, PDF, and Spreadsheet.

d. Allows the current and historical data to be viewed.

e. Allows the current usage to be compared to historical distribution averages.

f. Allows the user to see the meter location on a map view.

g. Allows notifications for an event on a single meter to be forwarded to a Customer employee.

h. Allows details to be viewed about a meter – (dependent on the data integrated from other systems).

ii. Meter Insight (provides the following)

a. # of active meters.

b. # of orphaned meters with drill down to the list of meters.

c. # of inactive meters with usage drill down to the list of meters.

d. # of stale meters with drill down to the list of meters.

e. # of almost stale meters with drill down to the list of meters.

f. # of meters where no read is available with drill down to the list of meters.
g. # of meters with maximum threshold exceptions with drill down to the list of meters.
h. # of meters with minimum threshold exceptions with drill down to the list of meters.
i. # of unknown radios with drill down to the list of meters.

iii. Report Access
a. Allows the user to see meter alarms and choose a report from a list of standard reports.
b. Master Route Register Reads: Shows the latest reads for all meters within specified time window.
c. Meter Route Intervals Reads: Allows users to inspect intervals of a single meter over a period of time.
d. Master Route No Readings: List all meters that are active in the system, but have not been sending reads within the specified time window.
e. Consumption Report: List meters' consumption based on meter readings within the specified time window.
f. Zero Consumption for Period: List meters whose readings do not change over a period of time.
g. Negative Consumption: Shows the number of occurrences and readings of negative consumption for the last 24hr, 48hr and 72hr from the entered roll up date.
h. High Low Exception Report: Displays meters whose reads exceed minimum or/and maximum threshold, within a time range.
i. Consumption vs Previous Reported Read: Compares latest reading (from RNI) with last known read received from CIS.
j. Consumption Exception 24 hour Report: This report shows meters that satisfy these two conditions: (1) The daily average consumptions exceed entered daily consumption threshold; (2) The number of days when daily thresholds are exceeded are greater than the entered exception per day threshold.
k. Endpoint Details: Shows the current state of meters that are created within the specified time range.
l. Orphaned Meters: List meters that are marked as 'orphaned', which are created as of entered Created as of parameter.
m. Billing Request Mismatch: Displays meters in a billing request that have different AMR id with the ones sent by RNI. It also shows AMR id in billing request that have different meter Id in the RNI. Users must enter which billing request file prior to running the report.
n. All Alarms Report: List all alarms occurred during a time window. Users can select which alarm to show.

iv. Billing Access
a. Initiate the creation of billing export files formatted to the import needs of the billing system.
b. Receive billing request files from the billing system to identify what meters to include in the billing export file in the case where billing request file option is used.
c. Provides a repository of past billing files that were either used for billing preparation or actually sent to the billing system.
d. Will store created billing files for a period of three years unless otherwise denoted.
e. The system will allow creation of test files before export to the billing system.

v. Billing Adaptor
a. The underlying configurator and tools mapping the extraction of billing data to enable integration to the utility's billing system.

vi. Data Store
a. Allows storage of meter reading data including Intervals, Registers, and Alarms to be stored.
b. Stored data is available online for reports and analysis.
c. Data will be retained for 3 years. Additional duration can be purchased.

B. **Enhanced Package.** The Enhanced Package shall consist of the modules listed above in the Essential Package, as well as the following additional modules:

i. Alarm Insight
a. Allows the user to summarize and filter alarms by a date range.
b. Allows the user to review all alarm types on a single screen.
c. The user can filter out the alarms not wanted on the screen.
d. Alarm totals can be visualized.
e. Adds a view of trending alarms over time.
f. Click to drill down on an alarm to gain more information on specific events.
g. Click to analyze a specific event on a particular device.

ii. Alert Manager
a. Allows creation of alert groups who will be notified when an alarm occurs.
b. Users can manage alert groups by adding and removing group members.
c. Allows selection of notification method for how end users in the group will be notified; email or SMS (text message).
d. Allows creation of an alert from the available system events from smart points and assign to a group.
e. Monitors the systems meters for events. When an event is triggered, all users in the group will be notified.

C. **Additional Applications.** The following modules may be added to the Sensus Analytics packages provided the Customer purchases access to the modules.

i. Transformer Loading
a. Allows the user to identify transformers that operate above nameplate rating for a user specified amount of time
b. Provides meter data associated with the identified transformer
c. Allows the user to gain more information about the services associated with the transformer in device access

ii. Load Aggregation

a. Provides aggregate information about the usage on substations and feeders

iii. Unbilled Energy
   a. Provides roll up information for the energy consumed since the end of the last billing cycle and aggregates this information for all billing cycles

iv. Outage Management System (OMS)
   a. Provides graphical and listed information on meters reporting outages and restorations over the selected time period (up to 30 days)
   b. Updates the time period in rolling 5 minute increments
   c. View 1 - Provides views and reports for Outages (with and without restored devices shown),
   d. View 2 – Provides views and reports for devices that have been restored
   e. View 3 – Provides views and reports for devices that have reported outages and have been restored.

v. Voltage Insight
   a. Allows the customer to select a voltage range to sort the meter voltage readings.
   b. Presents last 1 minute average every 5 minutes
   c. Displays meters on a map that are inband, out of band, high and low when compared to the user setting.
   d. Provides a report for the meters that are set up for the above described output data
   e. Auto updates every 5 minutes

D. **Sensus Analytics Customer Portal.** The Customer Portal (CP) is a cloud-based platform that aggregates data from several sources. The CP Package may consist of the following modules or widgets, provided Customer purchases access to the modules:

i. Web Portal Standard Features
   a. Self-serve sign up and account/password management
   b. Dynamic sizing to work on most standard browsers
   c. Customizable logo and backdrop images
   d. Capable of supporting multiple languages (Spanish and English standard)
   e. Provides links to bill payment and support web locations. (Single Sign On access is not standard)
   f. Supports multiple accounts and multiple meters
   g. Supports multiple Units of Measure (UoM)
   h. Exportable data
   i. Alerts and Notifications that can be delivered to the customers' points of contact
   j. Support for multiple alert recipients
   k. Admin Management of Widgets Displayed

ii. Web Portal Additional Features
   a. Single Sign: Integration to other web services in a manner that does not require the user to login multiple times
   b. Water usage down to 15 minute intervals.
   c. Presentation of Tier Limits and Tier Alerts

iii. Dashboard Page Widgets
   a. Current Billing Cycle View Widget: Allows the customer to view how much water they have used since the billing cycle has started.
   b. Alerts: Shows the alerts created by meters or usage alerts
   c. Notifications: Allows messages to be sent to customers by the Utility – Sent via Text, Email or presented on the Portal
   d. Billing Cycle Threshold: Shows users progress toward Billing Cycle Usage Target set as an alert

iv. Add-on Dashboard Widgets
   a. Watering Schedule: Presents data regarding the days and times that the account can use outdoor water
   b. Bill Estimate: Provides an estimate of the cost of the water used in the billing cycle.
   c. Sandbox: Provides a widget space for the utility to place documents, links, and videos. (up to 100Mb)

v. Usage Details Features
   a. Consumption in various time periods
   b. Exportable to other file formats
   c. Temperature and Rainfall data

vi. Meters Features
   a. Meter information including Meter #, address, current reading,
   b. Meter Nicknames

vii. Meter Tab Additional Features
   a. Google Maps view of meter location (Location data provided by Utility)

viii. Settings – Usage Alerts (per meter)
   a. Billing Cycle Usage Alert
   b. Daily Usage Alert
   c. Vacation Alerts

ix. Settings – Usage Alerts Additional Features
   a. Tier Alerts

x. Alert Recipients Features
   a. Editable selection of alerts to receive
   b. Additional Recipient management
xi. User Settings Features
   a. Change of email address
   b. Customer management of points of contact
   c. Customer capability to add additional accounts
   d. Customer password management (Self-serve)

E. **Sensus Analytics *a la carte* options.** Sensus Analytics *a la carte* consists of some or all of the following modules only to the extent that Customer; (i) has been provided pricing for that specific module; and (ii) is current in its payments for that specific module:
   i. Transformer Utilization
      a. Allows the user to create a virtual meter for each transformer by combining actual usage data from connected smart meters.
      b. Provides simple interfaces of present data in a user-friendly format.
      c. Identifies transformers at risk for failure.
      d. Allows the user to identify anomalies and trends that are precursors to probable failure.
      e. Provides historical information at time of failure to help select the right size of a replacement transformer.
      f. Allows grouping and segmentation of oversized transformers for planned replacement.
   ii. Load Aggregation
      a. Allows the user to visualize by time of day, feeder and substation the total usage.
      b. Allows the user to balance usage from meters through the point of transmission by feeder, substation or system.
      c. Provides trend revenue forecasts by feeder or substation over time.
      d. Utilize load data to identify line losses and prioritize actions to optimize operations and investment.
      e. Utilize Load Aggregation data for load coincident management.
   iii. Alarm Analysis
      a. GIS view of alarms for a date range.
      b. Filter alarms by electric distribution system structure including substation, feeder, and transformer.
      c. Filter alarms by alarm type.
      d. Visualize trending of the alarms.
      e. Switch to a Report view for the Alarms to see and export the data.
   iv. Voltage Insight
      a. Receive near-real time voltage data from bellwether meters typically at end of line per phase.
      b. Analyze the data by setting high and low voltage ranges.
      c. Filter and visualize the data by in bound, out of bound, or all.
      d. Export and report on the data for compliance activities.
   v. Data Store (required if the Customer has not purchased Essential or Enhanced packages)
      a. Allows storage of meter reading data including Intervals, Registers, and Alarms to be stored.
      b. Stored data is available online for reports and analysis.
      c. Data will be retained for 3 years. Additional duration can be purchased.

F. **Integration of Sensus Analytics.** Sensus shall provide integration support services to Customer only to the extent specifically provided below:
   i. Sensus shall provide Customer with a simple flat file specification known as VFlex for the integration of the Customer's back office system to the Sensus Analytics modules. The VFlex shall contain the following types of information: Device ids, end users in the system, end user status, end user account information, end user name, and other end user details. This flat file may be delimited or fixed width. Customer shall produce this file and transmit it to the FTP location designated by Sensus. When sent to the Sensus FTP servers, this file exchange will enable the system to become operational with the Customer's systems. Customer shall produce this file and transmit it to the FTP location designated by Sensus. Sensus will provide reasonable support to explain to Customer the required vs. optional fields that are in the specification, testing and validation of the file format and content.
   ii. In scope and included integration efforts: kick-off meeting to engage all required parties, mapping the Customer's fields to the VFlex specification, validation of expected output, and a two (2) hour system review of Sensus Analytics application and integration with the Customer's system (conducted remotely).
   iii. Out of scope and subject to additional charges will be the transformation of data where business logic including code must be written to modify the field content or format of the data to meet the VFlex specification.
   iv. Sensus' integration services consist of four (4) hours of assistance (remote or on-site, as determined by Sensus). If additional time is needed to complete the integration efforts, Sensus shall invoice Customer for additional fees on an actual time and materials basis.
   v. **If an item is not listed in subparagraphs (i) or (ii) above, such item is excluded from the integration of Sensus Analytics Support and is subject to additional pricing.**
   vi. **Data Import.** The Sensus Analytics Application contains adapters for the import of data from; (a) Customer's FlexNet AMI System; and/or (b) AutoRead application for handheld and drive by systems, as applicable.
   vii. **Customer Acknowledgements.**
      a. Customer acknowledges that the Sensus Analytics Application provides up to fifty (50) user logins for Customer's use.

b. Customer acknowledges and agrees the Sensus Analytics Application is based upon the actual number of End Users within Customer's Service Territory. Pricing may increase if Customer's Service Territory or actual number of End Users expands.

c. Customer acknowledges that all data related to the Sensus Analytics Applications is geographically hosted within the United States of America. Customer accepts the geographic location of such hosting, and indemnifies Sensus for any claims resulting therefrom.

d. Customer acknowledges and agrees that the Intellectual Property provisions of this Agreement apply in all respects to Customer's access to and use of the Sensus Analytics Applications.

e. Customer is responsible for validating the data analyzed by the Sensus Analytics Applications. Sensus makes no promises of improving Customer's operations or saving Customer money, nor is Sensus liable for any damages resulting from decisions made by Customer related to Customer's use of Sensus Analytics.

4. **Third Party Software.**

A. **RedHat Linux.**If Sensus is providing Customer with a license to use RedHat Linux Software, Customer agrees to the following:

By entering into this Agreement, Customer agrees to abide by and to be legally bound by the terms and conditions of the Red Hat End User License Agreements identified below, each of which are incorporated into this Agreement by reference and are available at the websites identified below. Please read the Red Hat End User License Agreements and incorporated references carefully.

Subscription:	End User License Agreement:
Red Hat Enterprise Linux	http://www.redhat.com/licenses/rhel_rha_eula.html
JBoss Enterprise Middleware	http://www.redhat.com/licenses/jboss_eula.html

Advanced Metering Infrastructure (AMI) Agreement

between

Lehi City Corporation
("Customer")

and
Sensus USA Inc.
("Sensus")

IN WITNESS WHEREOF, the parties have caused this AMI Agreement ("Agreement") to be executed by their duly authorized representatives as of the day and year written below. The date of the last party to sign is the "Effective Date."

This Agreement shall commence on the Effective Date and continue for/until: 10 Years ("Term"), provided that it may be extended for a longer period by written agreement.

This Agreement contains two parts: Part (1) is The FCC Notification for Spectrum Manager Lease, to be filed with the FCC by Sensus on behalf of the Customer and Part (2) is a AMI Agreement between Sensus and Customer. Together, these two parts create the Agreement.

Sensus USA Inc.
By: Tim Harper
Name: TIM HARPER
Title: Director of Sales
Date: 8/3/15

Customer: Lehi City Corporation
By:
Name: Shiloh Muhlestein
Title: Lead Meter Tech.
Date: 7/30/15

Contents of this Agreement:
Part 1: Notification for Spectrum Manager Lease
Part 2: AMI Agreement
Exhibit A Software as a Service
Exhibit B Technical Support
Exhibit C Sensus Analytics

Part 1: Notification for Spectrum Manager Lease

In order for Sensus to apply to the FCC on the Customer's behalf for a spectrum manager lease, Customer must complete the information below in boxes one (1) through ten (10) and certify via authorized signature. Customer's signature will indicate that Customer authorizes Sensus to file the spectrum manager lease notification on FCC Form 608 with the Customer as spectrum Lessee, and if Customer does not already have one, ownership disclosure information on FCC Form 602.

1

Customer/Lessee Name: Lehi City Corporation		
Attention To: Shyloh Muhlestein	**Name of Real Party in Interest:**	
Street Address: 153 North 100 East		**City:** Lehi
State: UT	**Zip:** 84043	**Phone:** 801-768-7100
Fax: 801-768-1575	**Email:** smuhlestein@lehi-ut.gov	

Is Customer contact information same as above? ☒Yes ☐No (If No, complete box 2 below)

Additional Customer/Lessee Contact Information

2

Company Name:		
Attention To:		
Street Address:		**City:**
State:	**Zip:**	**Phone:**
Fax:	**Email:**	

3

Customer/Lessee is a(n) (Select one): ☐Individual I ☐ Unincorporated Association I ☐Trust
☒Government Entity I ☐Corporation I ☐ Limited Liability Company I ☐General Partnership
☐Limited Partnership I ☐Limited Liability Partnership I ☐Consortium I ☐ Other _____

4

FCC Form 602: FCC File Number of Customer's Form 602 Ownership Information: _____. If Customer has not filed a Form 602, Sensus will file one for Customer. Please complete questions 5, 6, and 7 below if Customer does not have a Form 602 on file.
Customer must complete items 8, 9 and 10 irrespective of whether Customer has an ownership report on file.

5

Customer Tax ID: 87-6000240

Individual Contact For FCC Matters

6

Please designate one individual (the Director of Public Works or similar person) who is responsible to the FCC for the operation of the FlexNet radio system.		
Name Shyloh Muhlestein		
Title: Lead Water Meter Technician		
Email: smuhlestein@lehi-ut.gov		Phone: 801-368-6357

Ownership Disclosure Information

7

Please list the names of the Mayor and all Council Members below, as well as verify citizenship and ownership interests in any entity regulated by the FCC. Such ownership must be disclosed where a board member member owns 10% or more, directly or indirectly, or has operating control of any entity subject to FCC regulation. If any answer to Ownership question is Yes, or any answer to Citizenship question is No, provide an attachment with further explanation.

	US Citizen?	Ownership Disclosure?
Mayor: Bert Wilson	☒Yes ☐No	☐Yes ☒No
Council Member: Chris Condie	☒Yes ☐No	☐Yes ☒No
Council Member: Paul Hancock	☒Yes ☐No	☐Yes ☒No
Council Member: Mark Johnson	☒Yes ☐No	☐Yes ☒No
Council Member: Johnny Revill	☒Yes ☐No	☐Yes ☒No
Council Member: Mike Southwick	☒Yes ☐No	☐Yes ☒No

Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No

8 **Alien Ownership Questions** (if the answer is Yes, provide an attachment explaining the circumstances)

1) Is the Customer/Lessee a foreign government or the representative of any foreign government?	☐Yes ☒No

9 **Basic Qualification Information**

1) Has the Customer or any party to this application had any FCC station authorization, license, or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license or construction permit denied by the Commission?	☐Yes ☒No
2) Has the Customer or any party to this filing, or any party directly or indirectly controlling the Customer or any party to this filing ever been convicted of a felony by any state or federal court?	☐Yes ☒No
3) Has any court finally adjudged the Customer or any party directly or indirectly controlling the Customer guilty of unlawfully monopolizing or attempting to unlawfully monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition?	☐Yes ☒No

10 **Customer/Lessee Certification Statements**

1) The Customer/Lessee agrees that the Lease is not a sale or transfer of the license itself.	☒Yes
2) The Customer/Lessee acknowledges that it is required to comply with the Commission's Rules and Regulations and other applicable law at all times, and if the Customer/Lessee fails to so comply, the Lease may be revoked, cancelled, or terminated by either the Licensee or the Commission.	☒Yes
3) The Customer/Lessee certifies that neither it nor any other party to the Application/Notification is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C § 862, because of a conviction for possession or distribution of a controlled substance (*See* Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.)	☒Yes
4) The Customer/Lessee hereby accepts Commission oversight and enforcement consistent with the license and lease authorization. The Lessee acknowledges that it must cooperate fully with any investigation or inquiry conducted either by the Commission or the Licensee, allow the Commission or the Licensee to conduct on-site inspections of transmission facilities, and suspend operations at the direction of the Commission or the Licensee and to the extent that such suspension of operation would be consistent with applicable Commission policies.	☒Yes
5) The Customer/Lessee acknowledges that in the event an authorization held by a Licensee that has associated with it a spectrum leasing arrangement that is the subject of this filing is revoked, cancelled, terminated, or otherwise ceases to be in effect, the Customer/Lessee will have no continuing authority to use the leased spectrum and will be required to terminate its operations no later than the date on which the Licensee ceases to have any authority to operate under the license, unless otherwise authorized by the Commission.	☒Yes
6) The Customer/Lessee agrees the Lease shall not be assigned to any entity that is not eligible or qualified to enter into a spectrum leasing arrangement under the Commission's Rules and Regulations.	☒Yes
7)The Customer/Lessee waives any claim to the use of any particular frequency or of the electromagnetic spectrum as against the regulatory power of the United States because of the previous use of the same, whether by spectrum lease or otherwise.	☒Yes
8) The Customer/Lessee certifies that it is not in default on any payment for Commission licenses and that it is not delinquent on any non-tax debt owed to any federal agency.	☒Yes

The Customer/Lessee certifies that all of its statements made in this Application/Notification and in the schedules, exhibits, attachments, or documents incorporated by reference are material, are part of this Application/Notification, and are true, complete, correct, and made in good faith. The Customer/Lessee shall notify Sensus in writing in the event any information supplied on this form changes.

Type or Printed Name of Party Authorized to Sign

First Name: Shyloh	MI: M	Last Name: Mulestein	Suffix:
Title: smuhlestein@lehi-ut.gov		Customer Name: Lehi City Corporation	
Signature:			Date: 7/30/15

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)) AND/OR FORFEITURE (U.S. Code Title 47, Section 503).

1. **Equipment.**
   A. **Purchase of Equipment.** Customer shall purchase all Equipment from Sensus' authorized distributor pursuant to the terms and conditions (including any warranties on such Equipment) agreed by Customer and Sensus' authorized distributor. This Agreement shall not affect any terms and conditions, including any warranty terms, agreed by Customer and Sensus' authorized distributor. If Customer elects to purchase any equipment or services directly from Sensus, or if Customer pays any fees or other costs to Sensus, then Sensus' Terms of Sale shall apply. The "Terms of Sale" are available at: http://na.sensus.com/TC/TermsConditions.pdf, or 1-800-METER-IT.
   B. **THERE ARE NO WARRANTIES IN THIS AGREEMENT, EXPRESS OR IMPLIED. SENSUS EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES AND/OR CONDITIONS, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, REGARDING ANY MATTER IN CONNECTION WITH THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, NON-INFRINGEMENT AND TITLE.**
2. **Services.**
   A. **Installation of Equipment.** Installation services will be as agreed between the Customer and Sensus' authorized distributor. Sensus will not provide installation services pursuant to this Agreement.
   B. **Software Implementation.** Sensus shall install and configure the Software and shall install the Software on the Server Hardware.
   C. **IT Systems Integration Services.** Integration of the Software into Customer's new or existing internal IT systems is not included in this Agreement.
   D. **Technical Support.** Sensus shall provide Customer the technical support set forth in Exhibit B.
   E. **Project Management.** Project Management of the AMI System is not included in this Agreement.
   F. **Training.** Training on the use of the AMI System is not included in this Agreement.
3. **Software.**
   A. **Software as a Service (SaaS).** Sensus shall provide Customer with Software as a Service, as defined in Exhibit A, only so long as Customer is current in its payments for such services.
   B. **Sensus Analytics.** Sensus shall provide Customer with the proprietary data analytics software and reporting tools as set forth in Exhibit C ("Sensus Analytics"), only so long as Customer is current in its payments for such services. Sensus makes no representations or warranties regarding Sensus Analytics and related reporting tools offered on Exhibit C. Customer may terminate its use of the Sensus Analytics software by giving Sensus sixty (60) days prior written notice. Upon delivery of the notice, Customer shall pay any unpaid Sensus Analytics fees. Upon such termination, Customer's right to utilize the Sensus Analytics software shall cease.
   C. **Software License.** Subject to all the terms and conditions of this Agreement, Sensus hereby grants to Customer for the Ongoing Fees, a nonexclusive, non-transferable, royalty-bearing license under Sensus' intellectual property rights (the "Software License") to use the Software for the Permitted Use. The Software License is personal to Customer and is nonsublicenseable to Affiliates or other third parties. Customer shall have no rights to the Software other than those expressly granted in this Section; this Software License contains no implied licenses. Customer shall not use the Software other than for the Permitted Use.
      (a) Except as expressly authorized in accordance with the Permitted Use, Customer shall not (and shall not attempt to): (a) use, copy, adapt, translate, publish, display, sublicense, rent, lease, lend, transfer or distribute the Software, related documentation, or any copy thereof; (b) improve, enhance, revise, modify or make any other derivatives of the Software, related documentation or any copy or part thereof. Customer shall not reverse assemble, reverse compile, reverse engineer or otherwise translate or decode the Software or any part thereof, or any copy thereof. Sensus' suppliers of software and documentation (or any part thereof) are beneficiaries of this provision. Customer shall not destroy, remove or otherwise alter any proprietary notices (including, but not limited to, copyright notices) on the Software or related documentation, or any copy thereof, and agrees to reproduce any such notice(s) on any copy thereof it makes pursuant to this Software License.
      (b) All software licenses provided hereunder shall commence on the Effective Date and shall terminate immediately when this Agreement expires or is earlier terminated for any reason or if Customer uses the software provided hereunder other than for the Permitted Use.
      ii. **Access to Software.** Customer shall ensure that only Customer employees and Customer independent contractors who need access to the Software for Customer to obtain the benefits of this Agreement may access it. Customer is liable for ensuring that its employees and independent contractors abide by the terms of this Agreement.
4. **Spectrum**
   A. **Definitions in this Section 4.** In this Section 4 only, "Sensus" shall mean Sensus USA Inc. and its wholly owned subsidiary, Sensus Spectrum LLC.
   B. **Spectrum Lease.** Sensus hereby grants to Customer, and Customer accepts, a spectrum manager lease ("Lease") over the frequencies of certain FCC license(s) ("FCC License") solely within Customer's Service Territory. (The frequencies of the FCC License within Customer's geographic Service Territory are called the "Leased Spectrum"). Customer shall pay the Ongoing Fees for use of the Leased Spectrum.
   C. **FCC Forms.** At the Federal Communications Commission (FCC), Sensus will; (1) obtain an FCC Registration Number (FRN) for Customer; (2) submit on behalf of Customer the FCC Form 602 Ownership Disclosure Information if Customer has not already done so; and (3) file a FCC Form 608, notification/application for long-term spectrum manager lease. This Lease becomes effective when the FCC accepts the FCC Form 608.
   D. **Lease Application.** In order to complete the FCC lease application, Customer will promptly:
      i. Complete and sign the representations in Part 1 of this Agreement such that Customer demonstrates it qualifies for a spectrum lease under FCC rules. Customer's signature will indicate that Customer authorizes Sensus to; (1) obtain an FRN on behalf of Customer; (2) submit the FCC Form 602 Ownership Disclosure Information on behalf of Customer if Customer has not already done so; and (3) file the spectrum manager lease notification on FCC Form 608 with the Customer as spectrum lessee.
      ii. Give Sensus the coordinates of the boundaries of Customer's Service Territory or, alternatively, approve Sensus' estimation of the same.
      iii. If Customer has not already done so; Customer hereby authorizes Sensus to apply on Customer's behalf and obtain for Customer a Federal Registration Number (FRN, the FCC's unique identifier for each licensee) and shall supply Sensus with Customer's Taxpayer Identification Number (TIN).
      iv. Provide any other information or other cooperation reasonably necessary for the Parties to perform as set forth herein.
   E. **Permitted Use of Spectrum Lease.** Customer may transmit or receive over the Leased Spectrum only in the Service Territory and only using FlexNet equipment manufactured by Sensus and used in accordance with Sensus' specifications. Customer may use the Leased Spectrum only to read and direct meters in support of Customer's primary utility business or any other operation approved by Sensus in writing. Without limiting the foregoing, Customer is prohibited from reselling, subleasing or sublicensing the Leased Spectrum or from transmitting voice communications over the Leased Spectrum. For each piece of RF Field Equipment used by Customer, Customer shall affix a Sensus-supplied label to the exterior of the RF Field Equipment cabinet or other appropriate visible place to indicate that RF operation is conducted under authority of FCC License(s) issued to Sensus.

F. **Term of Spectrum Lease.** Unless terminated earlier (because, for example, Customer stops using the FlexNet equipment or because this Agreement terminates or expires for any reason), this Lease will have the same term as the FCC license. If Customer is operating in compliance with this Agreement and is current on any payments owed to Sensus, when the FCC License renews, the Parties will apply to the FCC to renew this Lease.

G. **Termination of Spectrum Lease.** The Lease will terminate: (a) two months after Customer stops transmitting with FlexNet equipment manufactured by Sensus; (b) upon termination, revocation or expiration of the FCC License; (c) upon Customer's breach of this Agreement; or (d) upon termination or expiration of this Agreement for any reason.

H. **FCC Compliance.** The following FCC requirements apply

i. Pursuant to 47 CFR 1.9040(a);

(a) Customer must comply at all times with applicable FCC rules. This Agreement may be revoked by Sensus or the FCC if Customer fails to so comply;

(b) If the FCC License is terminated, Customer has no continuing right to use the Leased Spectrum unless otherwise authorized by the FCC;

(c) This Agreement is not an assignment, sale or other transfer of the FCC License;

(d) This Agreement may not be assigned except upon written consent of Sensus, which consent may be withheld in its discretion; and

(e) In any event, Sensus will not consent to an assignment that does not satisfy FCC rules.

ii. Referencing 47 CFR 1.9010, Sensus retains *de jure* and *de facto* control over the applicable radio facilities, including that,

(a) Sensus will be responsible for Customer's compliance with FCC policies and rules. Sensus represents and warrants that it has engineered the FlexNet equipment and accompanying software and other programs to comply with FCC rules. Customer will operate the FlexNet equipment subject to Sensus' supervision and control and solely in accordance with Sensus' specifications. Sensus retains the right to inspect Customer's radio operations hereunder and to terminate this Agreement or take any other necessary steps to resolve a violation of FCC rules, including to order Customer to cease transmission. Sensus will act as spectrum manager in assigning spectrum under the FCC License so as to avoid any harmful interference or other violation of FCC rules. Sensus will be responsible for resolving any interference complaints or other FCC rule violations that may arise; and

(b) Sensus will file any necessary FCC forms or applications and Customer agrees to reasonably assist Sensus with such filing by providing any necessary information or other cooperation. Sensus will otherwise interact with the FCC with respect to this Agreement, the FCC License or FlexNet equipment.

I. **Interference.** Customer agrees to report to Sensus promptly, and in no event later than 72 hours afterward, any incident related to the Leased Spectrum, including where Customer experiences harmful interference, receives a complaint or other notice of having caused harmful interference, or receives any type of communication from the FCC or other government agency regarding radio transmission.

5. **General Terms and Conditions.**

A. **Intentionally Omitted**

B. **Limitation of Liability.**

i. Sensus' aggregate liability in any and all causes of action arising under, out of or in relation to this Agreement, its negotiation, performance, breach or termination (collectively "Causes of Action") shall not exceed the greater of; (a) the total amount paid by Customer directly to Sensus under this Agreement; or (b) ten thousand US dollars (USD 10,000.00). This is so whether the Causes of Action are in tort, including, without limitation, negligence or strict liability, in contract, under statute or otherwise. As separate and independent limitations on liability, Sensus' liability shall be limited to direct damages. Sensus shall not be liable for; (i) any indirect, incidental, special or consequential damages; nor (ii) any revenue or profits lost by Customer or its Affiliates from any End User(s), irrespective whether such lost revenue or profits is categorized as direct damages or otherwise; nor (iii) any In/Out Costs; nor (iv) manual meter read costs and expenses; nor (v) damages arising from maincase or bottom plate breakage caused by freezing temperatures, water hammer conditions, or excessive water pressure. The limitations on liability set forth in this Agreement are fundamental inducements to Sensus entering into this Agreement. They apply unconditionally and in all respects. They are to be interpreted broadly so as to give Sensus the maximum protection permitted under law.

ii. To the maximum extent permitted by law, no Cause of Action may be instituted by Customer against Sensus more than TWELVE (12) MONTHS after the Cause of Action first arose. In the calculation of any damages in any Cause of Action, no damages incurred more than TWELVE (12) MONTHS prior to the filing of the Cause of Action shall be recoverable.

C. **Termination.** Either party may terminate this Agreement earlier if the other party commits a material breach of this Agreement and such material breach is not cured within forty-five (45) days of written notice by the other party. Upon any expiration or termination of this Agreement, Sensus' and Customer's obligations hereunder shall cease and the software as a service and spectrum Lease shall immediately cease.

D. **Force Majeure.** If either party becomes unable, either wholly or in part, by an event of Force Majeure, to fulfill its obligations under this Agreement, the obligations affected by the event of Force Majeure will be suspended during the continuance of that inability. The party affected by the force majeure will take reasonable steps to mitigate the Force Majeure.

E. **Intellectual Property.** No Intellectual Property is assigned to Customer hereunder. Sensus shall own all right, title, and interest in and to the Intellectual Property associated with Sensus Analytics and related documentation, including any derivations and/or derivative works. Sensus shall own or continue to own all Intellectual Property used, created, and/or derived in the course of performing this Agreement. To the extent, if any, that any ownership interest in and to such Intellectual Property does not automatically vest in Sensus by virtue of this Agreement or otherwise, and instead vests in Customer, Customer agrees to grant and assign and hereby does grant and assign to Sensus all right, title, and interest that Customer may have in and to such Intellectual Property. Customer agrees not to reverse engineer any Equipment purchased or provided hereunder.

F. **Confidentiality.** Both parties shall (and shall cause their employees and contractors to) keep all Confidential Information strictly confidential and shall not disclose it to any third party, except to the extent reasonably required to perform and enforce this Agreement or as required under applicable law, court order or regulation. The Confidential Information may be transmitted orally, in writing, electronically or otherwise observed by either party. Notwithstanding the foregoing, "Confidential Information" shall not include; (i) any information that is in the public domain other than due to Recipient's breach of this Agreement; (ii) any information in the possession of the Recipient without restriction prior to disclosure by the Discloser; or (iii) any information independently developed by the Recipient without reliance on the information disclosed hereunder by the Discloser. "Discloser" means either party that discloses Confidential Information, and "Recipient" means either party that receives it.

G. **Non-Waiver of Rights.** A waiver by either party of any breach of this Agreement or the failure or delay of either party to enforce any of the articles or other provisions of this Agreement will not in any way affect, limit or waive that party's right to enforce and compel strict compliance with the same or other articles or provisions.

H. **Assignment and Sub-contracting.** Either party may assign, transfer or delegate this Agreement without requiring the other party's consent; (i) to an Affiliate; (ii) as part of a merger; or (iii) to a purchaser of all or substantially all of its assets. Apart from the foregoing, neither party may assign, transfer or delegate this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld. Furthermore, Customer acknowledges Sensus

may use subcontractors to perform RF Field Equipment installation, the systems integration work (if applicable), or project management (if applicable), without requiring Customer's consent.

I. **Amendments.** No alteration, amendment, or other modification shall be binding unless in writing and signed by both Customer and by a vice president (or higher) of Sensus.

J. **Governing Law and Dispute Resolution.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Delaware. Any and all disputes arising under, out of, or in relation to this Agreement, its negotiation, performance or termination ("Disputes") shall first be resolved by the Parties attempting mediation in Delaware. If the Dispute is not resolved within sixty (60) days of the commencement of the mediation, it shall be litigated in the state or federal courts located in Delaware. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PARTIES AGREE TO A BENCH TRIAL AND THAT THERE SHALL BE NO JURY IN ANY DISPUTES.

K. **Restriction on Discovery.** The Parties acknowledge the abundance of documents, data, and other information stored in an electronic manner and the time and costs associated with retrieving relevant electronic data from the Parties during the Discovery portion of a claim. Accordingly, the Parties shall utilize only printed or hard-copy documents, data, and other information in Discovery and shall not use or request electronic or e-Discovery methods for any claim, demand, arbitration or litigation subject to this Agreement. All relevant and unprivileged printed or hard-copy materials shall be subject to Discovery, but neither Party has an obligation to maintain printed or hard-copy files in anticipation of a claim, demand, litigation, or arbitration proceeding.

L. **Survival.** The provisions of this Agreement that are applicable to circumstances arising after its termination or expiration shall survive such termination or expiration.

M. **Severability.** In the event any provision of this Agreement is held to be void, unlawful or otherwise unenforceable, that provision will be severed from the remainder of the Agreement and replaced automatically by a provision containing terms as nearly like the void, unlawful, or unenforceable provision as possible; and the Agreement, as so modified, will continue to be in full force and effect.

N. **Four Corners.** This written Agreement, including all of its exhibits, represents the entire understanding between and obligations of the parties and supersedes all prior understandings, agreements, negotiations, and proposals, whether written or oral, formal or informal between the parties. Any additional writings shall not modify any limitations or remedies provided in the Agreement. There are no other terms or conditions, oral, written, electronic or otherwise. There are no implied obligations. All obligations are specifically set forth in this Agreement. Further, there are no representations that induced this Agreement that are not included in it. The ONLY operative provisions are set forth in writing in this Agreement. Without limiting the generality of the foregoing, no purchase order placed by or on behalf of Customer shall alter any of the terms of this Agreement. The parties agree that such documents are for administrative purposes only, even if they have terms and conditions printed on them and even if and when they are accepted and/or processed by Sensus. Any goods, software or services delivered or provided in anticipation of this Agreement (for e.g., as part of a pilot or because this Agreement has not yet been signed but the parties have begun the deployment) under purchase orders placed prior to the execution of this Agreement are governed by this Agreement upon its execution and it replaces and supersedes any such purchase orders.

O. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Additionally, this Agreement may be executed by facsimile or electronic copies, all of which shall be considered an original for all purposes.

6. **Definitions.** As used in this Agreement, the following terms shall have the following meanings:

A. "***Affiliate***" of a party means any other entity controlling, controlled by, or under common control with such party, where "control" of an entity means the ownership, directly or indirectly, of 50% or more of either; (i) the shares or other equity in such entity; or (II) the voting rights in such entity.

B. "***AMI System***" identifies the Sensus FlexNet Advanced Meter Infrastructure System comprised of the SmartPoint Modules, RF Field Equipment, Server Hardware, software licenses, FCC licenses, and other equipment provided to Customer hereunder. The AMI System only includes the foregoing, as provided by Sensus. The AMI System does not include goods, equipment, software, licenses or rights provided by a third party or parties to this Agreement.

C. "***Automation Devices***" identifies RTMs and RTUs.

D. "***Automation Devices Software***" identifies the Sensus proprietary software used with Automation Devices and any Patches, Updates, Upgrades that are provided to Customer pursuant to the terms of this Agreement, all only to the extent Customer; (i) has been provided pricing for that specific item of Automation Devices Software; and (ii) is current in its payments for that specific item of Automation Devices Software.

E. "***Confidential Information***" means any and all non-public information of either party, including the terms of this agreement, all technical information about either party's products or services, pricing information, marketing and marketing plans, Customer's End Users' data, AMI System performance, AMI System architecture and design, AMI System software, other business and financial information of either party, and all trade secrets of either party.

F. "***Echo Transceiver***" identifies the Sensus standalone, mounted relay device that takes the radio frequency readings from the SmartPoint Modules and relays them by radio frequency to the relevant FlexNet Base Station.

G. "***End User***" means any end user of electricity, water, and/or gas (as applicable) that pays Customer for the consumption of electricity, water, and/or gas, as applicable.

H. "***Field Devices***" means the meters and SmartPoint Modules, and Automation Devices.

I. "***FlexNet Base Station***" identifies the Sensus manufactured device consisting of one transceiver, to be located on a tower that receives readings from the SmartPoint Modules (either directly or via an Echo Transceiver) by radio frequency and passes those readings to the RNI by TCP/IP backhaul communication. For clarity, FlexNet Base Stations include Metro Base Stations.

J. "***FlexWare™ Software***" identifies the Sensus proprietary software used in the RNI and any Patches, Updates, and Upgrades that are provided to Customer pursuant to the terms of this Agreement.

K. "***Force Majeure***" means an event beyond a party's reasonable control, including, without limitation, acts of God, hurricane, flood, volcano, tsunami, tornado, storm, tempest, mudslide, vandalism, illegal or unauthorized radio frequency interference, strikes, lockouts, or other industrial disturbances, unavailability of component parts of any goods provided hereunder, acts of public enemies, wars, blockades, insurrections, riots, epidemics, earthquakes, fires, restraints or prohibitions by any court, board, department, commission or agency of the United States or any States, any arrests and restraints, civil disturbances and explosion.

L. "***In/Out Costs***" means any costs and expenses incurred by Customer in transporting goods between its warehouse and its End User's premises and any costs and expenses incurred by Customer in installing, uninstalling and removing goods.

M. "***Intellectual Property***" means patents and patent applications, inventions (whether patentable or not), trademarks, service marks, trade dress, copyrights, trade secrets, know-how, data rights, specifications, drawings, designs, maskwork rights, moral rights, author's rights, and other intellectual property rights, including any derivations and/or derivative works, as may exist now or hereafter come into existence, and all renewals and extensions thereof, regardless of whether any of such rights arise under the laws of the United States or of any other state, country or jurisdiction, any registrations or applications thereof, and all goodwill pertinent thereto.

N. "***LCM***" identifies the load control modules.

O. "***Ongoing Fee***" means the annual or monthly fees, as applicable, to be paid by Customer during the Term of this Agreement.

P. "***Patches***" means patches or other maintenance releases of the Software that correct processing errors and other faults and defects found previous versions of the Software. For clarity, Patches are not Updates or Upgrades.

Q. "***Permitted Use***" means only for reading Customer's meters in the Service Territory. The Permitted Use does not include reading third party meters or reading meters outside the Service Territory.

R. "***Release***" means both Updates and Upgrades.

S. "***Remote Transceiver***" identifies the Sensus standalone, mounted relay device that takes the radio frequency readings from the SmartPoint Modules and relays them directly to the RNI by TCP/IP backhaul communication.

T. "*RF Field Equipment*" means, collectively, FlexNet Base Stations, Echo Transceivers and Remote Transceivers.
U. "*RNI*" identifies the regional network interfaces consisting of hardware and software used to gather, store, and report data collected by the FlexNet Base Stations from the SmartPoint Modules. The RNI hardware specifications will be provided by Sensus upon written request from Customer.
V. "*RTMs*" identifies the remote telemetry modules.
W. "*RTUs*" identifies remote telemetry unit.
X. "*Service Territory*" identifies the geographic area where Customer provides electricity, water, and/or gas (as applicable) services to End Users as of the Effective Date. This area will be described in the parties' spectrum lease filing with the FCC.
Y. "*Server Hardware*" means the RNI hardware.
Z. "*SmartPoint™ Modules*" identifies the Sensus transmission devices installed on devices such as meters, distribution automation equipment and demand/response devices located at Customer's End Users' premises that take the readings of the meters and transmit those readings by radio frequency to the relevant FlexNet Base Station, Remote Transceiver or Echo Transceiver.
AA. "*Software*" means all the Sensus proprietary software provided pursuant to this Agreement, including Sensus Analytics, and any Patches, Updates, and Upgrades that are provided to Customer pursuant to the terms of this Agreement.
BB. "*TouchCoupler Unit*" identifies an inductive coupler connection from a water register to the SmartPoint Module.
CC. "*Updates*" means releases of the Software that constitute a minor improvement in functionality.
DD. "*Upgrades*" means releases of the Software which constitute a significant improvement in functionality or architecture of the Software.
EE. "*WAN Backhaul*" means the communication link between FlexNet Base Stations and Remote Transceivers and RNI.

Exhibit A
Software as a Service

I. Description of Services

This exhibit contains the details of the Software as a Service that Sensus shall provide to Customer if both; (i) pricing for Software as a Service has been provided to the Customer; and (ii) the Customer is current in its payments for Software as a Service.

A. **Termination of Software as a Service.** Customer shall have the option at any time after full deployment but before the end of the Term to terminate the Software as a Service by giving Sensus one hundred twenty (120) days prior written notice. Upon delivery of the notice, Customer shall purchase the necessary RNI(s) and shall pay all applicable fees, including any unpaid Software as a Service fees. Such notice, once delivered to Sensus, is irrevocable. Should Customer elect to terminate the Software as a Service, Customer acknowledges that; (a) Customer shall purchase the RNI hardware; (b) Customer will purchase the necessary software license(s); (c) Sensus will cease to provide the Software as a Service.

B. **Software as a Service Definition.**

1. "Software as a Service" means only the following services:
   i. Use of RNI hardware, located at Sensus' or a third party's data center facility (as determined by Sensus), that is necessary to operate the AMI System.
   ii. Providing Patches, Updates, and Upgrades to latest Sensus FlexWare Software releases.
   iii. Providing remote firmware maintenance for FlexNet Base Stations (Customer must provide IP access to each FlexNet Base Station in order to perform secure shell (SSH) functions).
   iv. Providing certain third party software required to operate the RNI (specifically, Microsoft SQL server, Microsoft Windows Server, Red Hat Linux OS, and other Bundled Software).
   v. Providing secure Web portal access to the managed FlexWare Software application for the Customer (Customer system administrator grants RNI access to authorized Customer personnel as they are added).
   vi. If requested (for an additional fee), submitting a "daily reading file" in standard file format containing hourly consumption reads and all available alarms collected by the AMI System, including exception reports, such as zero consumption reads and non-responding meters (including traceability to the meter location when the meter installer provides the location information).
   vii. 24x7x365 server and FlexNet Base Station monitoring and trouble ticket generation, advanced security monitoring and preventative maintenance monitoring using diagnostic software tools.
   viii. Performing daily off-site vaulting of encrypted backup tapes containing one year of history for auditing purposes.
   ix. Providing telephone support consistent with the Sensus Technical Support as set forth in Exhibit B.
   x. Providing "hot failover" disaster recovery solution within forty-eight (48) hours.
2. "Software as a Service" does not include any of the following services:
   i. Normal periodic processing of accounts or readings for Customer's billing system for billing or other analysis purposes.
   ii. Field labor to troubleshoot any SmartPoint Modules in the field in meter populations that have been previously accepted.
   iii. First response labor to troubleshoot FlexNet Base Station, Echo Transceivers, Remote Transceivers or other field network equipment.
   iv. Parts or labor required to repair damage to any field network equipment that is the result of a Force Majeure event.

If an item is not listed in subparagraphs (1) or (2) above, such item is excluded from the Software as a Service and is subject to additional pricing.

II. Further Agreements

A. **System Uptime Rate**

1. Sensus (or its contractor) shall manage and maintain the FlexWare Software application on computers owned or controlled by Sensus (or its contractors) and shall provide Customer access to the managed FlexWare Software application via Internet or point to point connection (i.e., Managed-Access use), according to the terms below. Sensus endeavors to maintain an average System Uptime Rate equal to ninety-nine (99.0) per Month (as defined below). The System Uptime Rate shall be calculated as follows:

$$\text{System Uptime Rate} = 100 \times \frac{\text{(TMO – Total Non-Scheduled Downtime minutes in the Month)}}{\text{TMO}}$$

2. **Calculations**
   i. ***"Targeted Minutes of Operation"*** or ***"TMO"*** means total minutes in the applicable month ("Month") minus the Scheduled Downtime in the Month.
   ii. ***"Scheduled Downtime"*** means the number of minutes during the Month, as measured by Sensus, in which access to the FlexWare Software is scheduled to be unavailable for use by Customer due to planned system maintenance. Sensus shall provide Customer notice (via email or otherwise) at least seven (7) days in advance of commencement of the Scheduled Downtime.
   iii. ***"Non-Scheduled Downtime"*** means the number of minutes during the Month, as measured by Sensus, in which access to FlexWare Software is unavailable for use by Customer due to reasons other than Scheduled Downtime or the Exceptions, as defined below (e.g., due to a need for unplanned maintenance or repair).
3. **Exceptions.** "Exceptions" mean the following events:
   i. Force Majeure;
   ii. Emergency Work, as defined below; and
   iii. Lack of Internet Availability, as described below.
4. **Emergency Work.** In the event that Force Majeure, emergencies, dangerous conditions or other exceptional circumstances arise or continue during TMO, Sensus shall be entitled to take any actions that Sensus, in good faith, determines is necessary or advisable to prevent, remedy, mitigate, or otherwise address actual or potential harm, interruption, loss, threat, security or like concern to any of the Managed Systems or the FlexWare Software ("Emergency Work"). Such Emergency Work may include, but is not limited to: analysis, testing, repair, maintenance, re-setting and other servicing of the hardware, cabling, networks, software and other devices, materials and systems through which access to and/or use of the FlexWare Software by the Customer is made available (the "Managed Systems"). Sensus shall endeavor to provide advance notice of such Emergency Work to Customer when practicable and possible.
5. **Lack of Internet Availability.** Sensus shall not be responsible for any deterioration of performance attributable to latencies in the public internet or point-to-point network connection operated by a third party. Customer expressly acknowledges and agrees that Sensus does not and cannot control the flow of data to or from Sensus' networks and other portions of the Internet, and that such flow depends in part on the performance of Internet services provided or

controlled by third parties, and that at times, actions or inactions of such third parties can impair or disrupt data transmitted through, and/or Customer's connections to, the Internet or point-to-point data connection (or portions thereof). Although Sensus will use commercially reasonable efforts to take actions Sensus may deem appropriate to mitigate the effects of any such events, Sensus cannot guarantee that such events will not occur. Accordingly, Sensus disclaims any and all liability resulting from or relating to such events.

B. **Data Center Site-Security.** Although Sensus may modify such security arrangements without consent or notice to Customer, Customer acknowledges the following are the current arrangements regarding physical access to and support of the primary hardware components of the Managed Systems:

1. The computer room(s) in which the hardware is installed is accessible only to authorized individuals.
2. Power infrastructure includes one or more uninterruptible power supply (UPS) devices and diesel generators or other alternative power for back-up electrical power.
3. Air-conditioning facilities (for humidity and temperature controls) are provided in or for such computer room(s) and can be monitored and adjusted for humidity and temperature settings and control. Such air systems are supported by redundant, back-up and/or switch-over environmental units.
4. Such electrical and A/C systems are monitored on an ongoing basis and personnel are available to respond to system emergencies (if any) in real time.
5. Dry pipe pre-action fire detection and suppression systems are provided.
6. Data circuits are available via multiple providers and diverse paths, giving access redundancy.

C. **Responsibilities of Customer**

1. Customer shall promptly pay all Software as a Service fees.

2. Customer may not (i) carelessly, knowingly, intentionally or maliciously threaten, disrupt, harm, abuse or interfere with the FlexWare Software, Managed Systems or any of their functionality, performance, security or integrity, nor attempt to do so; (ii) impersonate any person or entity, including, but not limited to, Sensus, a Sensus employee or another user; or (iii) forge, falsify, disguise or otherwise manipulate any identification information associated with Customer's access to or use of the FlexWare Software application.

3. The provisioning, compatibility, operation, security, support, and maintenance of Customer's hardware and software ("Customer's Systems") is exclusively the responsibility of Customer. Customer is also responsible, in particular, for correctly configuring and maintaining (i) the desktop environment used by Customer to access the FlexWare application managed by Sensus; and (ii) Customer's network router and firewall, if applicable, to allow data to flow between the Customer's Systems and Sensus' Managed Systems in a secure manner via the public Internet.

4. Upon receiving the system administrator account from Sensus, Customer shall create username and passwords for each of Customer's authorized users and complete the applicable Sensus registration process ("Authorized Users"). Such usernames and passwords will allow Authorized Users to access the FlexWare Software application. Customer shall be solely responsible for maintaining the security and confidentiality of each user ID and password pair associated with Customer's account, and Sensus will not be liable for any loss, damage or liability arising from Customer's account or any user ID and password pairs associated with Customer. Customer is fully responsible for all acts and omissions that occur through the use of Customer's account and any user ID and password pairs. Customer agrees (i) not to allow anyone other than the Authorized Users to have any access to, or use of Customer's account or any user ID and password pairs at any time; (ii) to notify Sensus immediately of any actual or suspected unauthorized use of Customer's account or any of such user ID and password pairs, or any other breach or suspected breach of security, restricted use or confidentiality; and (iii) to take the Sensus-recommended steps to log out from and otherwise exit the FlexWare Software application and Managed Systems at the end of each session. Customer agrees that Sensus shall be entitled to rely, without inquiry, on the validity of the user accessing the FlexWare Software application through Customer's account, account ID, usernames or passwords.

5. Customer shall be responsible for the day-to-day operations of the FlexWare Software and AMI System. This includes, without limitation, (i) researching problems with meter reads and system performance, (ii) creating and managing user accounts, (iii) customizing application configurations, (iv) supporting application users, (v) investigating application operational issues, (vi) responding to alarms and notifications, and (vii) performing over-the-air commands (such as firmware updates or configuration changes)

D. **Disaster Recovery.** In the case of a disaster and loss of access to or use of the FlexWare Software application, Sensus shall use commercially reasonable efforts to restore operations at the same location or at a backup location within twenty four (24) hours. Customer acknowledges and agrees that such an event may result in partial or degraded service when restored. The pre-disaster/loss level of service shall be restored as a soon as commercially reasonable.

Exhibit B
Technical Support

1. Introduction

Sensus Technical Services provides utility customers with a single point of contact for Tier 1 support of technical issues as well as any coordination of additional resources required to resolve the issue. Requests that require specialized skills are to be forwarded to a senior support engineer or Technical Advisor within the team for further analysis. If Technical Services has exhausted all troubleshooting efforts for the product type, the issue will escalate to the Engineering Support Team. Occasionally, on-site troubleshooting/analysis may be required. The preferred order of on-site support is:

a) The Customer (for assistance with the easiest and lowest time-consuming activities such as power on/power off).

b) The local distributor.

c) Sensus employees or contracted personnel, if required to fulfill a contract commitment.

2. **Support Categories**

2.1. General questions regarding functionality, use of product, how-to, and requests for assistance on Sensus AMR, AMI, RF Network Equipment, Metering Products and Sensus Lighting Control.

2.2. Proactive reporting and resolution of problems.

2.3. Reactive reporting to isolate, document, and solve reported hardware/software defects.

2.4. Responding to service requests and product changes.

2.5. Addressing customer inquiries with printed or electronic documentation, examples, or additional explanation/clarification.

3. **Support Hours**

3.1. Standard Support Hours: Toll-free telephone support (1-800-638-3748 option #2) is available Monday thru Friday from 8:00AM EST to 6:00PM EST. After-hours, holiday and weekend support for Severity 1 and Severity 2 issues is available by calling 1-800-638-3748, option #8.

4. **Support Procedures**

4.1. Customer identifies an issue or potential problem and calls Technical Services at 1-800-638-3748 Option #2. The Customer Service Associate or Technical Support Engineer will submit a Support ticket.

4.2. The Customer Service Associate or Technical Support Engineer will identify the caller name and utility by the assigned software serial number, city, and state in which the call originated. The nature of the problem and severity levels will be agreed upon by both parties (either at the time the issue is entered or prior to upgrading or downgrading an existing issue) using the severity definitions below as a guideline. The severity level is then captured into a support ticket for creation and resolution processing. Any time during the processing of this ticket, if the severity level is changed by Sensus, the customer will be updated.

Severity Levels Description:

Sev1 Customer's production system is down. The system is unusable resulting in total disruption of work. No workaround is available and requires immediate attention.

Example: Network mass outage, all reading collection devices inoperable, inoperable head end software (e.g., FlexWare, Sensus MDM).

Sev2 Major system feature/function failure. Operations are severely restricted; there is a major disruption of work, no acceptable work-around is available, and failure requires immediate attention.

Examples: Network equipment failure (e.g., FlexNet Echo, FlexNet Remote, Base Station transceiver, or VGB); inoperable reading devices (e.g., AR5500, VXU, VGB, or CommandLink); head end software application has important functionality not working and cannot create export file for billing system operations.

Sev3 The system is usable and the issue doesn't affect critical overall operation.

Example: Minor network equipment failure (e.g., Echo/Remote false alarms or Base Station transceiver false alarms); head end software application operable but reports are not running properly, modification of view or some non-critical function of the software is not running.

Sev4 Minor system issues, questions, new features, or enhancement requests to be corrected in future versions.

Examples: Minor system issues, general questions, and "How-To" questions.

4.3. The Customer Service Associate or Technical Support Engineer identifies whether or not the customer is on support. If the customer is not on support, the customer is advised of the service options as well as any applicable charges that may be billed.

4.4. Calls are placed in a queue from which they are accessible to Technical Support Engineers on a first-come-first-serve basis. A first level Customer Service Associate may assist the customer, depending on the difficulty of the call and the representative's technical knowledge. Technical Support Engineers (Tier 1 support) typically respond/resolve the majority of calls based on their product knowledge and experience. A call history for the particular account is researched to note any existing pattern or if the call is a new report. This research provides the representative a basis and understanding of the account as well as any associated problems and/or resolutions that have been communicated.

a. Technical Services confirms that there is an issue or problem that needs further analysis to determine its cause. The following information must be collected: a detailed description of the issue's symptoms, details on the software/hardware product and version, a description of the environment in which the issue arises, and a list of any corrective action already taken.

b. Technical Services will check the internal database and product defect tracking system, to see if reports of a similar problem exist, and if any working solutions were provided. If an existing resolution is found that will address the reported issue, it shall be communicated to the customer. Once it is confirmed that the issue has been resolved, the ticket is closed.

c. If there is no known defect or support that defines the behavior, Technical Services will work with the customer to reproduce the issue. If the issue can be reproduced, either at the customer site or within support center test lab, Technical Services will escalate the ticket for further investigation / resolution.

If the issue involves units that are considered to be defective with no known reason, the representative will open a Special Investigation RMA through the Support system. If it is determined that a sample is required for further analysis, the customer will be provided with instructions that detail where to send the product sample(s) for a root cause analysis. Once it is determined that the issue cannot be resolved by Tier 1 resources, the ticket will be escalated to Tier 2 support for confirmation/workarounds to resolve immediate issue. Technical Services will immediately contact the customer to advise of the escalation. The response and escalation times are listed in Section 5. At this time, screen shots, log files, configuration files, and database backups will be created and attached to the ticket.

5. Response and Resolution Targets.

Sensus Technical Support will make every reasonable effort to meet the following response and resolution targets:

Severity	Standard Target Response	Standard Target Resolution	Resolution (one or more of the following)
1	30 Minutes	Immediately assign trained and qualified Services Staff to correct the error on an expedited basis. Provide ongoing communication on the status of a correction.	• Satisfactory workaround is provided. • Program patch is provided. • Fix incorporated into future release. • Fix or workaround incorporated into the Support Knowledge Base.
2	4 hours	Assign trained and qualified Services Staff to correct the error. Provide communication as updates occur.	• Satisfactory workaround is provided. • Program patch is provided. • Fix incorporated into future release. • Fix or workaround incorporated into the Support Knowledge Base.
3	1 Business Day	90 business days	• Answer to question is provided. • Satisfactory workaround is provided. • Fix or workaround incorporated into the Support Knowledge Base. • Fix incorporated into future release.
4	2 Business Days	12 months	• Answer to question is provided. • Fix or workaround incorporated into the Support Knowledge Base.

6. **Problem Escalation Process.**

6.1. If the normal support process does not produce the desired results, or if the severity has changed, the issue may be escalated as follows to a higher level of authority.

6.1.1. Severity 1 issues are escalated by Sales or Technical Services to a Supervisor if not resolved within 2 hours; to the Manager level if not resolved within 4 hours; to the Director level if not resolved within the same business day; and to the VP level if not resolved within 24 hours.

6.1.2. A customer may escalate an issue by calling 1-800-638-3748, Option 2. Please specify the Support ticket number and the reason why the issue is being escalated.

6.1.3. In the event that a customer is not satisfied with the level of support or continual problem with their products, they may escalate a given Support ticket to Manager of Technical Services (1-800-638-3748, Option 2).

7. **General Support Provisions and Exclusions.**

7.1. A Dell-provided three-year ProSupport hardware service plan plus a 4 hour "Mission Critical" upgrade accompanies the server/system hardware that Sensus procures on behalf of the customer. Sensus does not warrant third party server hardware. The customer may renew the ProSupport service plan directly with Dell. The "Dell Master Services Agreement" and "Pro Support for IT Services Description" documents may be found at www.dell.com/service contracts.

7.2. Sensus procures certain third party software licenses (e.g. Red Hat Enterprise Linux) required to operate the FlexNet-based applications on the Dell hardware. Sensus registers all the applicable third party software licenses in the customer's name and ships all documentation and licensing information to the customer with the server. The customer is responsible for maintaining all third party software licenses.

7.3. In the event of a server hardware failure at the customer site, Sensus will provide replacement Sensus proprietary software (e.g., FlexWare) either on digital media or downloadable from an internet site, as necessary. The method of software redistribution is at Sensus' discretion. The customer is responsible for re-installing the replacement software. Sensus installation support is not covered under this standard Technical Support program but may be provided as a fee-based service.

7.4. Sensus provides online documentation for Sensus products through the Sensus User Forum (http://myflexnetsystem.com/Module/User/Login). All Sensus customers are provided access to this online database, which includes operation, configuration and technical manuals. Sensus also hosts periodic user group teleconferences to facilitate the interchange of product ideas, product enhancements, and overall customer experiences. The customer shall provide names and email accounts to Sensus so Sensus may provide access to the Portal.

7.5. Specialized support from Sensus is available on a fee basis to address support issues outside the scope of this support plan or if not covered under another specific maintenance contract. For example, specialized systems integration services or out of warranty network equipment repair that is not covered under a separate maintenance contract.

Exhibit C
Sensus Analytics

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Forrest Annexation
a. Public Hearing
b. Consideration of Ordinance #04-2020, approval of R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop.
Petitioner: Mitch McCuistion

Suggested Action:

Attachments:
CCR Forrest Annexation 01.28.20.docx

Forrest Annexation DRC 09.18.19.docx

Ord 04-2020.docx

Forrest Annexation Narrative.pdf

Forrest Annexation Plat.pdf

Forrest Annexation aerial.pdf

Forrest Annexation gp.pdf

Forrest Annexation zoning.pdf

Forrest AnnexAgreement 01.28.2020.docx

FORREST ANNEXATION
CITY COUNCIL REPORT

Applicant	Mitch McCuistion		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed annexation		
Location	1900 South Bridle Path Loop		
Requested Zoning	R-1-15		
General Plan Land Use Designation	VLDR (Very Low Density Residential)		
Acreage	4.90 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	R-1-12	Saddle Ridge Subdivision
	South	R-1-12	North Lake Subdivision
	East	R-1-22	Sunset Farms Subdivision
	West	R-1-12	Saddle Ridge Subdivision
Date of DRC Review	September 18, 2019		
Date of City Council Acceptance	October 8, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

PROPERTY HISTORY

November 19, 2019: A General Plan amendment was approved on the property from VLDRA to VLDR, which would allow for the proposed R-1-15 zoning.

REPORT ANALYSIS

Mitch McCuistion requests approval of the Forrest Annexation, parcel 13:035:0033, which is located at approximately 1900 South Bridle Path Loop. The proposed annexation would allow for the Sunset Farms Phase 2 project which the Planning Commission recommended approval for a concept plan on October 24, 2019.

The General Plan designates this property as VLDR. A General Plan amendment was recently approved by the City Council to change the designation from VLDRA (Very Low Density Residential Agriculture) to VLDR on November 19, 2019.

This annexation is being done by resolution because the property is part of an existing county island. The DRC noted as a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone.

Since the original DRC meeting the applicant has applied for and had a General Plan Amendment approved that allows them now to apply for the R-1-15 zone. The amount of culinary water is 1.13-acre feet per acre and irrigation water is 2.56-acre feet per acre.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Forrest Annexation, including the DRC comments from September 18, 2019. This recommendation is based on the following findings:

1. The proposed R-1-15 zoning is consistent with the recent General Plan amendment approval to VLDR.
2. The proposed application conforms to the goals and policies of the General Plan.
3. The proposed application does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined at the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on December 12, 2019. The minutes and motion from this meeting are as follows:

3.6 Public hearing and recommendation of Mitch McCuistion's request for R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop.

Brittney Harris presented information on agenda item. She stated this is consistent with the Sunset Farms phase two concept which was approved.

The applicant, Mitch McCquistion was present.

Commissioner Nielsen opened public hearing on agenda item 3.6.

Commissioner Nielsen closed public hearing on agenda item 3.6.

Motion: Commissioner Bunker moved to recommend approval on Mitch McCuistion's request for R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop, including all DRC comments and findings sated in the report. Commissioner Everett seconded.

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

Forrest Annexation
DRC Redline Comments

*Mitch McCuistion - requests review of the **Forrest Annexation**, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop with a proposed R-1-22 zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 9/12/19
Time Start: 10:50 am
Time End: 10:55 am

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**

   Culinary and PI mains are on all 3 sides of the property.
   54" TSSD owned sewer main is in 1900 South
   City owned storm drain is located in 1900 South to the West of the property line

3. **Zoning required or recommended**

   R-1-22 zoning

4. **Distances to schools/parks/shopping**

   1.21 miles to Dry Creek Elementary

   3.4 miles to Willow Creek Elementary

   2.83 miles to Lehi High School

   2.5 miles to Macey's shopping center

5. **Transportation**

   1900 S is a master planned major arterial road. (102' right-of-way)

DRC GENERAL COMMENTS:

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON OCTOBER 8, 2019
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 24, 2019.
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK")

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: 04-2020

AN ORDINANCE APPROVING THE FORREST ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Forrest Annexation, located at approximately 1900 South Bridle Path Loop and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 28th day of January 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Forrest Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-15 zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 28th day of January 2020.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Forrest Annexation Legal Description

Legal Description:

COM S 1091.72 FT & W 1196.13 FT FR E 1/4 COR. SEC. 20, T5S, R1E, SLB&M.; S 0 DEG 46' 9" W 619.81 FT; N 89 DEG 38' 34" W 335.33 FT; N 1 DEG 2' 27" E 622.57 FT; S 89 DEG 10' 17" E 332.37 FT TO BEG. AREA 4.761 AC.

Forrest Annexation &
Sunset Farms Phase 2 Concept Plan Information

September 10, 2019

1. The topography is mild with slopes toward the South. The natural vegetation includes native grasses.
2. The existing land use is for farming and pasture. The proposed land use is for residential development.
3. The current population is 0 residential homes. The potential residential density is approximately 8 residential homes.
4. The proposed annexation will comply with Lehi City's land use goals and policies by adhering to applicable residential design codes that would apply to the proposed zoning.
5. The current demand on city provided facilities is that required for 0 homes. The potential demand will increase by approximately 8 residential homes. The property fronts on existing city roads so access to the property and access to necessary facilities should be available.
6. The well rights currently being used on the property have been submitted to the state for transfer to Lehi City, but they have not yet been approved. Once the well rights are approved, they will be transferred to Lehi City to satisfy the water right requirement.
7. The new residential development will be developed into single family lots that will be sold to individual buyers. Building materials will vary by lot. No special amenities are proposed. Any fencing will be constructed as part of the home construction.

FORREST ANNEXATION

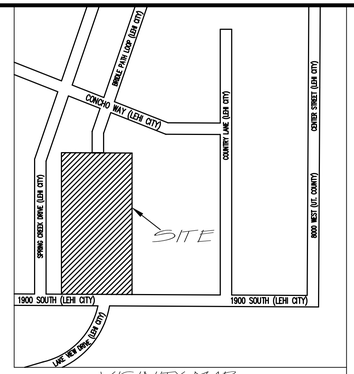
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH



VICINITY MAP
NOT TO SCALE

EDWARD THOMAS ANNEXATION
MAP 8999
ANNEX. NUM. LE20010321a

EXISTING LEHI CITY BOUNDARY

S 88°56'16" E 341.65'

EXISTING LEHI CITY BOUNDARY

622.25'

AREA =
213,560 SQ. FT.
4.9027 ACRES

618.82'

EDWARD THOMAS ANNEXATION
MAP 8999
ANNEX. NUM. LE20010321a

SUNSET FARMS ANNEXATION
MAP 15943
ANNEX. NUM. LE20180301a

SITE INFORMATION:

OWNER = BERT & CHERYL FORREST
TAX ID = 13-035-0033
PARCEL ACREAGE = 4.76 ACRES
ANNEXATION ACREAGE = 4.9027 ACRES
PROPOSED ZONE = R-1-22

N 01°13'59" E

S 00°46'09" W

EXISTING LEHI CITY BOUNDARY

NORTHEAST CORNER
SECTION 20, T5S, R1E, SLB&M
(FOUND BRASS CAP)

SECTION LINE - BASIS OF BEARING
N 00°00'01" W
2698.29'

EAST QUARTER CORNER
SECTION 20, T5S, R1E, SLB&M
(FOUND BRASS CAP)
ELEV. = 4504.52' NGVD 29

SOUTH
1713.95'

EXISTING EDGE OF PAVEMENT

POINT OF BEGINNING

WEST
1203.13'

N 89°30'17" W 346.68'

1900 SOUTH STREET

CENTERLINE OF EXISTING PAVEMENT

EXISTING LEHI CITY BOUNDARY

NORTH LAKE ADDITION
MAP 8583
ANNEX. NUM. LE20000531

LEVEL OF FOCUS, INC.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT BEING LOCATED SOUTH 1713.95 FEET AND WEST 1203.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID CURRENT LEHI CITY BOUNDARY THE FOLLOWING FOUR (4) COURSES: NORTH 89°30'17" WEST 346.68 FEET, NORTH 01°13'59" EAST 622.25 FEET, SOUTH 88°56'16" EAST 341.65 FEET AND SOUTH 00°46'09" WEST 618.82 FEET TO THE POINT OF BEGINNING.

AREA = 213,560 SQ. FT. OR 4.9027 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

PROFESSIONAL LAND SURVEYOR
09-07-19
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH
SURVEYORS SEAL

SURVEYOR (See Seal) — DATE 09-07-19

UTAH COUNTY RECORDER

COUNTY SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

COUNTY SURVEYOR GARY RATCLIFFE — DATE

SURVEYORS SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE FORREST ANNEXATION.

DATED THIS ___ DAY OF _____, _____

MAYOR

ATTEST _____
RECORDER

RECORDERS SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF _____ CITY ON _____, PROTESTS FILLED BY : _____

BOUNDARY COMMISSION ACTION : _____

ANNEXATION READY TO RECORD

NO PROTESTS RECIEVED : _____ DATE

APPRPOVED BY COMMISSION : _____ DATE

BOUNDARY COMMISSION CHAIRMAN

APPROVED AS TO FORM

COUNTY ATTORNEY — DATE

ANNEXATION PLAT

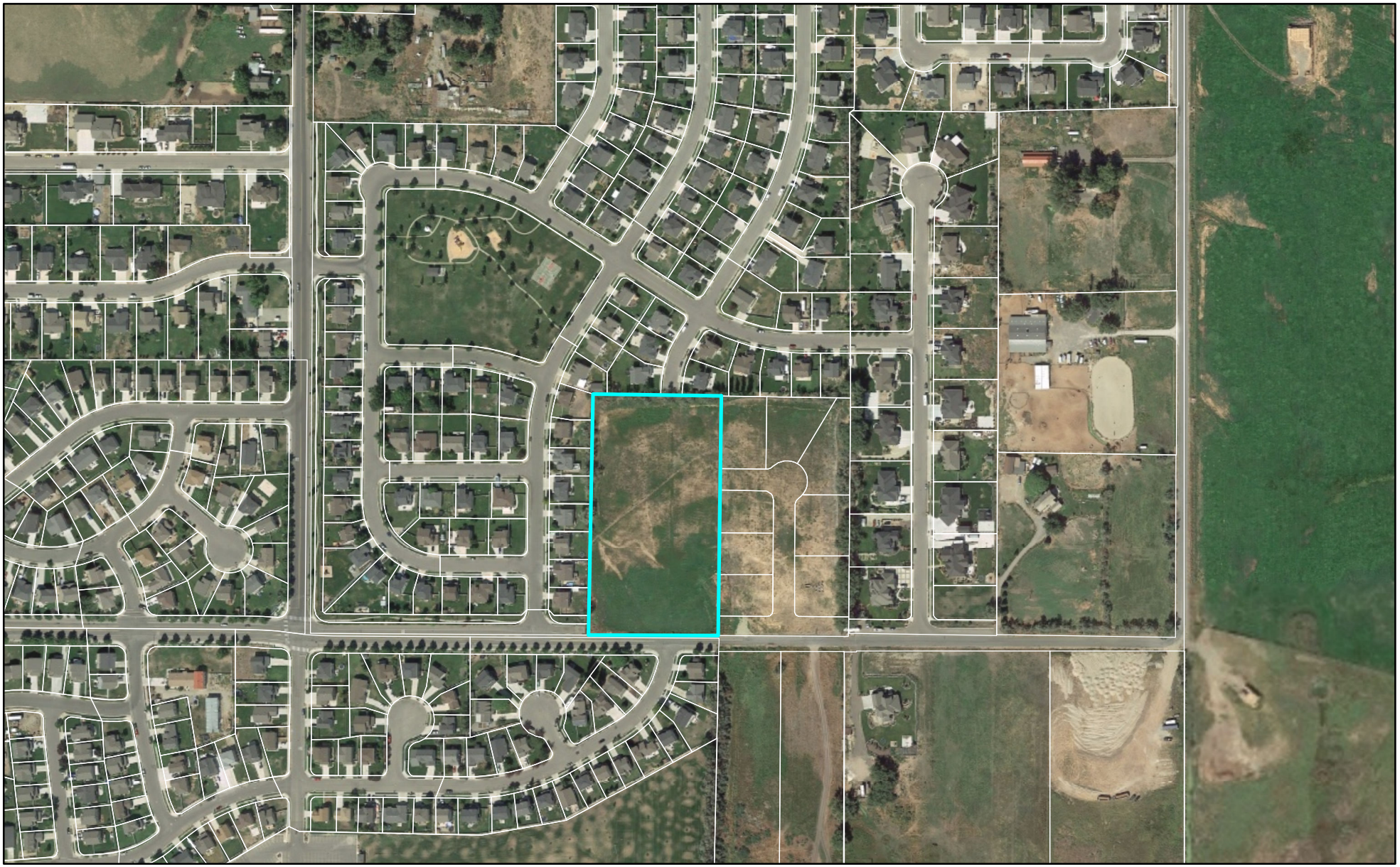
FORREST ANNEXATION

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

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICAIPALITIES THEREIN.

Forrest Annexation

Aerial

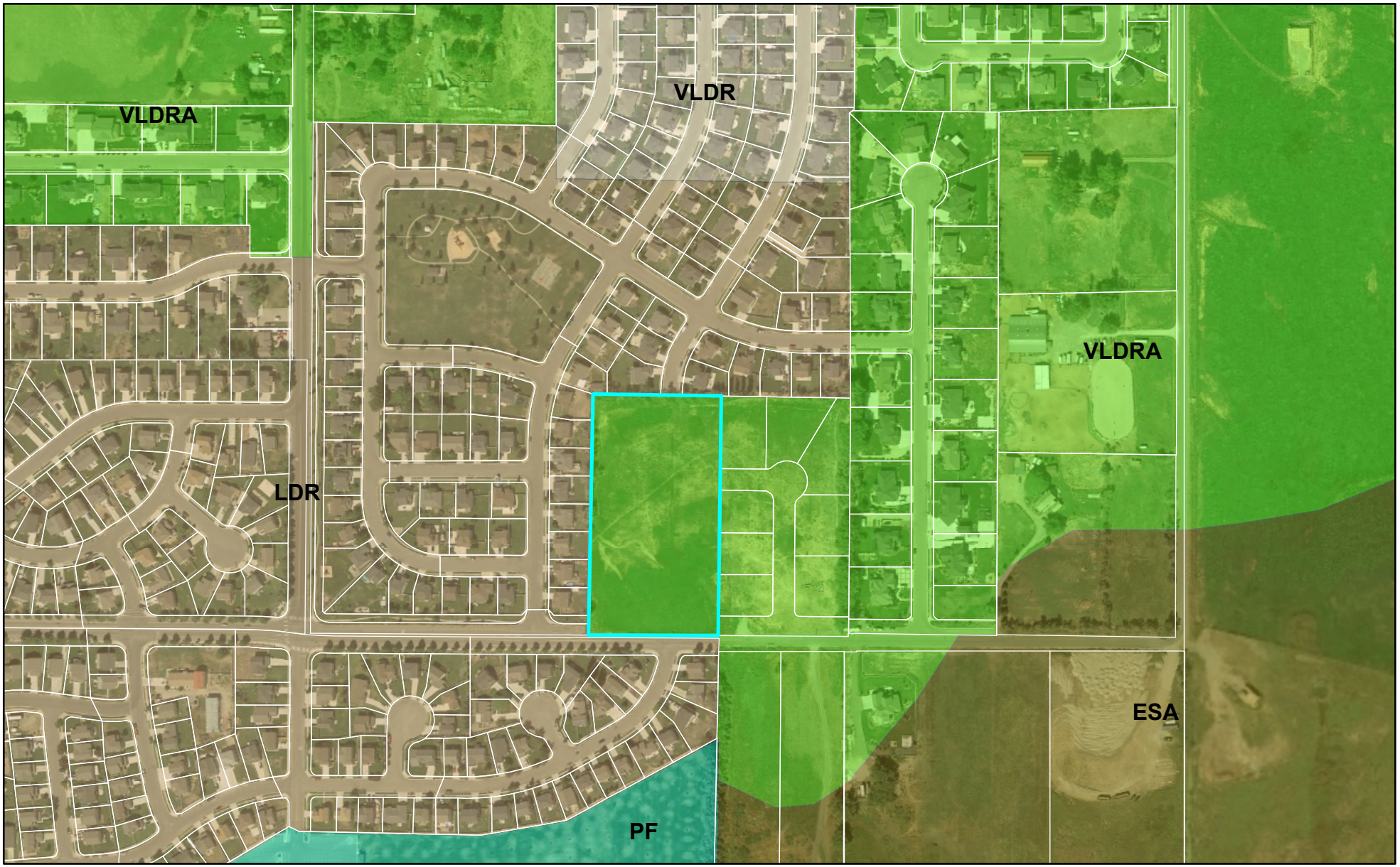


0 425 850 Feet

LEHI CITY

Forrest Annexation

General Plan

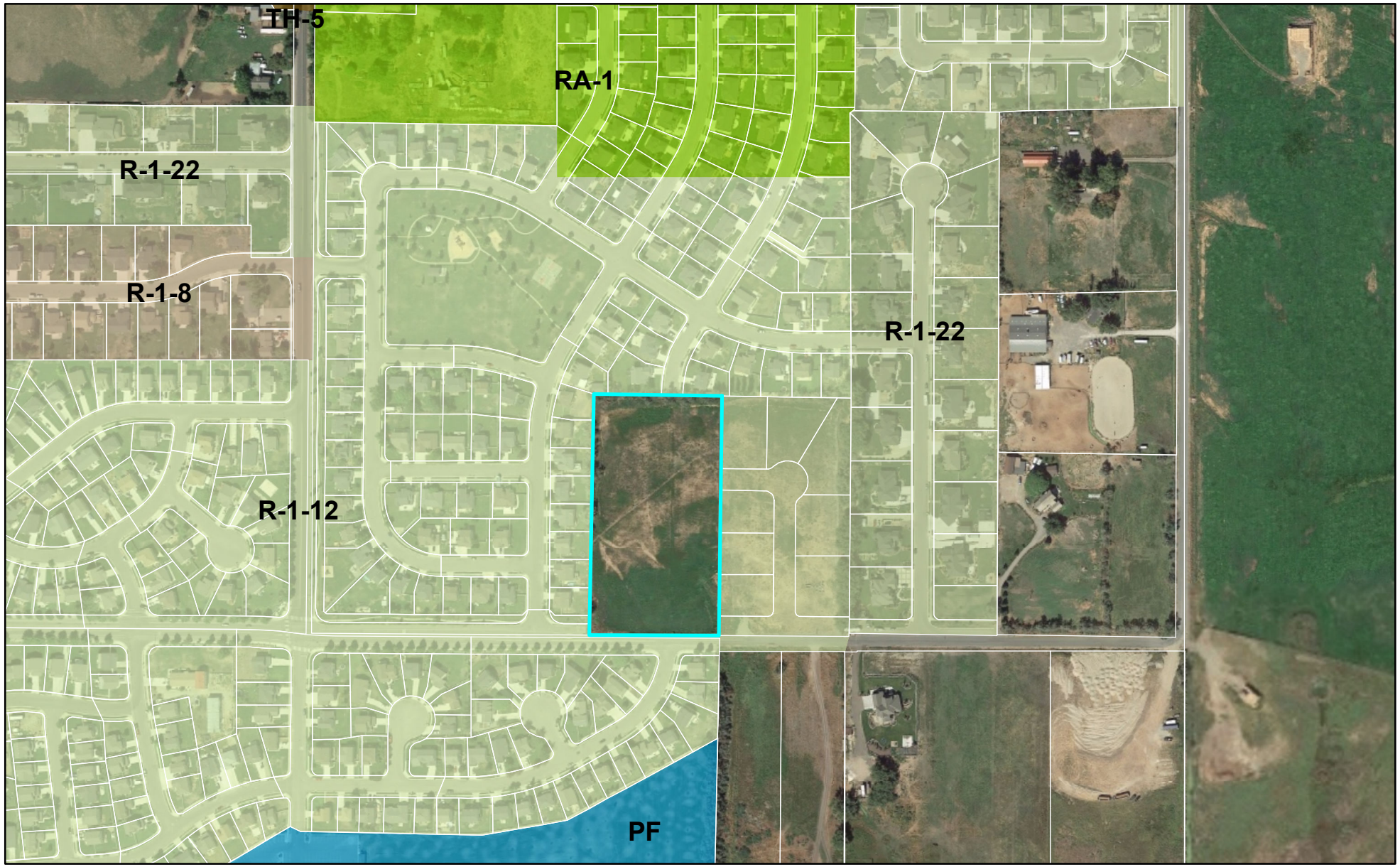


0 425 850 Feet

LEHI CITY

Forrest Annexation

Zoning



FORREST
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **RA-1 Single Family Residential** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the RA-1 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 1.13 acre feet per acre of culinary water and 2.56 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
MARILYN BANASKY, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT "A"

BOUNDARY DESCRIPTION

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT BEING LOCATED SOUTH 1713.95 FEET AND WEST 1203.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID CURRENT LEHI CITY BOUNDARY THE FOLLOWING FOUR (4) COURSES: NORTH 89°30'17" WEST 346.68 FEET, NORTH 01°13'59" EAST 622.25 FEET, SOUTH 88°56'16" EAST 341.65 FEET AND SOUTH 00°46'09" WEST 618.82 FEET TO THE POINT OF BEGINNING.

AREA = 213,560 SQ. FT. OR 4.9027 ACRES

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Resolution #2020-07, approval of the annexation agreement for the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West.
Petitioner: Duaine Rasmussen

Suggested Action:

Attachments:
CCR Refractory Annexation -Agreement 1.28.20.docx

Res 2020-07.docx

Refractory Annexation DRC 10.23.19.docx

Refractory AnnexAgreement 01.28.20.docx

Refractory Plat.pdf

Aerial Map.pdf

Zoning Map.pdf

General Plan Map.pdf

REFRACTORY ANNEXATION- ANNEXATION AGREEMENT

CITY COUNCIL REPORT

Applicant	Duaine Rasmussen		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed annexation agreement		
Location	Approximately 2200 N 1200 W		
Requested Zoning	TH-5		
General Plan Land Use Designation	Regional Commercial/ TOD		
Acreage	26.75 acres		
Existing Land Use	Utah Refractories Corporation		
Adjacent Zoning and Land Use	*North*	Commercial	Fort Knox Storage Units
	South	Commercial	American Stone
	East	R-1-8	Single-family homes
	West	Industrial	Lehi Block Site
Date of DRC Review	October 23, 2019		
Date of City Council Acceptance	November 19. 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

Last City Council Meeting, on January 14, 2020, City Council approved the Refractory Annexation with a TH-5 zoning. The annexation agreement was not included in that decision. The annexation agreement outlines the requirements for the developer to annex into the City and is legally binding. This represents the last step required by City Council for the annexation of the Refractory Site.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Refractory Annexation Agreement. This recommendation is based on the following findings:

1. The proposed annexation agreement is consistent with the previously approved annexation resolution of intent and approval of the annexation with TH-5 zoning.
2. The proposed annexation further resolves a large portion of an existing County island
3. The proposed annexation conforms to the goals and policies of the General Plan.
4. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
5. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on December 12, 2019. The minutes and motion from this meeting are as follows:

Brittney Harris presented information on the agenda item. She stated the annexation included the refractory site, also parcels owned by UPRR and UDOT.

Commissioner Everett had a question about a DRC comment with environmental remediation.

Kim Struthers stated that it has been a brick manufacturing plant that used to supply Geneva Steel and that it is mostly a precautionary note.

The applicant, Clint McDonald with Duiane Rassmussen, was present and answered clarifying questions. Commissioner Nielsen asked about the bricks and if the applicant knew how toxic the bricks were. The applicant stated he did not know if they were toxic and stated he felt the site was appropriate for the site plan.

Commissioner Nielsen opened public hearing for agenda item 3.5.

Commissioner Nielsen closed public hearing for agenda item 3.5.

Motion: Commissioner Jackson recommended approval Duaine Rasmussen's request for review of TH-5 (transitional holding) zoning on the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West, including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

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

LEHI CITY

RESOLUTION NO. 2020-07

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE REFRACTORY ANNEXATION

WHEREAS, the owners desire to annex certain property to the City of Lehi which property is described on Attachment A Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Refractory Annexation; 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 Refractory Annexation 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 28th day of January, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Refractory Annexation
DRC Redline Comments

*Duaine Rasmussen- requests review of the **Refractory Annexation**, approximately 19.36-acres of property located at approximately 2200 North 1200 West with proposed TH-5 zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Duaine Rasmussen, Melanie Johnson, Dave Mortenson, Brian Adams
Date of Plans Reviewed: 10/17/19
Time Start: 2:45
Time End: 3:05

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**
   a) Culinary water: 1200 West
   b) Pressurized Irrigation Water: 1200 West
   c) Sewer: 1200 West
   d) Storm Drain: 1200 West
   e) Power: 1200 West

3. **Zoning required or recommended**
   a) TH-5- the proposed TH-5 designation is consistent with the Lehi General Plan Land Use Element for the Transitional Holding Zone
   b) Future TOD- the TOD designation to be proposed in the future is consistent with the Lehi General Plan Land Use Element TOD overlay.

4. **Distances to schools/parks/shopping**
   c) Nearest Elementary: Eagle Crest Elementary—1.3 Miles
   d) Nearest Junior High: Lehi Junior High—2.5 Miles
   e) Nearest High School: Skyridge High School—1.9 Miles
   f) Nearest Park: Centennial Park—1.3 miles
   g) Nearest Shopping: Ridge Retail Development— 1.4 Miles

5. **Transportation**
   a) Adjacent to future TRAX station
   b) Adjacent to 1200 West Arterial Road and 2100 North Major Arterial Road

DRC GENERAL COMMENTS:

a) RMP purchase/asset transfer required. ***[]
b) Any RMP relocations, (distribution or transmission) will be the responsibility of the developer.
c) Load (power requirements) study required prior to site plan. – May want to combine with the Boyer Co. study for the Lehi Block site.
d) Need to include the rail road ROW and City owned detention pond as part of the annexation so that its not left as a separate county island.
e) Recommend adding the UTA property and the Lehi City property to the East with this annexation.
f) More clearly delineate the existing city boundary with hatching or other means

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.

g) The title block only needs stamps for the project surveyor, County surveyor, and the City Recorder. Signature lines are only needed for the Mayor and attesting. Use City template for the annexation plat title block.
h) Do we need a legal description for each individual parcel or can a legal description be provided for the overall boundary of the annexation?
i) Environmental Remediation may be required

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON NOVEMBER 19th (SEND IN NEW PLAT BY NOVEMBER 11th)

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

REFRACTORY ANNEXATION
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **TH-5 Transitional Holding** as shown on the annexation plat map**.**

5. No water dedication will be required for the area zoned TH-5, however no City water services can be used on the property.

6. The existing use of the property as a storage unit facility may continue as a legal non-conforming use, however the use is subject to the standards set forth for non-conforming uses in Chapter 24 of the Lehi City Development Code. Per Chapter 24. If the use is abandoned or discontinued for a period of one year, the property shall not be occupied, or continued except by a use which conforms to the provisions of the then existing Development Code and the use as storage units must be discontinued.

7. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

8. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

9. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____

MARK JOHNSON, Mayor Date

ATTEST:_____

TEISHA WILSON, City Recorder

Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

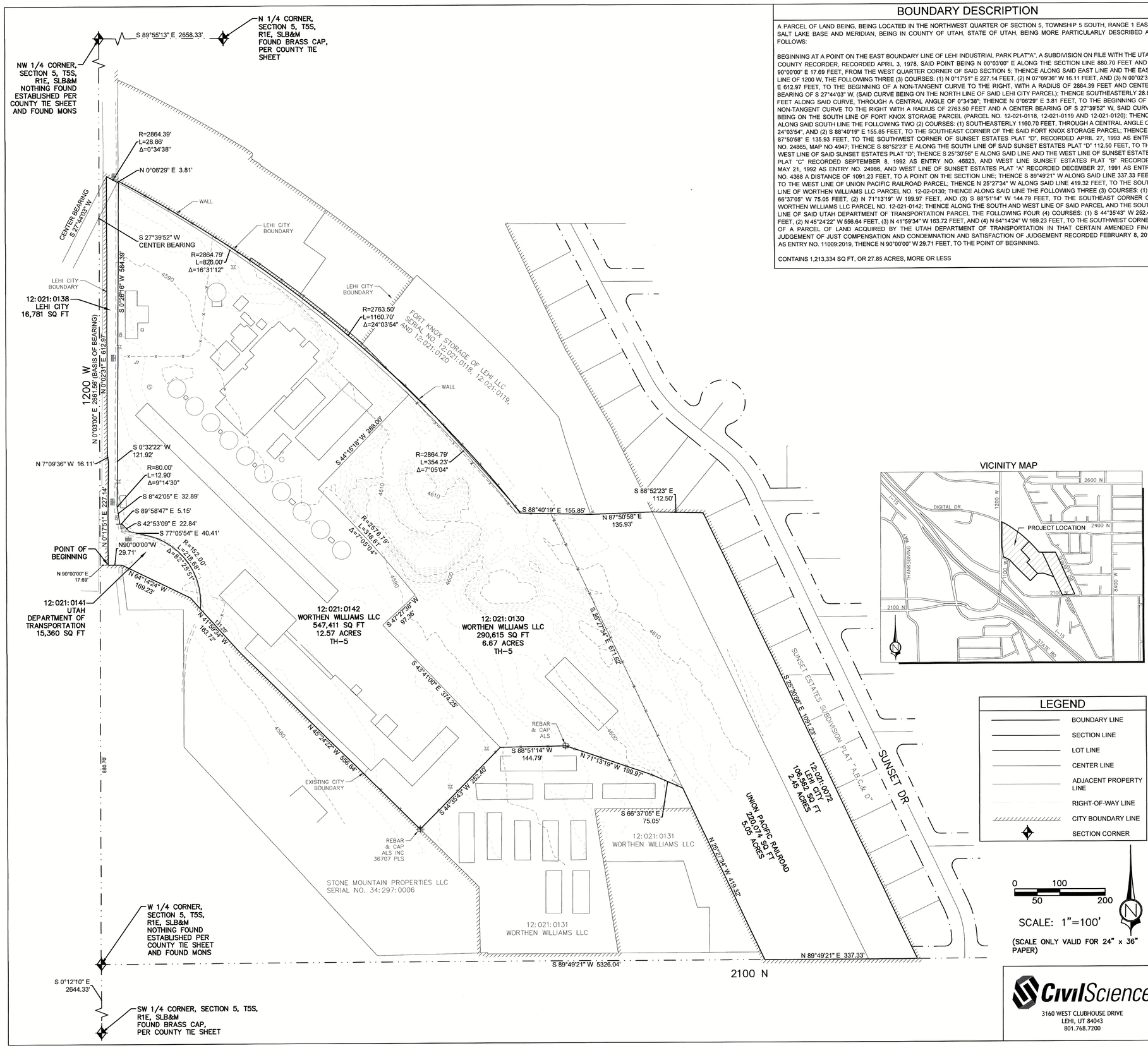
EXHIBIT "A"

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT"A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 00°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 90°00'00" E 17.69 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 0°17'51" E 227.14 FEET, (2) N 07°09'36" W 16.11 FEET, AND (3) N 00°02'31" E 612.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2864.39 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'38"; THENCE N 0°06'29" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2763.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL (PARCEL NO. 12-021-0118, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1160.70 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54", AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT "D", RECORDED APRIL 27, 1993 AS ENTRY NO. 24865, MAP NO 4947; THENCE S 88°52'23" E ALONG THE SOUTH LINE OF SAID SUNSET ESTATES PLAT "D" 112.50 FEET, TO THE WEST LINE OF SAID SUNSET ESTATES PLAT "D"; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT "C" RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 46823, AND WEST LINE SUNSET ESTATES PLAT "B" RECORDED MAY 21, 1992 AS ENTRY NO. 24986, AND WEST LINE OF SUNSET ESTATES PLAT "A" RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4368 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 25°27'34" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-02-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 66°37'05" W 75.05 FEET, (2) N 71°13'19" W 199.97 FEET, AND (3) S 88°51'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL THE FOLLOWING FOUR (4) COURSES: (1) S 44°35'43" W 252.40 FEET, (2) N 45°24'22" W 556.64 FEET, (3) N 41°59'34" W 163.72 FEET, AND (4) N 64°14'24" W 169.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND CONDEMNATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 11009:2019, THENCE N 90°00'00" W 29.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS



BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT"A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 00°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 90°00'00" E 17.69 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 0°17'51" E 227.14 FEET, (2) N 07°09'36" W 16.11 FEET, AND (3) N 00°02'31" E 612.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2864.39 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'38", THENCE N 0°06'29" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2763.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL (PARCEL NO. 12-021-0118, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1160.70 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54", AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT "D", RECORDED APRIL 27, 1993 AS ENTRY NO. 24865, MAP NO 4947; THENCE S 88°52'23" E ALONG THE SOUTH LINE OF SAID SUNSET ESTATES PLAT "D" 112.50 FEET, TO THE WEST LINE OF SAID SUNSET ESTATES PLAT "D"; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT "C" RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 46823, AND WEST LINE SUNSET ESTATES PLAT "B" RECORDED MAY 21, 1992 AS ENTRY NO. 24986, AND WEST LINE OF SUNSET ESTATES PLAT "A" RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4368 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 25°27'34" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-02-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 66°37'05" W 75.05 FEET, (2) N 71°13'19" W 199.97 FEET, AND (3) S 88°51'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL THE FOLLOWING FOUR (4) COURSES: (1) S 44°35'43" W 252.40 FEET, (2) N 45°24'22" W 556.64 FEET, (3) N 41°59'34" W 163.72 FEET, AND (4) N 64°14'24" W 169.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND CONDEMNATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 11009:2019, THENCE N 90°00'00" W 29.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS

VICINITY MAP

LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- CITY BOUNDARY LINE
- SECTION CORNER

0 50 100 200

SCALE: 1"=100'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

CivilScience
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

11-12-19
DATE

DAVID T. MORTENSEN P.L.S.

11-12-19
Expires 03-31-21

SURVEYORS SEAL

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED.

DATE

COUNTY SURVEYOR

SURVEYORS SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE "REFRACTORY ANNEXATION".

DATED THIS ____ DAY OF _____ 2019.

ATTEST _____
RECORDER

RECORDERS SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF _____ CITY ON _____.
PROTESTS FILLED BY : _____

BOUNDARY COMMISSION ACTION: _____
ANNEXATION READY TO RECORD
NO PROTESTS RECEIVED : _____
APPROVED BY COMMISSION : _____

BOUNDARY COMMISSION CHAIRMAN

APPROVED AS TO FORM

COUNTY ATTORNEY

DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ANNEX UTAH COUNTY PARCEL 12-021-0141, 12-021-0138, 12-021-0072, 12-021-0142 AND 12-021-0130 INTO LEHI CITY. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 0°03'00" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5, T5S, R1E, SLB&M, BETWEEN TWO MONUMENTS.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

PLAT "A" AMERICAN STONE, RECORDED OCT 7, 1999, AS ENTRY 108872.
FORT KNOX STORAGE OF LEHI ANNEXATION, RECORDED FEB, 2006, AS ENTRY 20084
FORT KNOX STORAGE OF LEHI ANNEXATION #2, RECORDED JAN, 2007, AS ENTRY 9087:2007
SUNSET ESTATES PLAT "A", RECORDED DEC 27, 1991, AS ENTRY NO. 51171, MAP 4368
SUNSET ESTATES PLAT "B", MAY 21, 1992 AS ENTRY NO. 24986, MAP 4543
SUNSET ESTATES PLAT "C", RECORDED SEP 8, 1992, AS ENTRY NO. 46823, MAP 4687
SUNSET ESTATES PLAT "D", RECORDED APR 27, 1993, AS ENTRY NO. 24865, MAP 4947
ANDERTON ADDITION ANNEXATION PLAT, FEB 15, 1984, AS ENTRY NO. 446, MAP 2967
AMERICAN STONE PLAT "A", OCT 7, 1999, AS ENTRY 108872, MAP 8254
LEHI BLOCK PLANT ANNEXATION PLAT, FEB 10, 1998, AS ENTRY 12431, MAP 7426
LEHI INDUSTRIAL PARK PLAT "A", APR 3, 1978, AS ENTRY 12420, MAP 2020

REFRACTORY ANNEXATION

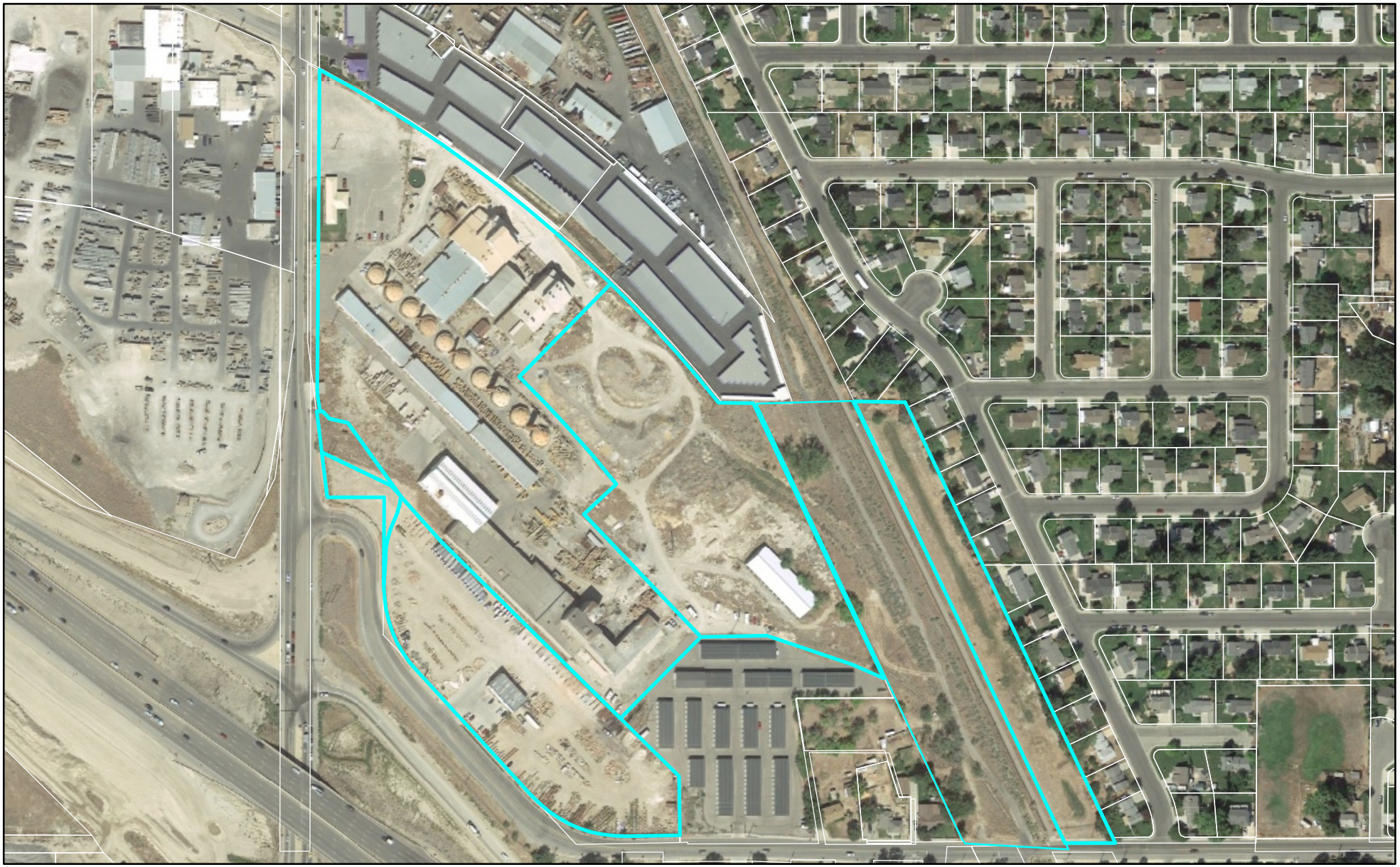
LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF LEHI, UTAH COUNTY, UTAH

SHEET 1 OF 1

UTAH COUNTY RECORDER

Refractory Annexation

Aerial



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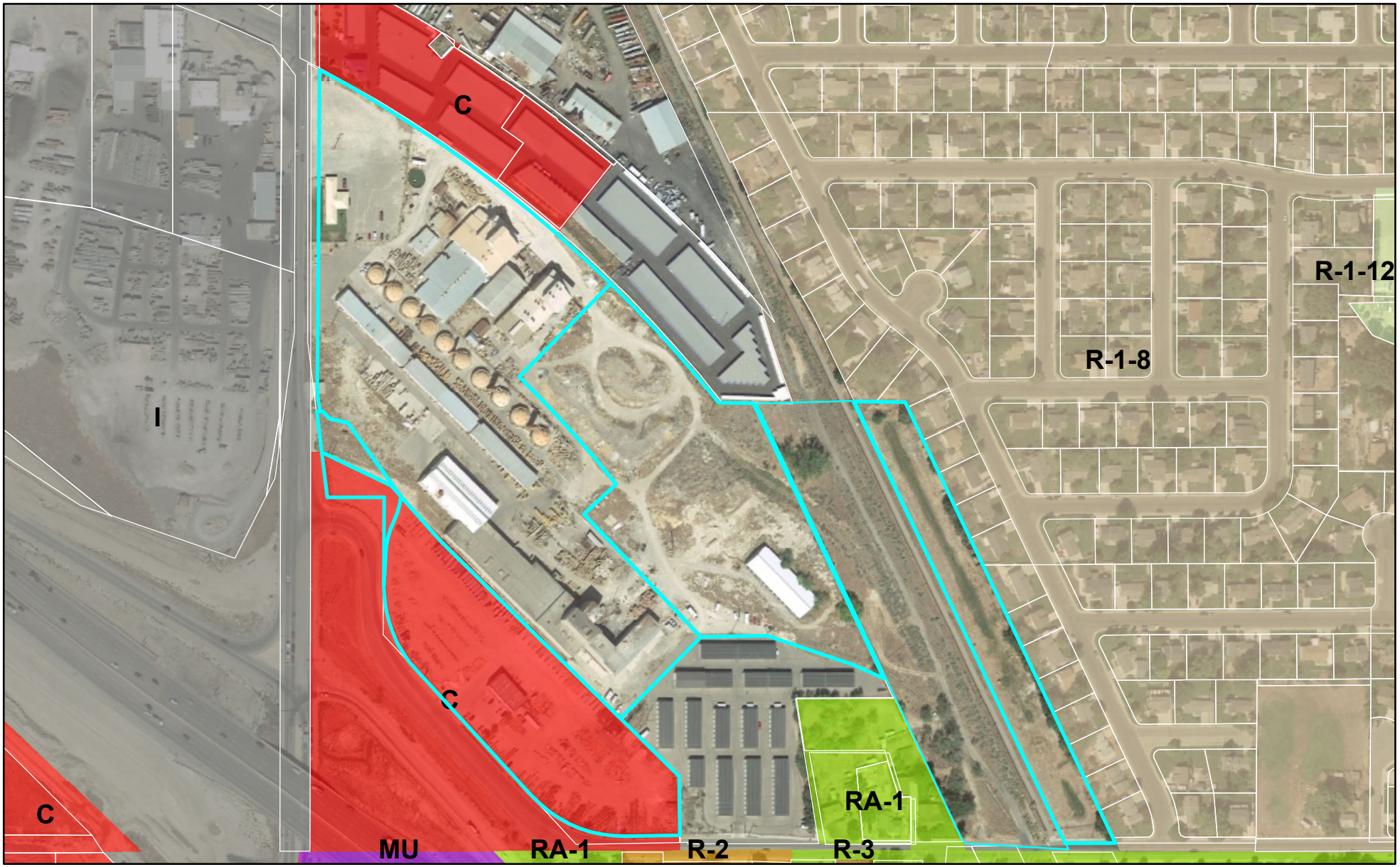
LEHI CITY

Refractory Annexation

Zoning



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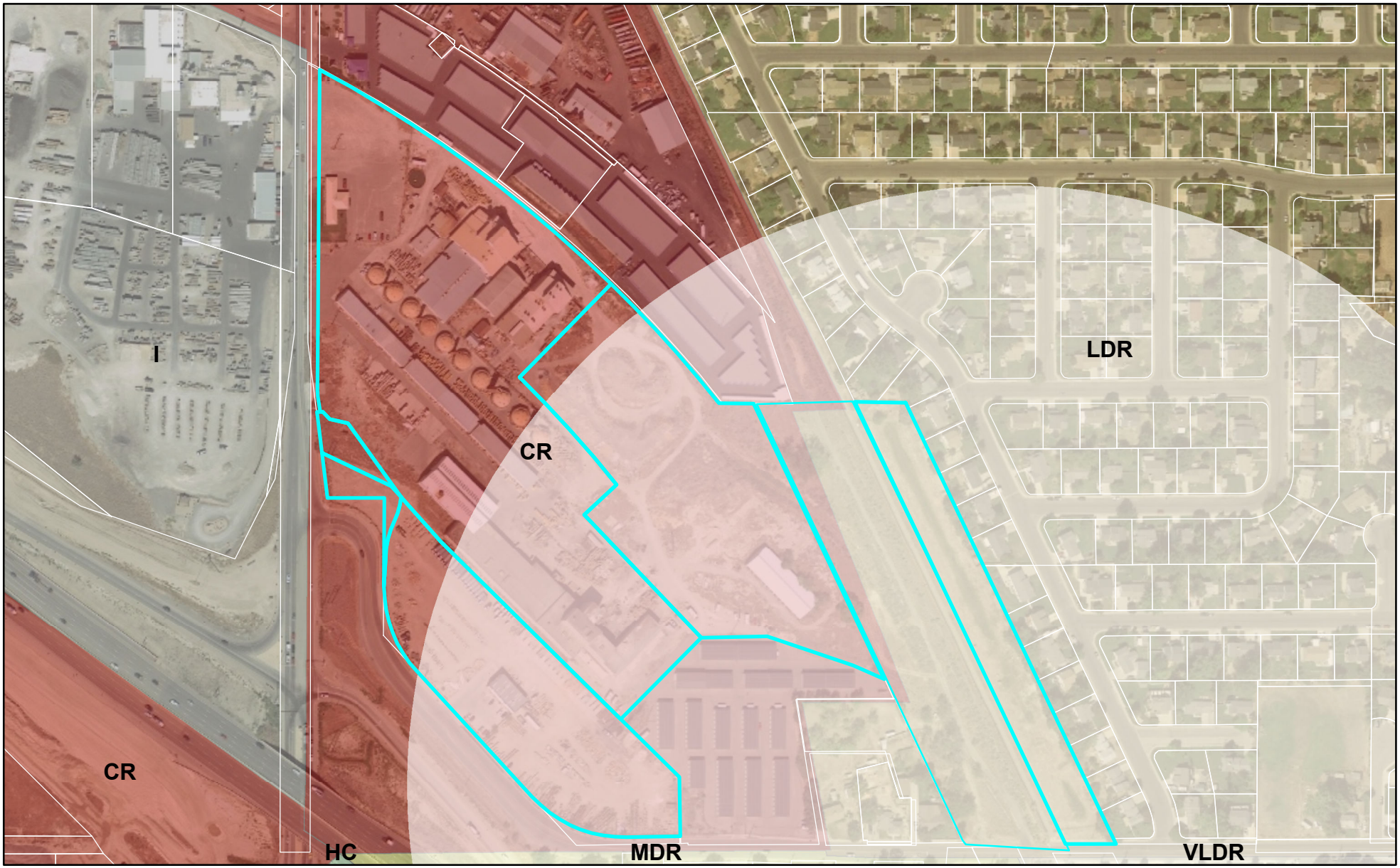
LEHI CITY

Refractory Annexation

General Plan



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LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Plat Amendment approval for The Walks at Ivory Ridge Plat D, amending Lot 3 of The Walks at Ivory Ridge Plat C dividing lot 3 in two, located at approximately 3401 N Center Street.
Petitioner: ICO Development

Suggested Action:

Attachments:
CCR The Walks at Ivory Ridge Plat D 01.21.20.docx

The Walks at Ivory Ridge Plat D Amend DRC 01.08.20.docx

The Walks at Ivory Ridge Plat D Narrative.pdf

THE WALK AT IVORY RIDGE PLAT D FINAL PLAT.pdf

Aerial Map.pdf

Zoning Map.pdf

General Plan Map.pdf

THE WALK AT IVORY RIDGE PLAT D PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	ICO Developments		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a plat amendment		
Location	3401 N Center Street		
Existing Land Use	Professional Office		
Existing Zoning	PC- Planned Community		
General Plan Land Use Designation	MU-Mixed Use		
Number of Lots/Units	2 Lots		
Adjacent Zoning and Land Use	*North*	MU	Gas & Convenience Store
	South	MU	Office
	East	MU	Undeveloped
	West	HDR	Townhomes
Date of DRC Review	January 8, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.330. Plat Amendment Approval Process and Recordation. **(Amended 07/10/12)**

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. there is good cause for the vacation or amendment; and

2. no public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the Office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed and acknowledged by each owner of record on the portion of the plat that is amended.

PROPERTY HISTORY

August 22, 2005	Came into the City as part of the Ivory Ridge Addition 1 Annexation
November 15, 2005	Ivory Ridge Area Plan Adopted by City Council
March 27, 2012	The Walk at Ivory Ridge Plat C Approved by City Council

REPORT ANALYSIS

The applicant requests approval of The Walks at Ivory Ridge Plat D, an amendment to Lot 3 of The Walks at Ivory Ridge Plat C. The proposed amendment divides the existing Lot 3 into two lots. Two separate buildings are currently located on lot 3, dividing the lot will allow them to have separate tax IDs, addresses, and ownership. This division will not alter existing infrastructure or buildings; nor will it alter or amend any public right of way or easement. Staff does recommend requiring a note on the plat indicating reciprocal cross access and parking between the two lots, to ensure adequate access and parking for both lots in the future.

The DRC reviewed the proposed subdivision and had 5 redline comments:

1. Need a Planning Commission Chair signature line - could replace the "City Engineer" signature line since they will sign with the seal below.
2. Note on the final plat reciprocal cross access and parking between the two lots
3. "Official" is misspelled in the boundary description
4. Need to note on the plat somewhere that this subdivision is located in Lehi
5. Label PUEs as "Public Utility and Roadway Construction Easement"

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed The Walk at Ivory Ridge Plat D final subdivision including the DRC comments from January 8, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

The Walks at Ivory Ridge Plat D
DRC Redline Comments

*ICO Development- requests review of **The Walks at Ivory Ridge Plat D** an amendment to Lot 3 of the Walk at Ivory Ridge Plat C dividing lot 3 in two.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Tim Snow, Spencer Llewelyn, Justin Wapashott, Stephen Hopkins
Date of Plans Reviewed: **12/23/19**
Time Start: 1:38
Time End: 1:42

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Kim – Planning:

1. Need a Planning Commission Chair signature line - could replace the "City Engineer" signature line since they will sign with the seal below.
2. Note on the final plat reciprocal cross access and parking between the two lots
3. "Official" is misspelled in the boundary description
4. Need to note on the plat somewhere that this subdivision is located in Lehi

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

5. Label PUEs as "Public Utility and Roadway Construction Easement"

Trent – Parks: No comment

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

DRC GENERAL COMMENTS:
1. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.

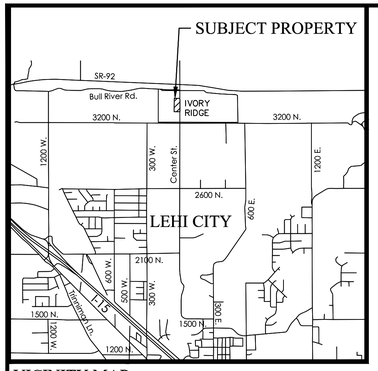
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL JANUARY 28th

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

The Walks at Ivory Ridge Plat D Narrative:

The purpose of this project is to take Lot 3 of the Walks at Ivory Ridge C and Split it into two separate lots. The new lot line will bisect the north lane between the parking stalls between the retail building on the corner and the office building on the south.

There are two existing buildings on the site. All of the improvements are already constructed.



VICINITY MAP

N.T.S

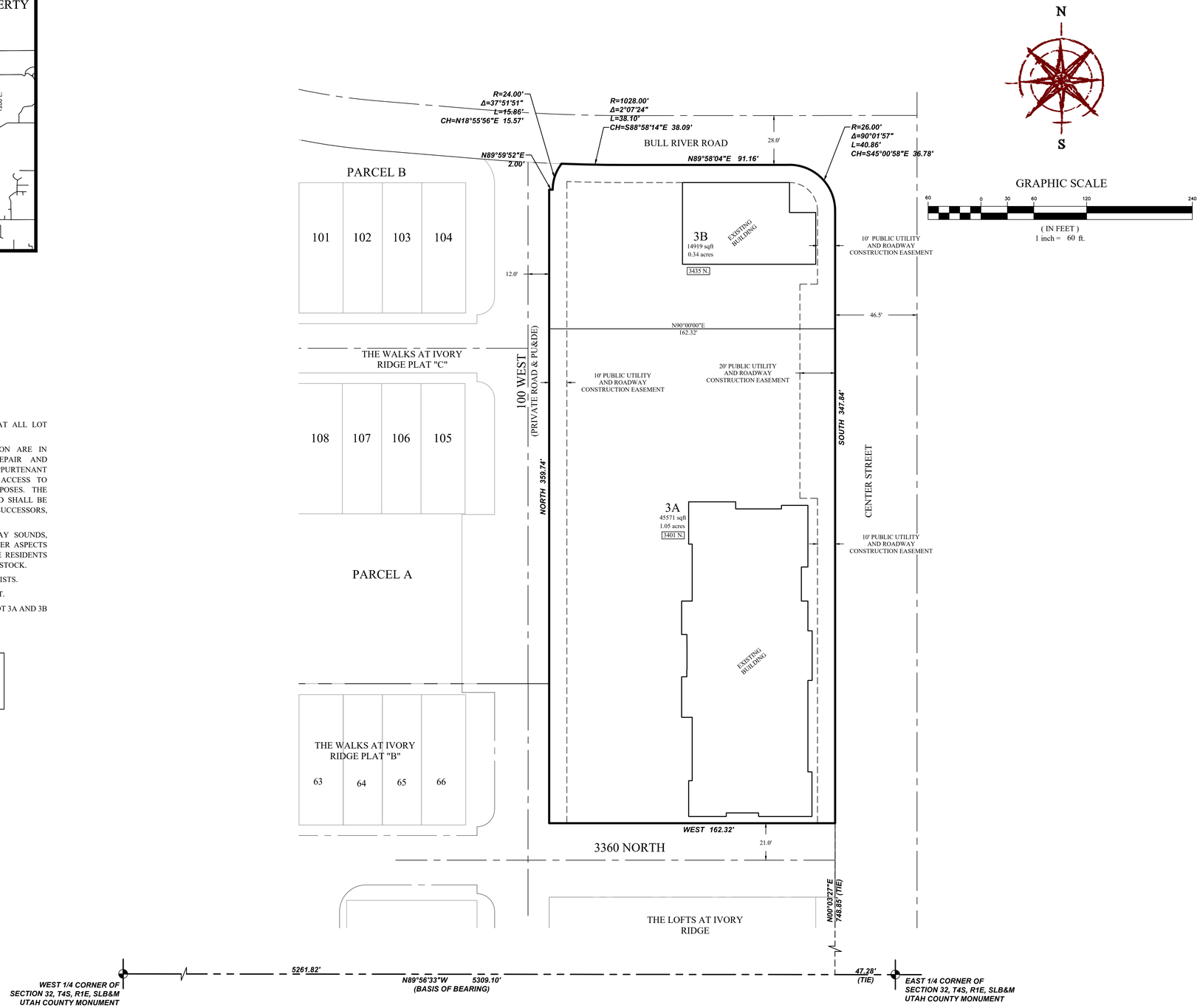
LEGEND

- BOUNDARY
- SECTION LINE
- PUBLIC UTILITY AND ROADWAY RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
4. ALL ACCESS TO AND FROM THE PROPERTY ALREADY EXISTS.
5. ALL DRAINAGE FACILITIES ON THIS SITE ALREADY EXIST.
6. RECIPROCAL CROSS ACCESS AND PARKING BETWEEN LOT 3A AND 3B

SITE TABULATIONS	
TOTAL ACREAGE	1.39 ACRES
TOTAL ACREAGE IN LOTS	1.39 ACRES
LOTS	2
CURRENT ZONING	PC



1/8/2020

PREPARED FOR

ICO DEVELOPMENT

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

SURVEYOR'S CERTIFICATE

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

01/08/20
Date

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

ALL OF LOT 3, THE WALK AT IVORY RIDGE PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MAY 9, 2012 AS ENTRY NO.3886812012 IN THE OFFICE OF THE UTAH COUNTY RECORDER

OWNER'S DEDICATION

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

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

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

_____ ATTEST: _____
PLANNING COMMISSION CHAIR CLERK/RECORDER (SEE SEAL BELOW)

THE WALK AT IVORY RIDGE PLAT D

(AMENDING LOT 3 OF THE WALK AT IVORY RIDGE PLAT C)

SUBDIVISION LOCATED IN LEHI CITY, UTAH

LOCATED IN THE NE 1/4 OF SECTION 33, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 01/08/20 STATE OF UTAH			

Z:_2019\19-0465 The Walk At Ivory Ridge C Lot 3\design 19-0465\dwg\sheets\19-465 AMENDED PLAT.dwg

The Walks at Ivory Ridge Plat D

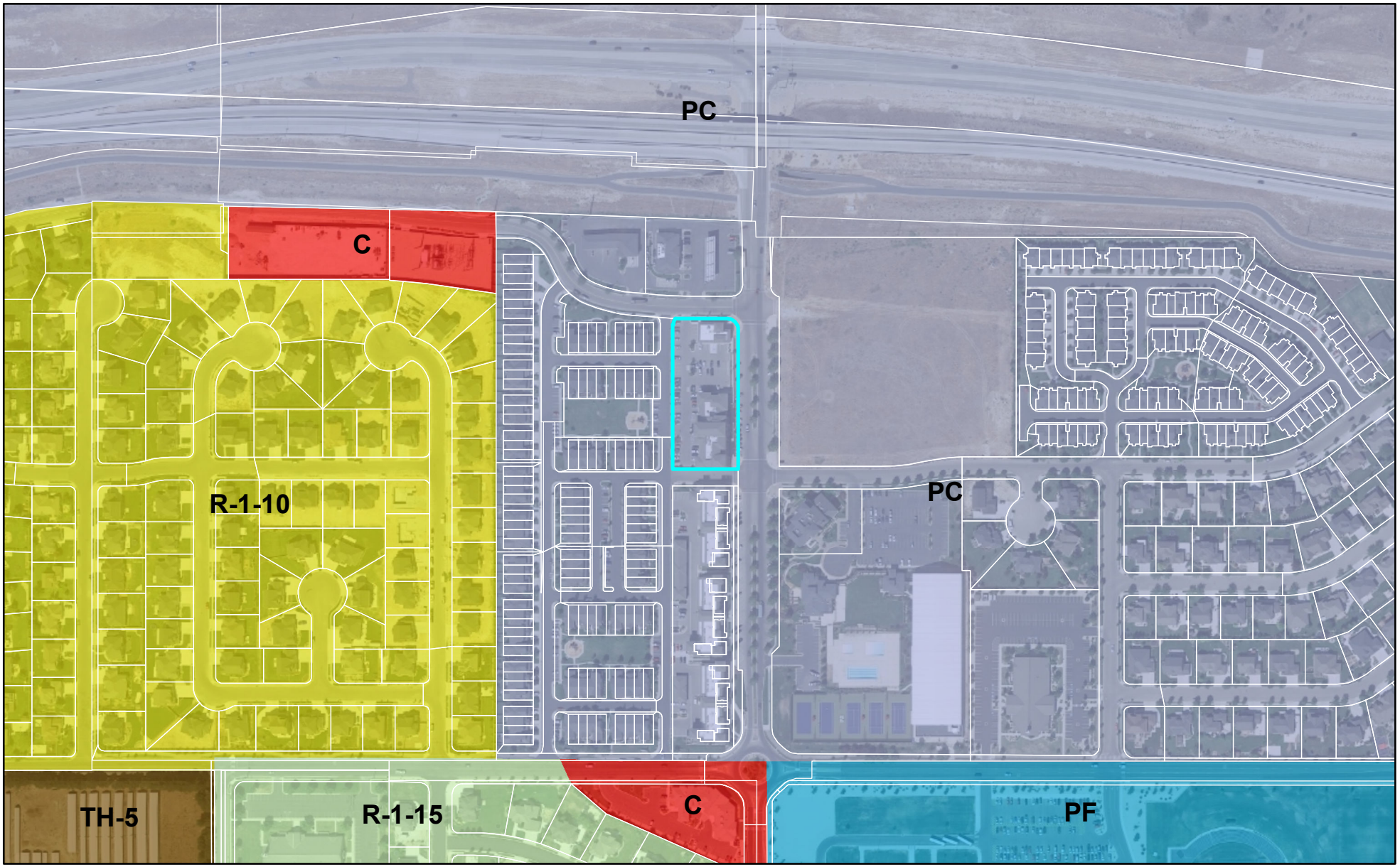
Aerial

0 410 820 Feet

LEHI CITY

The Walks at Ivory Ridge Plat D

Zoning



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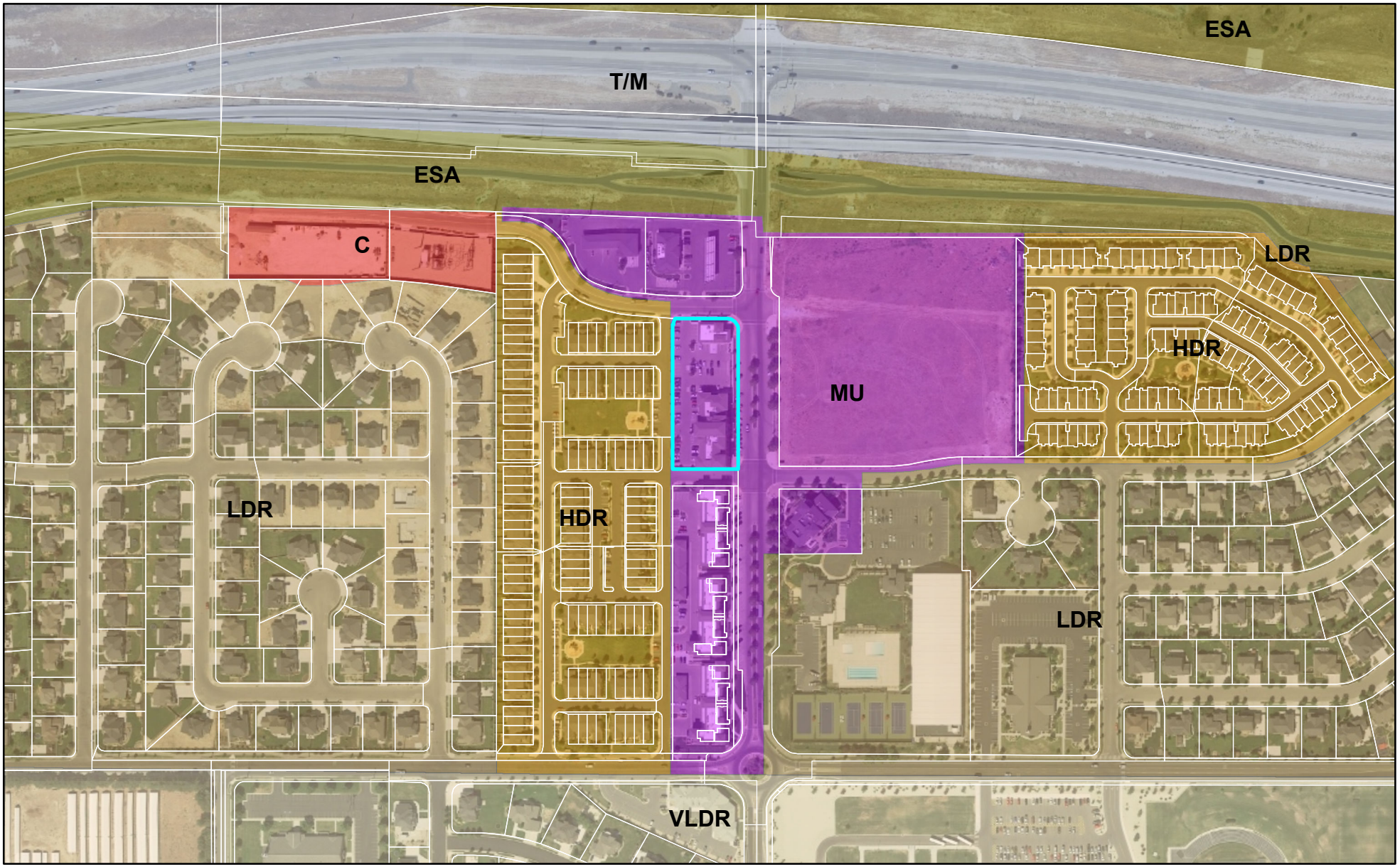
LEHI CITY

The Walks at Ivory Ridge Plat D

General Plan



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LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-06, a resolution of Intent to Annex the Joyce Jones Annexation, 4.846-acres of property located at approximately 3350 North 1200 West with proposed TH-5 and BP zoning.
Petitioner: Clayton Preece

Suggested Action:

Attachments:
CCR Joyce Jones Annexation - Resolution of Intent 01.28.20.docx

Res 2020-06.docx

Joyce Ann Jones Annexation 01.15.20.docx

Joyce Jones Annexation narrative.pdf

Joyce Jones Annexation Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

JOYCE JONES ANNEXATION- RESOLUTION OF INTENT

CITY COUNCIL REPORT

Applicant	Clayton Preece		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	Approximately 3350 North 1200 West		
Requested Zoning	TH-5 and BP		
General Plan Land Use Designation	BP		
Acreage	4.846		
Existing Land Use	Single family home and property		
Adjacent Zoning and Land Use	*North*	BP	Undeveloped (Ipointe future office)
	South	BP	InstaCare
	East	C/TH-5	Fluent Home/ Undeveloped
	West	BP	Fox Hollow Elementary
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex the Joyce Jones property located at approximately 3350 North 1200 West. The resolution of intent is the first step in the process of annexing a property into the City. A public hearing at a Planning Commission meeting, and another City Council meeting will take place before final annexation approval. These future meetings will focus on the proposed TH-5 and BP zoning, as well as other considerations.

This property resides among several existing commercial uses, as well as proposed future commercial uses. The property contains a single-family home, mobile home, and other secondary buildings. The owner of the parcel has expressed interest in continuing the parcels current function over the majority of the parcel. The applicant proposes to zone a small portion on the back of parcel to business park. The intended use for this parcel is a telecommunication tower. Staff reviewed this annexation and recommended the business park zone request change to a commercial zone request. This aligns with the proposed elimination of the business park zone in the General Plan Land Use update. Staff also informed the applicant that approval of the annexation does not guarantee approval of the proposed telecommunication tower use. Approval of this use will require a separate application.

This property represents an existing County island within the boundaries of Lehi Corporation. For County islands annexations occur by resolution. This first step, the resolution of intent to annex, starts the overall annexation process but does not represent final approval for annexation or proposed zoning.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Joyce Jones Annexation resolution of intent. This recommendation is based on the following findings:

1. The proposed annexation will resolve an existing county island.
2. The proposed annexation conforms to the goals and policies of the General Plan.

3. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

RESOLUTION NO: 2020-06

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("JOYCE JONES" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described on Attachment "A" constitutes a portion of an unincorporated island which is contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation has provided one or more municipal-type services to the area for at least one year; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Joyce Ann Jones consisting of 4.846 acres and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 28th day of January 2020.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Joyce Ann Jones located at approximately 3350 North 1200 West, Lehi, Utah, consisting of about 4.846 acres, and further described as follows:

Boundary Description

COMMENCING AT THE EAST ONE QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M THENCE 425.41 FEET NORTH 0°09'13" EAST ALONG THE SECTION LINE; THENCE 58.83 FEET NORTH 89°57'55" WEST TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET AND THE ***POINT OF BEGINNING;*** *THENCE NORTH 89°57'55" WEST 670.77 FEET ALONG THE NORTHERLY LINE OF THE LELEGREN PROPERTY ADDITION TO LEHI CITY; THENCE NORTH 0°09"13" EAST103.53 FEET ALONG THE ALPINE SCHOOL DISTRICT PROPERTY LINE; THENCE NORTH 89°59'02" EAST ALONG THE SOUTHERLY LINE OF THE INNOVATION POINTE ADDITION TO CORPORATE LIMITS OF LEHI CITY; THENCE NORTH 0°09'30"EAST321.04 FEET ALONG THE EASTERLY LINE OF SAID INNOVATION POINTE ADDITION; THENCE SOUTH 89°54'17" EAST 441.13 FEET ALONG THE SOUTHERLY LINE OF THE BULLRIVER LEHI PROPERTY ANNEXATION TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 0°09'30" WEST 424.31 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE* ***POINT OF BEGINNING.***

CONTAINS 4.846 ACRES, more or less.

Legal Description:

A public hearing has been scheduled before the Lehi City Council on the 10th day of March 2020, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

Joyce Ann Jones Annexation
DRC Redline Comments

Clayton Preece - requests review of the Joyce Jones Annexation, 4.846-acres of property located at approximately 3350 North 1200 West with proposed TH-5 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Clayton Preece
Date of Plans Reviewed: **1/6/20**
Time Start: 2:29
Time End: 2:38

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**
    a) Utilities in 1200 West
3. **Zoning required or recommended**
    a) Applicant requests BP zoning, Planning Staff recommends C for consistency with proposed General Plan Land Use changes
4. **Distances to schools/parks/shopping**
    A) School
        a. Fox Hollow Elementary
            i. Next Door
        b. Lehi Junior High
            i. 9 min
        c. Skyridge High School
            i. 4 min
    B) Park
        a. Ivory Ridge Park
            i. 2 min
    C) Shopping
        a. Traverse Mountain
            i. 3 min
5. **Transportation**
    a. 1200 West, Timpanogos Highway

DRC GENERAL COMMENTS:

1. RMP customer purchase and stranded asset purchase required. (Developer is responsible for all related costs.)
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the Commercial Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.
5. Recommend that the zoning for the small area be Commercial instead of BP. The BP designation is proposed to be changed to Commercial on the current General Plan as part of the update process that is under way.
6. Remove driveway from the annexation plat, show only property boundary.
7. Any parking area or other area that would be associated with the proposed cell tower must e included int the Commercial zoning.

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

8. Remove extra signature lines for legislative body. Only the Mayor signs the plat, and it is attested by the City Recorder.
9. The proposed cell tower will require separate review and be subject to all elements of the Lehi City Development Code which would determine whether or not a cell tower would be allowed in that location
10. North bench irrigation ditch goes through the property with an associated easement

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL JANUARY 28th

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

ANNEXATION STATEMENT

JOYCE JONES ANNEXATION
10887 North 8800 West, Lehi, Utah

Adam S. Long
along@shutah.law
Clayton H. Preece
cpreece@shutah.law
SMITH HARTVIGSEN, PLLC
257 East 200 South, Suite 500
Salt Lake City, Utah 84111
(801) 413-1600

SMITH HARTVIGSEN PLLC
ATTORNEYS AT LAW

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Proposed Annexation Complies with Lehi City's Land Use Goals and Policies Outlined in the General Plan 6
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No Water Rights need to be Dedicated for the Proposed Annexation 7
Conclusion 7

Introduction

The Joyce Ann Jones Trust (the "**Applicant**") requests the annexation by resolution of a single parcel located at 10887 North 8800 West, Lehi, Utah more particularly described as Utah County Property Serial No. 11:032:0600 (the "**Property**"). The Property is approximately 4.846 acres and has historically been used for residential and agricultural uses.

Topography, Vegetation and Natural Features

As shown in the imagery below, the Property slopes to the south west with an average slope of approximately 6% and a change in elevation of approximately 40 feet from the southwest corner of the Property to the northeast corner of the Property approximately 800 feet away. The Property is largely pasture land with natural grasses and trees surrounding the residential structure on the Property. Additionally, the Bull River Ditch meanders through the northwest corner of the Property.

Figure 1 – Elevation Data.

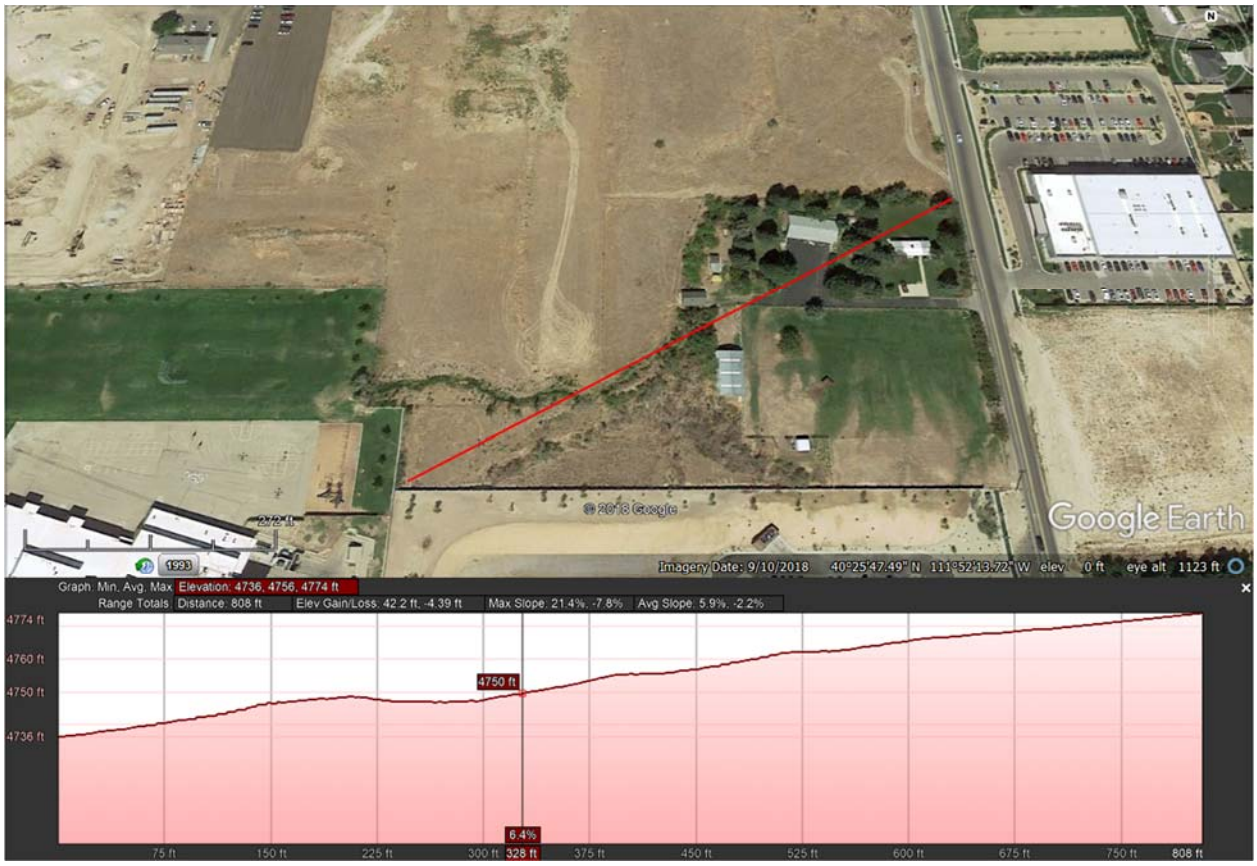


Figure 2 – Topographic Map

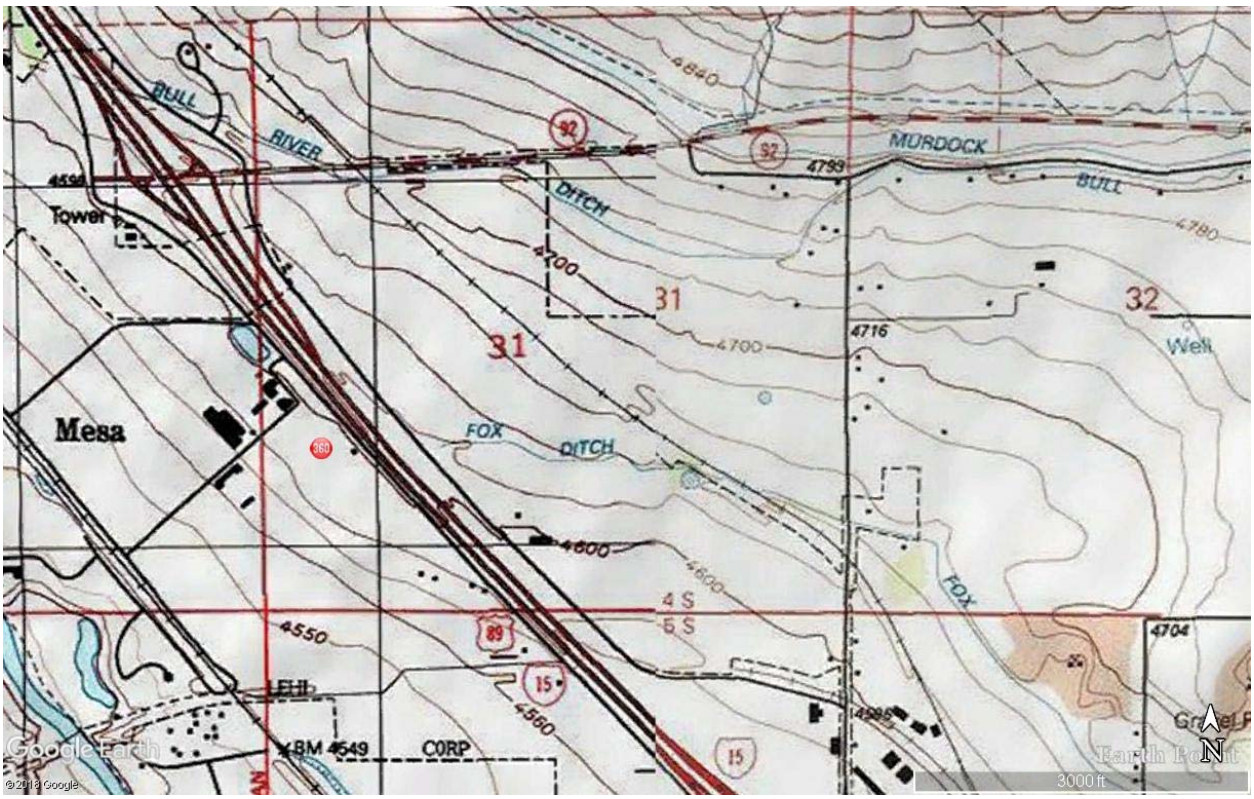


Figure 3 – Water Features and Topography

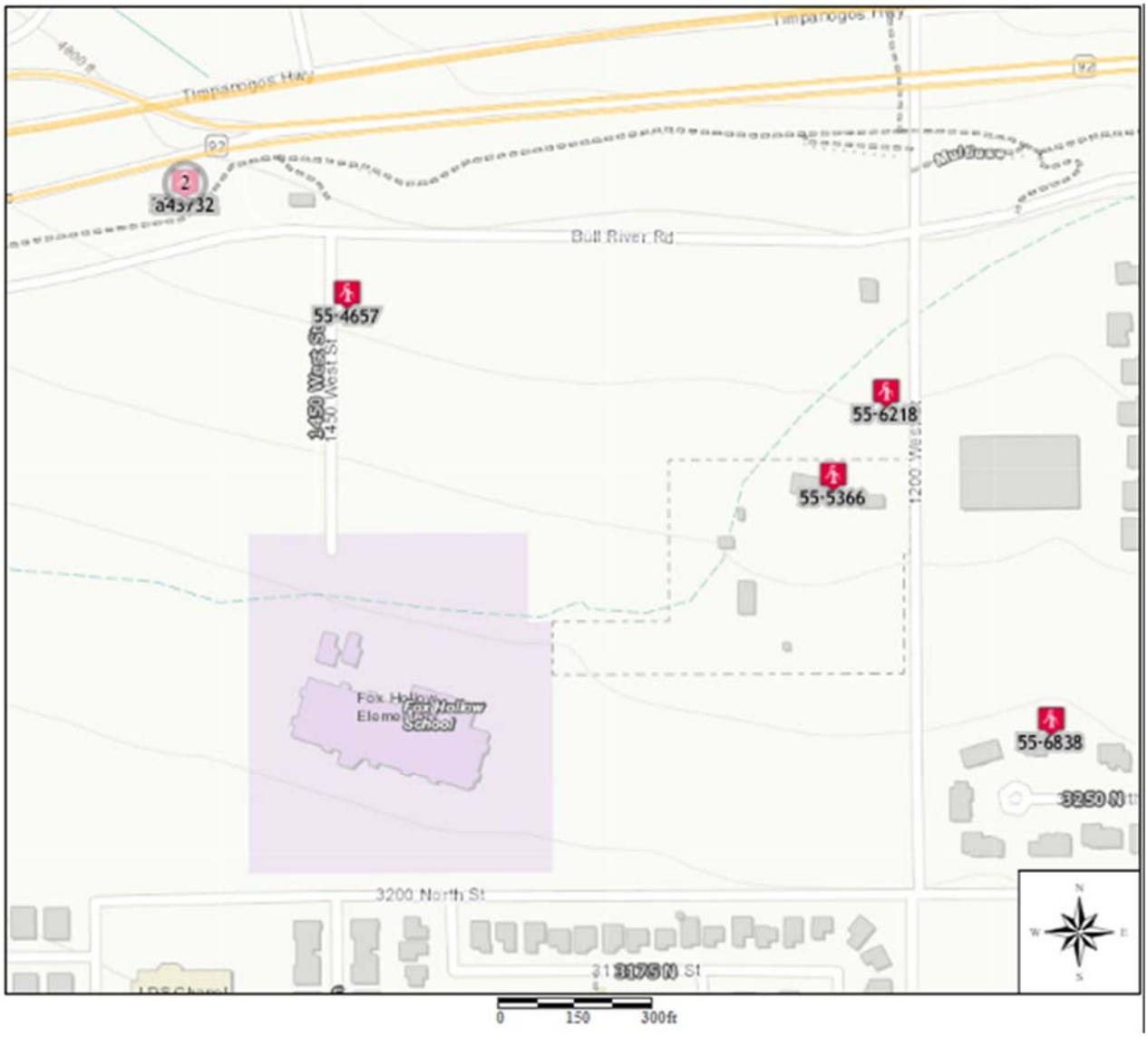
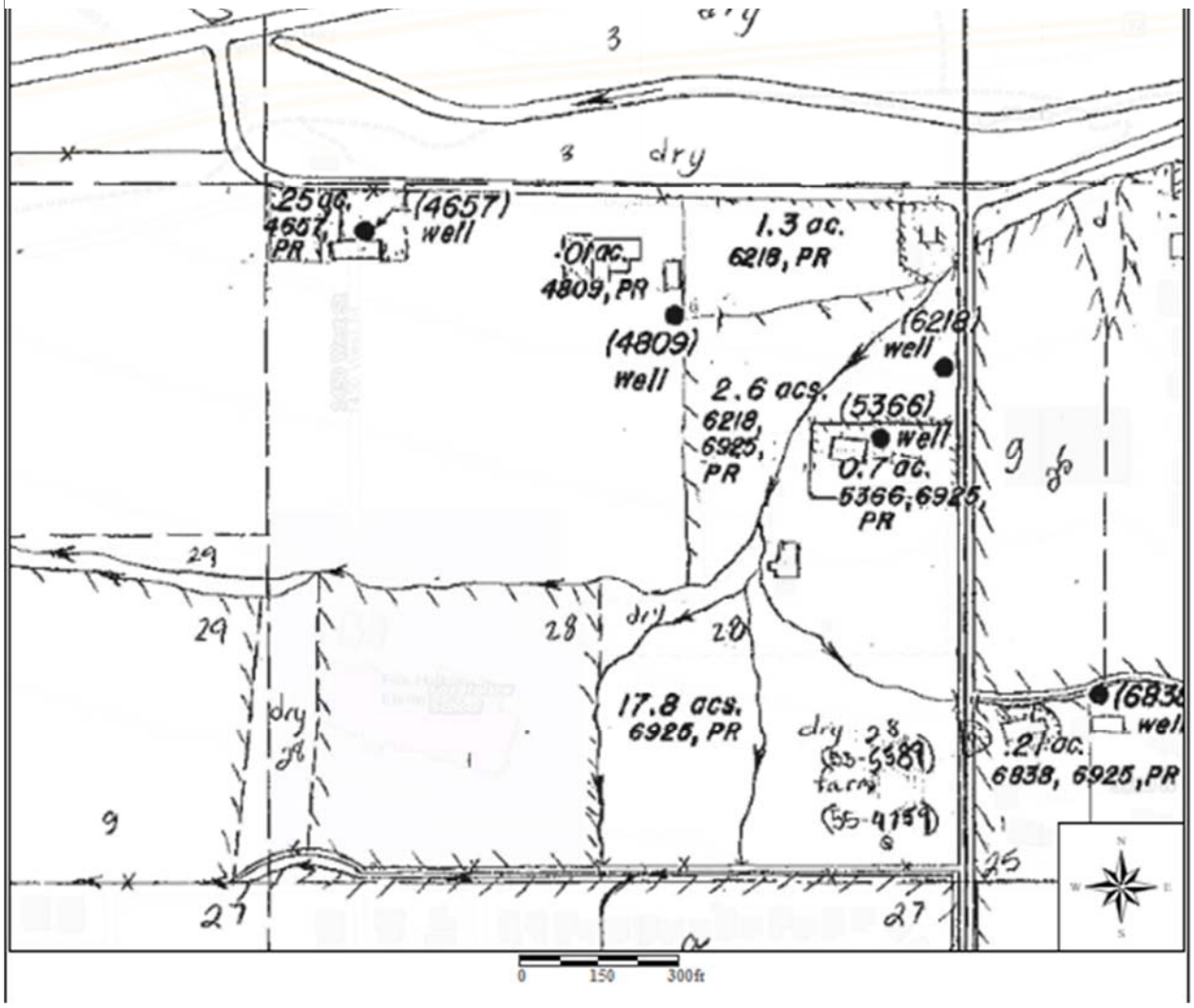


Figure 4 – Hydrographic Survey



Existing Land Uses and Requested Land Uses

Currently, the Property is used for a single-family residence and for agricultural uses, including pasture for cattle. Applicant requests that the majority of the Property be zoned Transitional Holding-5 ("**TH-5 Zone**") with a small portion being zoned as Business Park ("**BP Zone**").

The TH-5 Zone is intended to allow for a continuation of existing uses upon annexation. *See* Lehi City Municipal Code Section 05.020.A. The Applicant requests that majority of the Property, approximately 4.789 acres, be zoned TH-5 so that they can continue the single family residential and agricultural uses on the Property. Single-family residences and agricultural uses are permitted uses in the TH-5 Zone. *See* Lehi City Table 05-030-A.

The Applicant requests that a small portion approximately 50 feet by 50 feet (.057 acre) of the Property in the southwest corner be placed in the BP Zone. Applicant has entered into a lease with Atlas Tower 1, LLC ("**Atlas Tower**") for the placement of a communication tower on the Property. Communications towers and facilities are allowed in the BP Zone as a conditional use. *See* Lehi City Table 05-030-B. Atlas Tower proposes building a communication tower which blends into the existing agricultural uses on the Property and looks like a farm silo, as shown in the photograph below.

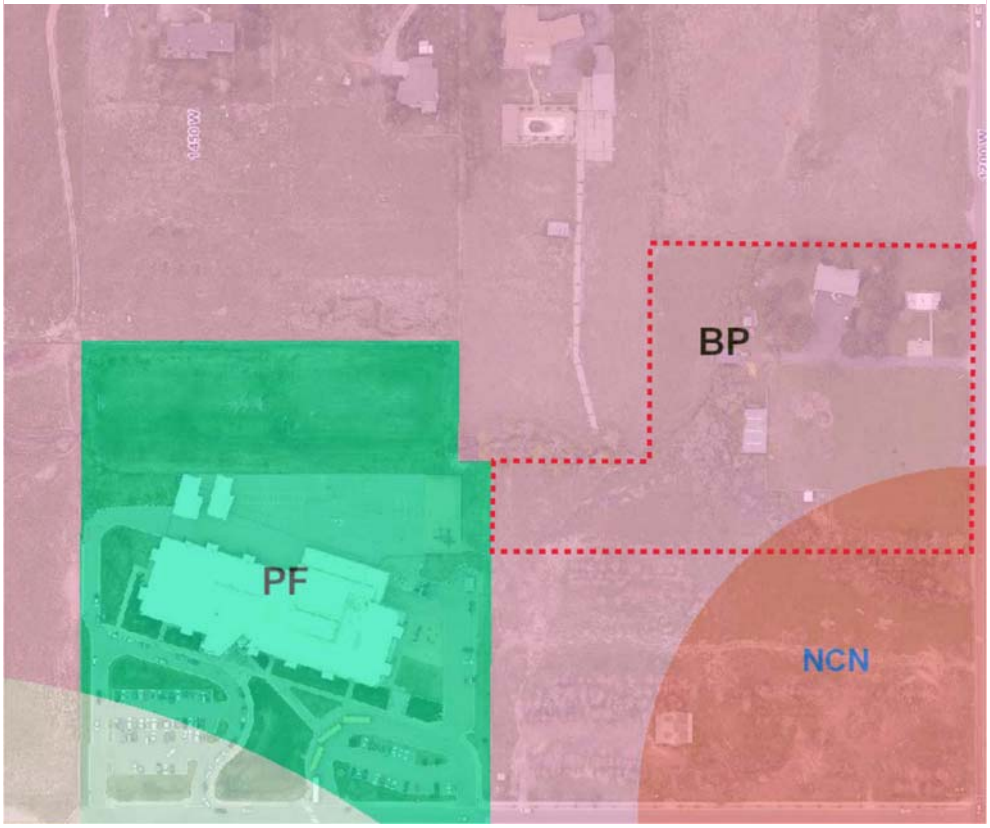
Current and Potential Population and Residential Density

The current population and residential density is one single family dwelling located on 4.846 acres. The annexation and requested zoning will not significantly impact or alter the population or residential density.

Proposed Annexation Complies with Lehi City's Land Use Goals and Policies Outlined in the General Plan

Lehi City's General Plan contemplates that the majority of the Property will eventually become part of the BP Zone and the southeast portion of the Property will become part of the Neighborhood Commercial Zone. The annexation of the Property into Lehi is a step towards Lehi City's ultimate plan and land use goals for the Property and surrounding area.

Figure 5 – Lehi General Plan Zoning Map



Current and Potential Demands for City provided Facilities and Services to the Area Proposed for Annexation

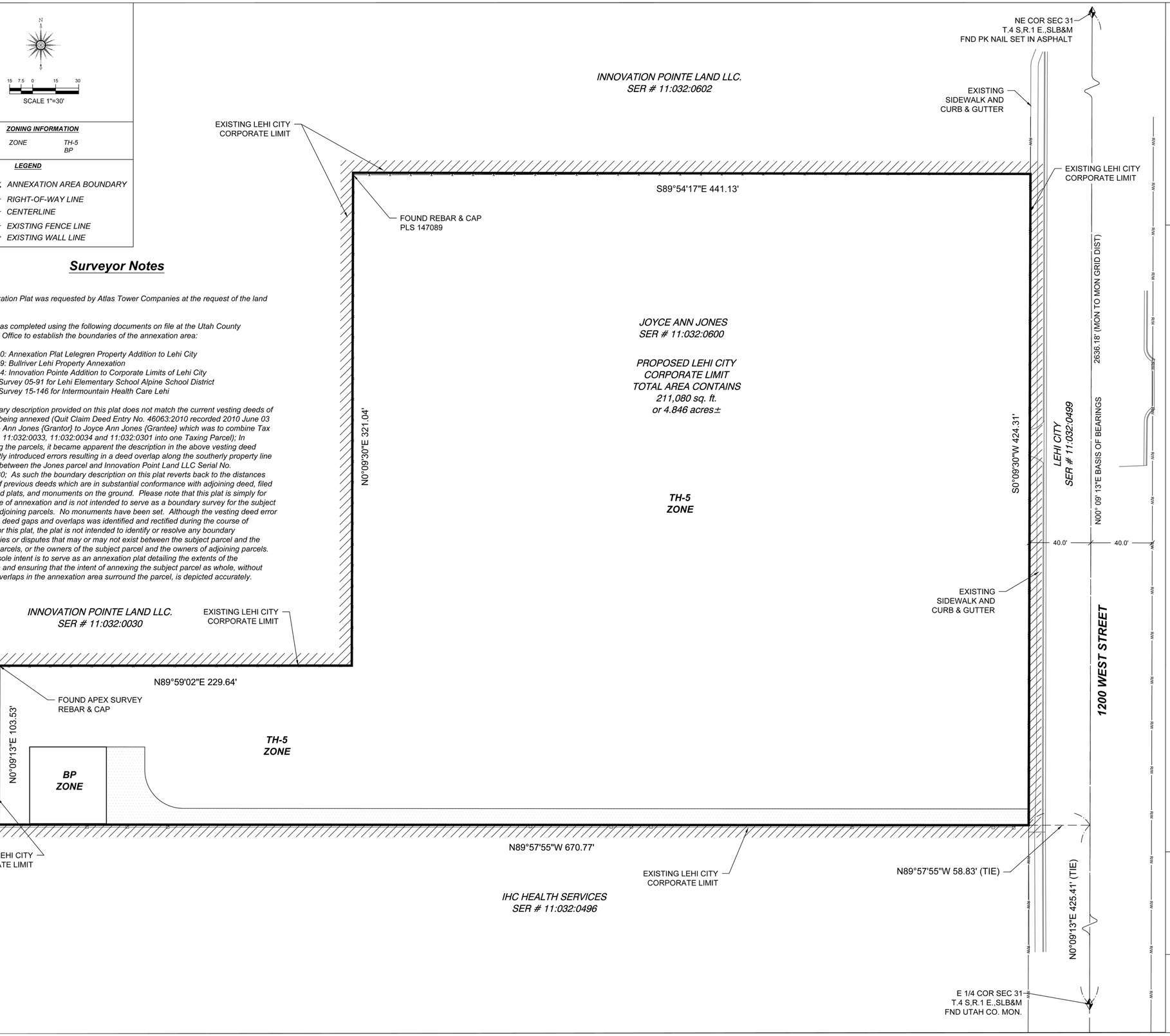
Currently, the Property has services sufficient for a single-family dwelling and existing agricultural uses. The demands for facilities and services from Lehi City will not be significantly impacted by the proposed annexation.

No Water Rights need to be Dedicated for the Proposed Annexation

The Property currently has sufficient water services for the continuation of the existing uses upon annexation. The only new use proposed is a communications tower which does not increase the need for water services to the Property.

Conclusion

The continuation of uses and zoning requested by the Applicant promotes the goals and land use plans of Lehi City for the Property. As the proposed annexation meets the requirements for annexation into Lehi City, the Applicant respectfully request Lehi City adopt a resolution annexing the Property. Applicant is happy to provide additional information upon request.



Surveyor Notes

This Annexation Plat was requested by Atlas Tower Companies at the request of the land owner.

This Plat was completed using the following documents on file at the Utah County Recorder's Office to establish the boundaries of the annexation area:

Entry 14990: Annexation Plat Lelegren Property Addition to Lehi City
Entry 11079: Bullriver Lehi Property Annexation
Entry 16344: Innovation Pointe Addition to Corporate Limits of Lehi City
Record of Survey 05-91 for Lehi Elementary School Alpine School District
Record of Survey 15-146 for Intermountain Health Care Lehi

The boundary description provided on this plat does not match the current vesting deeds of the parcel being annexed (Quit Claim Deed Entry No. 46063:2010 recorded 2010 June 03 from Joyce Ann Jones {Grantor} to Joyce Ann Jones {Grantee} which was to combine Tax Serial Nos. 11:032:0033, 11:032:0034 and 11:032:0301 into one Taxing Parcel); In researching the parcels, it became apparent the description in the above vesting deed inadvertently introduced errors resulting in a deed overlap along the southerly property line and a gap between the Jones parcel and Innovation Point Land LLC Serial No. 11:032:0030; As such the boundary description on this plat reverts back to the distances and calls of previous deeds which are in substantial conformance with adjoining deed, filed surveys and plats, and monuments on the ground. Please note that this plat is simply for the purpose of annexation and is not intended to serve as a boundary survey for the subject parcel or adjoining parcels. No monuments have been set. Although the vesting deed error resulting in deed gaps and overlaps was identified and rectified during the course of research for this plat, the plat is not intended to identify or resolve any boundary discrepancies or disputes that may or may not exist between the subject parcel and the adjoining parcels, or the owners of the subject parcel and the owners of adjoining parcels. The plat's sole intent is to serve as an annexation plat detailing the extents of the annexation and ensuring that the intent of annexing the subject parcel as whole, without gaps our overlaps in the annexation area surround the parcel, is depicted accurately.

Surveyor's Certificate

I, James C. Couts, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7084124 as prescribed under the Laws of the State of Utah. I further certify that this plat of addition to the corporate limits of Lehi City, Utah County, Utah is a true and correct representation of data compiled from a survey supervised by me and from records on file at the office of the Utah County Recorder.

Dated this _____ *Day of* _____ *20*_____

PROFESSIONAL LAND SURVEYOR
No. 7084124
JAMES J. COUTS
STATE OF UTAH

James C. Couts
Utah PLS No. 7084124

Boundary Description

COMMENCING AT THE EAST ONE QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M THENCE 425.41 FEET NORTH 0°09'13" EAST ALONG THE SECTION LINE; THENCE 58.83 FEET NORTH 89°57'55" WEST TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET AND THE ***POINT OF BEGINNING;*** *THENCE NORTH 89°57'55" WEST 670.77 FEET ALONG THE NORTHERLY LINE OF THE LELEGREN PROPERTY ADDITION TO LEHI CITY; THENCE NORTH 0°09"13" EAST103.53 FEET ALONG THE ALPINE SCHOOL DISTRICT PROPERTY LINE; THENCE NORTH 89°59'02" EAST ALONG THE SOUTHERLY LINE OF THE INNOVATION POINTE ADDITION TO CORPORATE LIMITS OF LEHI CITY; THENCE NORTH 0°09'30"EAST321.04 FEET ALONG THE EASTERLY LINE OF SAID INNOVATION POINTE ADDITION; THENCE SOUTH 89°54'17" EAST 441.13 FEET ALONG THE SOUTHERLY LINE OF THE BULLRIVER LEHI PROPERTY ANNEXATION TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 0°09'30" WEST 424.31 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE* ***POINT OF BEGINNING.***

CONTAINS 4.846 ACRES, more or less.

Acceptance by Legislative Body

This is to certify that we the undersigned Lehi City Council have adopted a resolution of its intent to annex the tract of land shown herein and have subsequently adopted an ordinance annexing said tract into Lehi City, Utah and that a copy of the ordinance has been prepared for filing herewith all in accordance with Utah Code Section 10-2-418 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to be known hereafter as the Joyce Ann Jones Addition to Lehi City Annexation.

Dated this _____ *Day of* _____ *20*_____

_____ _____

_____ _____

_____ _____

_____ _____

Mayor

County Surveyor

This plat has been reviewed by the the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah County Ann. 17-23-20 as amended.

_____ _____

Utah County Surveyor *Date*

Joyce Jones Annexation

A part of the Northeast Quarter of Section 31, Township 4 South, Range 1 East, SLB&M, US Survey
Utah County, Utah

Recorded

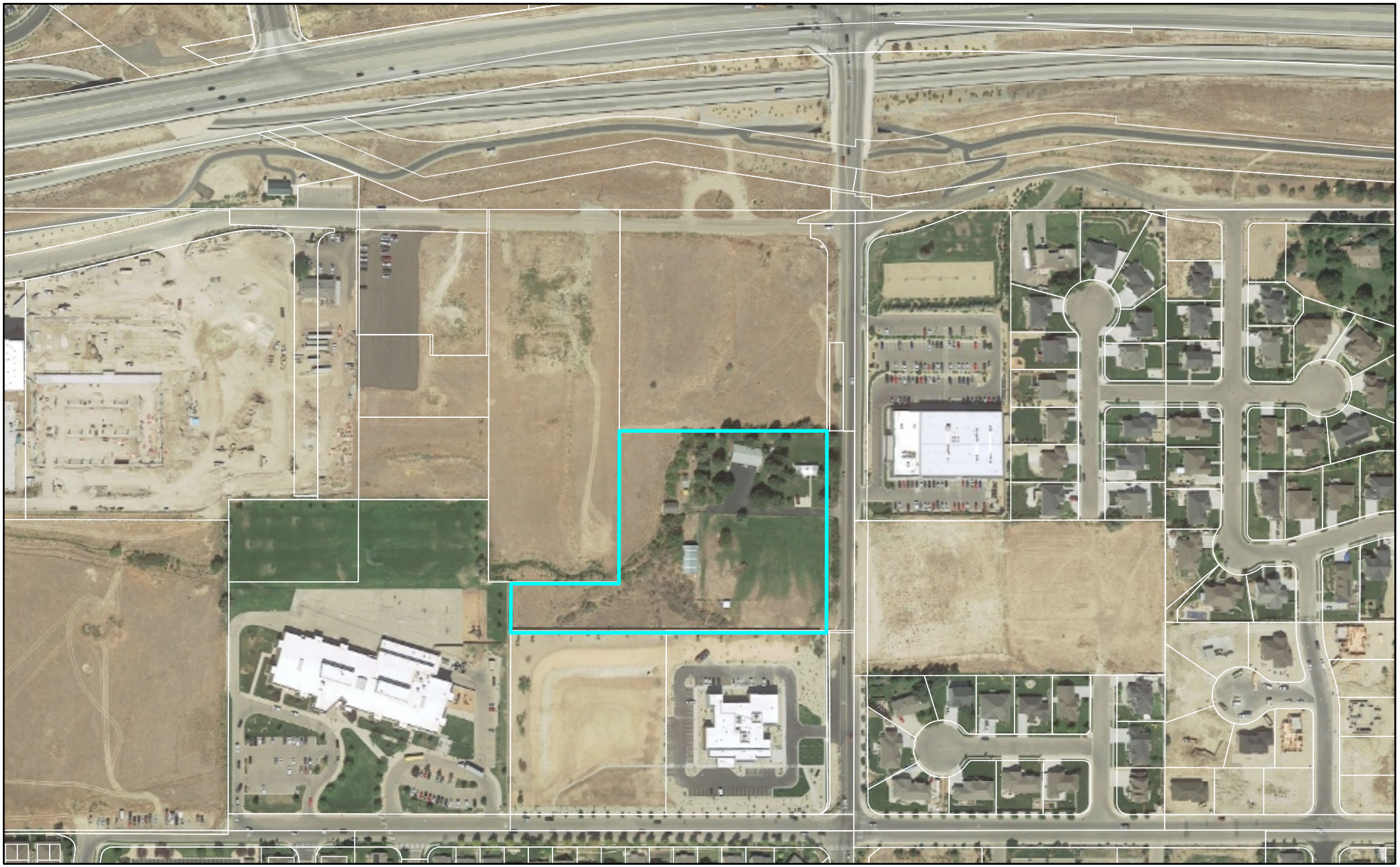
State of Utah, County of Utah, Recorded and Filed at the Request of

Date _____ *Time* _____ *Book* _____ *Page* _____

Fee $ _____ *Utah County Recorder* _____

Joyce Jones Annexation

Aerial

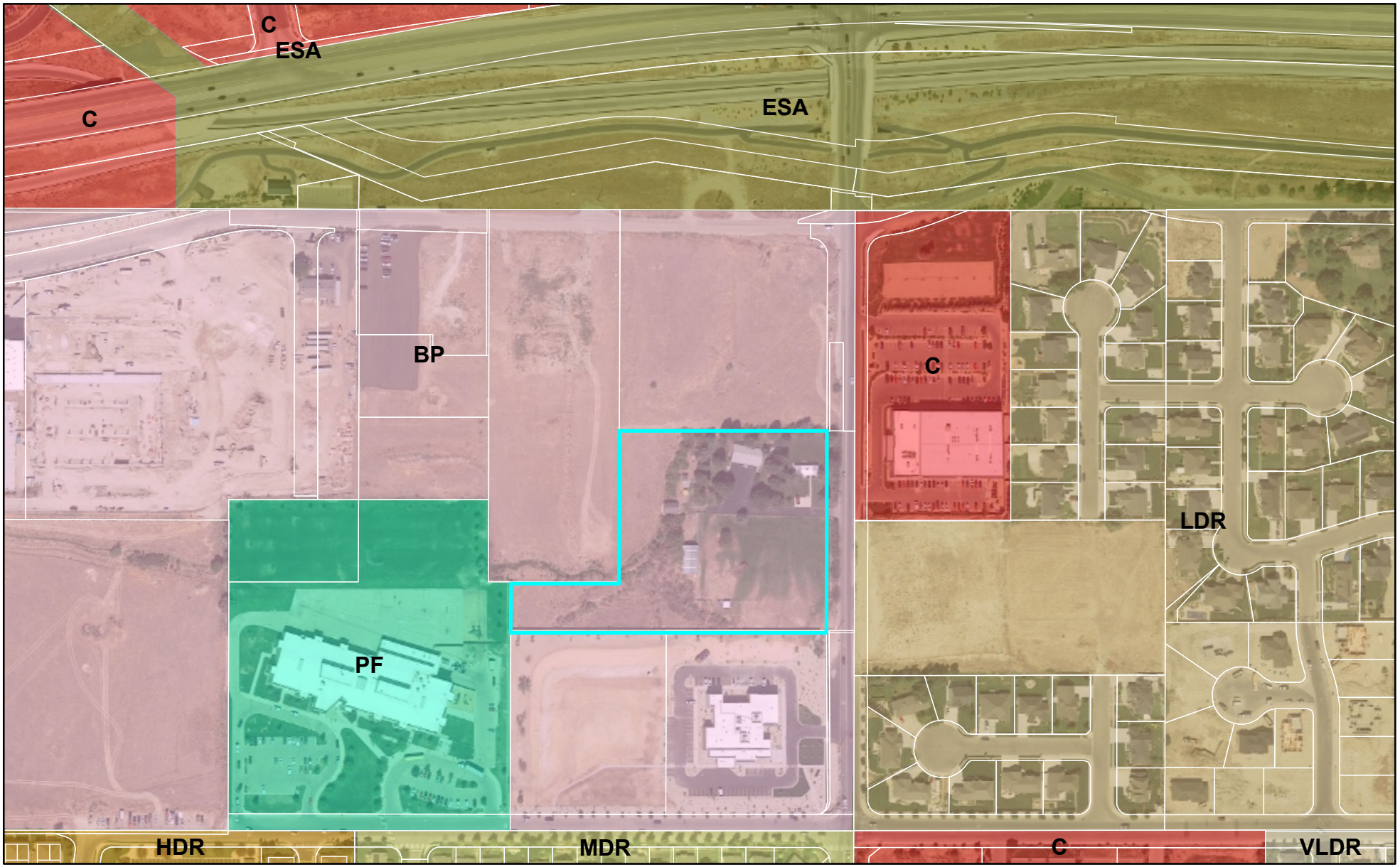


0 350 700 Feet

LEHI CITY

Joyce Jones Annexation

General Plan



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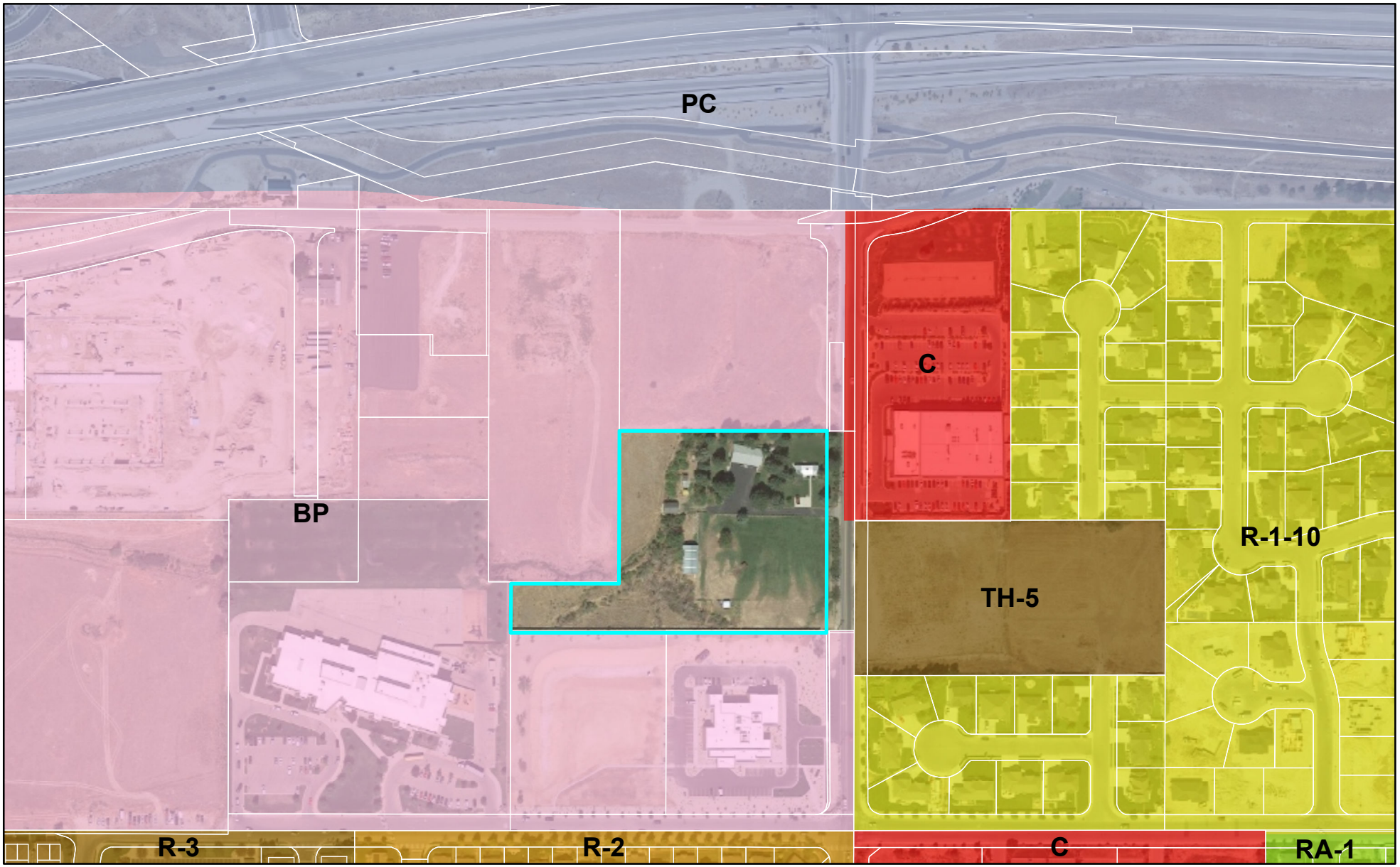
LEHI CITY

Joyce Jones Annexation

Zoning



0 350 700 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South. (Continued from the January 14, 2020 meeting)
Petitioner: Patterson Homes

Suggested Action:

Attachments:
CCR Clark Property Concept 01.28.20.docx

Clark Property Concept DRC 11.06.19.docx

Clark Property Concept Plan Narrative.pdf

Clark Concept plan.pdf

Clark Property Elevation.pdf

Clark Concept aerial.pdf

Clark Concept gp.pdf

Clark Concept zoning.pdf

CLARK PROPERTY CONCEPT
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	1940 West 1300 South		
Project Area	12.28 acres		
Existing Zoning	N/A (Proposed zone is R-1-22)		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	RA-1/TH-5	Single family residential
	South	R-1-8	Meadows at Lakeside
	East	N/A	Single family home/Agriculture
	West	R-1-22	Snow's Springs
Date of DRC Review	November 6, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

This property has not been annexed into Lehi City and has no associated property history.

January 14, 2020- The proposed concept plan was tabled until the January 28, 2020 meeting by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Clark Property concept plan, a proposed 21-lot residential development project located at 1940 West 1300 South.

The 21 proposed lots range in size from 15,000 to 21,839 square feet which does not meet the typical minimum lot size requirement for the R-1-22 zone. The proposed concept plan includes a proposed density bonus in lieu of reimbursement to the City for trail construction, property dedication of the trail corridor and park, and park improvements. The concept plan will have an overall density of approximately 1.71 units per acre which is consistent with the R-1-22 zone which allows a maximum density of 1.75 units per acre.

The proposed concept shows a park that will be dedicated to Lehi City and improved by the developer. A tot lot,

pavilion, and a new parking lot are shown as part of the improvements. Additionally, the developer will improve the Lehi City parcel to the south with the installation of sod and irrigation.

The DRC had 28 comments on the proposed concept plan, including the following:

1. An annexation for this property and water dedication will be required before a preliminary subdivision can be filed.
2. Recommend a 2-rail or 3-rail fence at the top of bank. Could this be incorporated into the density bonus consideration?
3. A road stub is required to the east to meet the connectivity standards. The road connection across Dry Creek can qualify for an exception to the connectivity standards.
4. Consider shifting 1940 West slightly to the east to allow lots 1-6 to be larger because they are adjacent to existing 1/2 acre lots.
5. Add a note on the concept plan stating how many additional lots are proposed in lieu of reimbursement for the trail, park, etc.
6. Make sure to keep the edge of the trail at least 2' from the top of bank to avoid trail erosion and ensure safety of trail users.
7. Preserve as many of the existing native trees along Dry Creek as possible.
8. A dedication of Dry Creek channel will be required.
9. 6' right to farm fence will be required along agricultural properties.
10. Will need to work with Parks division to design park to city standards.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Clark Property Concept plan, including the DRC comments from November 6, 2019. This recommendation is based on the following findings:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on December 12, 2019. The minutes and motion from this meeting are as follows:

3.3 Public hearing and recommendation of Patterson Homes' request for review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South.

Brittney Harris presented information on agenda item. All of the property has not been annexed into the City so the subdivision will have to be developed after it is annexed.

The applicant, Scott Doug with Patterson Homes, was present. They have not done the annexation zone change. They would like to know if they would be able to proceed on to the next step and if the general layout looks acceptable. Commissioner Nielsen stated there are four other parcels that are affected but if they can work it out and the roads can connect there shouldn't be any negative impacts.

Commissioner Nielsen opened public hearing on agenda item 3.3.

Carl Clark shares a boundary with the subdivision of about 1200 feet and would like to see a half acre lot boundary enforced. He is concerned about the amount of fill that has been allowed. There is an 8 foot fill along Dry Creek Channel and he is concerned with flooding. He hopes the Commission doesn't allow for 8 foot fill and he stated there are about 30 more homes that borders the creek. He stated more consideration needs to be given to Dry Creek channel due to the flooding.

Justin Crop stated that the massive fill is an issue and he is also concerned with the flooding. He likes the idea of the half acre lots. He shared the same concerns as Mr. Clark.

Annette Gong stated the area is zoned for half acre lots and the area is a high-water table. It has been an issue for several years. She was impressed with the thought of setbacks with the prior item. She is concerned about being put into an island and would like the zoned half acre lots to be taken into. She stated it is her understanding that the lots have to be half acre lots to have animal rights.

Steve Steadman stated he agrees with the neighbors about the zoning and would like to keep the half acre lots. He also asked if there was an ordinance to protect animal rights. Commissioner Nielsen stated that there is an ordinance and that it is called the Right to Farm Act.

Ken Bailey stated he understand there are many concerns that need to be addressed with property rights. He has property that he may be selling and thinks that there are many concerns that need to be addressed and asked that a lot of things be taken in to consideration, especially with prior developments that have been approved.

Commissioner Nielsen closed public hearing on agenda item 3.3.

Commissioner Nielsen asked Staff to address the issues that were brought up. Ross Dinsdale talked about ground water and the technicalities of road fill and the capacity of flooding, and dedication of property of Meadows at Lakeside to the City. Commissioner Nielsen asked about flooding and maintaining water on personal property. Ross detailed and explained improvements that the City has taken to lessen the flooding risks of Dry Creek.
Carl Clark stated the proposal is fine, but asked what happens if the water gets out on his property or other sections that are in between improved sections that gives the possibility of flooding homes. Ross Dinsdale acknowledged that some sections have not been improved or modified and that would create a problem if flooding occurred. Commissioner Nielsen inquired on half acre lots and open space. Staff stated as each development gets finished that sections of trails and parks would be completed. Commissioner Nielsen discussed future connectivity of parks and larger developments.

The applicant stated they have a lot of work to do when it comes to engineering and drainage. They are happy to work with Staff and make it work the best that they possibly can. If the concept is approved, they would be coming in under the half acre lot zoning and feel like this is a well thought out plan that fits the neighborhood that fits the parcel and community. They are trying to balance the concept plan out and like what they have worked out with Staff.

Motion: Commissioner Nielsen recommended approval of Patterson Homes' request for review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South, including all DRC comments from November 6, 2019 and findings stated in the reports; adding the findings that balance between reducing the size from the slight reduction from half acre from what is currently shown with that density bonus provides additional benefits in the use of open space, connectivity through trails and parks, as well as that it meets the character of surrounding development in neighborhoods, and that the width of the parcels are consistent with those that are adjacent to it. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, no; Commissioner Jackson, yes. The motion passed 4-1.

Clark Property Concept
DRC Redline Comments

Patterson Homes – requests review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: David Peterson
Date of Plans Reviewed: 10/29/19
Time Start: 1:04 pm
Time End: 1:30 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Will require circuit tie & equipment at 1300 S. (add switch)
2. Existing RMP overhead line may need to be relocated
3. RMP asset transfer (customer purchase) will be required. All RMP related costs are paid by the developer.

Kerry – Fire: No comments

Greg – Water/Sewer:

4. Master planned water mains in 1300 South, 12" culinary, 16" PI. 16" PI must be ductile iron pipe
5. Sewer main in 1300 South is 10"
6. Storm drain in 1300 South is 24"
7. Any existing well on the site must be capped by a certified well driller
8. Water mains stubbed to the site on 1450 South are 6" culinary, 8" PI
9. Sewer stubbed is 8"
10. Hard surface access with appropriately sized turn around will be required to any storm drain structures outside the Lehi City ROW

Kim – Planning:

11. An annexation for this property and water dedication will be required before a preliminary subdivision can be filed.
12. Recommend a 2-rail or 3-rail fence at the top of bank. Could this be incorporated into the density bonus consideration?
13. A road stub is required to the east to meet the connectivity standards. The road connection across Dry Creek can qualify for an exception to the connectivity standards.
14. Consider shifting 1940 West slightly to the east to allow lots 1-6 to be larger because they are adjacent to existing 1/2 acre lots.
15. Add a note on the concept plan stating how many additional lots are proposed in lieu of reimbursement for the trail, park, etc.
16. Make sure to keep the edge of the trail at least 2' from the top of bank to avoid trail erosion and ensure safety of trail users.
17. Preserve as many of the existing native trees along Dry Creek as possible.

Gary – Building/Inspections:

18. A soils report will be needed if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

19. A dedication of Dry Creek channel will be required.
20. Dry Creek needs to pass a design flow of 300 cfs and meet current city requirements on the cross section.
21. The roads will likely need to be raised to match existing roads and stay above groundwater.
22. Flood plain development permit will be required.
23. Stream alteration permit will likely be required.
24. Work with adjacent property owner to improve the small part of Dry Creek on the south of the project.

Trent – Parks:

25. 6' right to farm fence will be required along agricultural properties.
26. 370' length of trail being constructed with development to the south. Coordinate detention basin layout with their plans.
27. Dry Creek Trail corridor is 20' from top of bank; 10' asphalt, 6' equestrian, 2' buffer on both sides.

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.

28. Will need to work with Parks division to design park to city standards.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12, 2019.

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.

Concept Plan Narrative

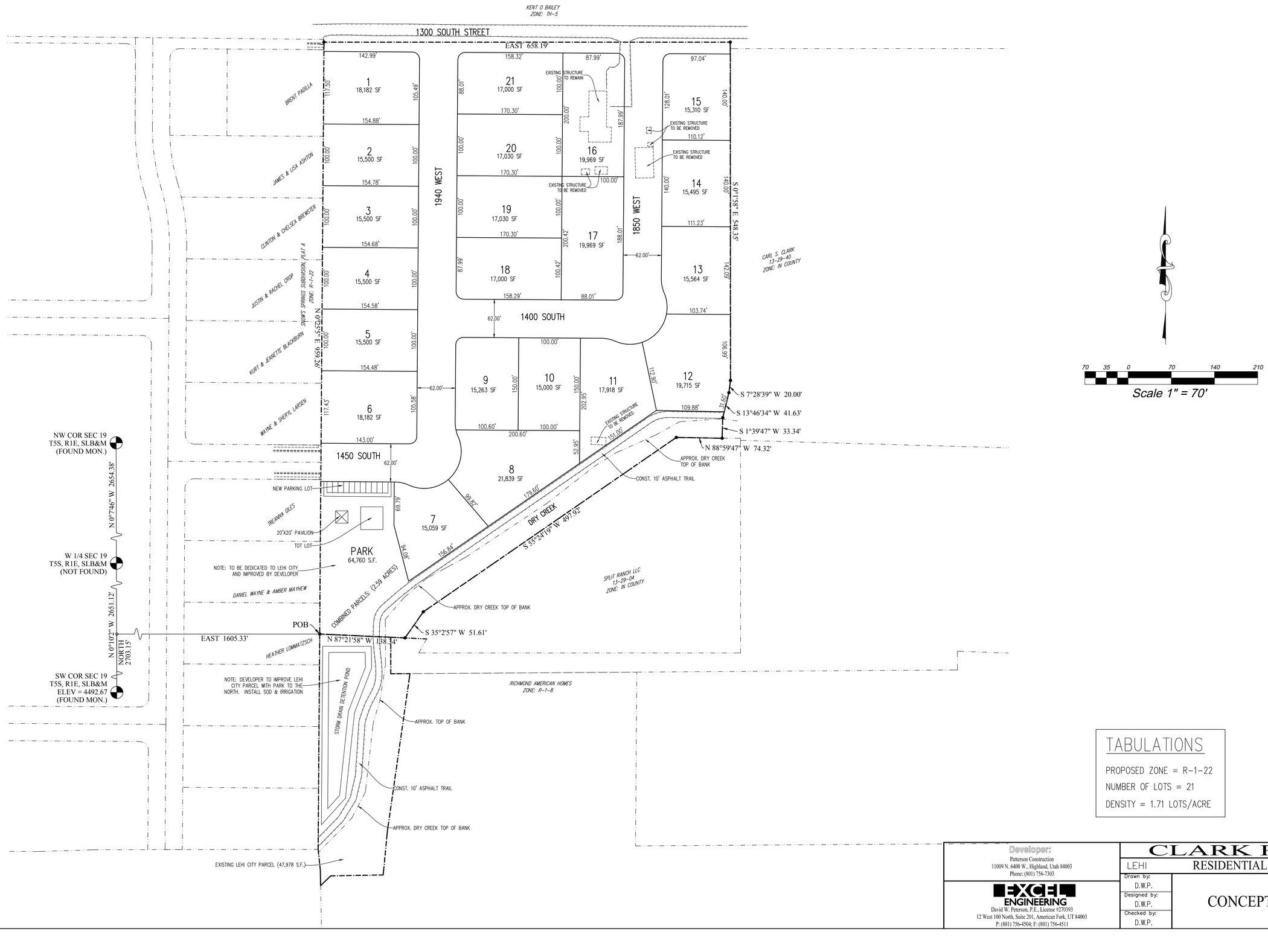
Clark Property – Lehi

Patterson Homes is proposing a new single-family residential subdivision for the Property generally located at 1300 South 1900 West. Patterson desires to submit an application for concept approval with the intent of discussing density in lieu of improvements associated with the dry creek ditch and any other capital improvements desired by the City.

The concept plan is for a standard subdivision. No specific design themes are being proposed at this time and no project amenities are being proposed at this time, except for the dry creek trail that developer would install in coordination with Lehi City. Patterson would expect to build homes that vary in size ranging from 4000 sf to 5000 sf. The homes would be constructed of materials and designs consistent with what consumers are demanding in the marketplace, which is expected to be of high quality hard surface siding, and masonry. There are no CCR's proposed at this time.

Building elevations and floor plans would be similar to those attached.

Please feel free to contact Scott Dunn with any questions at (801) 473-6421



TABULATIONS

PROPOSED ZONE = R-1-22

NUMBER OF LOTS = 21

DENSITY = 1.71 LOTS/ACRE

Current Property Owner:
Jacketta Clark
9287 West 7750 North
Lehi, UT 84043

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

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

CLARK PARCEL

LEHI — RESIDENTIAL SUBDIVISION — UTAH

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=70'	10/29/19

CONCEPT PLAN

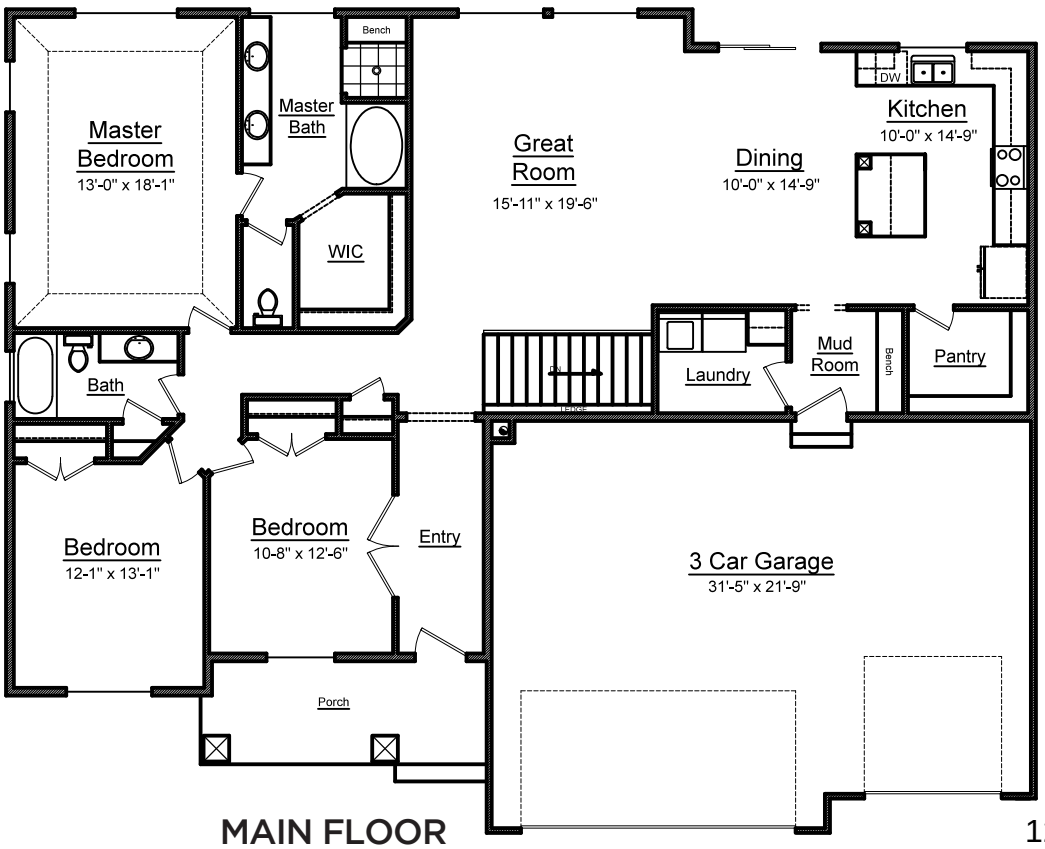
C1

The Autumn

specs

3740 TOTAL SQ FT

- **1820 Finished**
- **1820 Main**
- **Basement**
  Unfinished
- **3 Bedrooms**
- **2 Bath**
  Optional Half Bath
- **3 Car Garage**



MAIN FLOOR

PATTERSON HOMES

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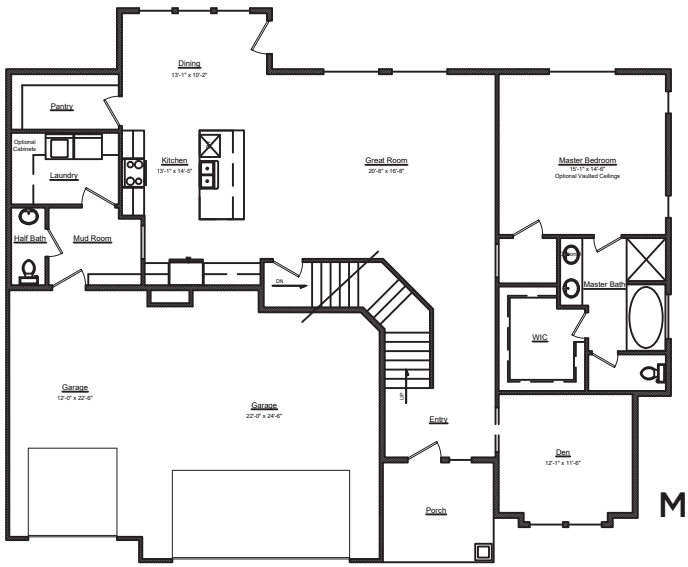
The Madison

specs

4743 TOTAL SQ FT

- **3276 Finished**
- **1129 Upper**
- **1760 Main**
- **Basement** Unfinished
- **5 Bedrooms**
- **2.5 Bath**
- **3 Car Garage**

UPPER FLOOR



MAIN FLOOR

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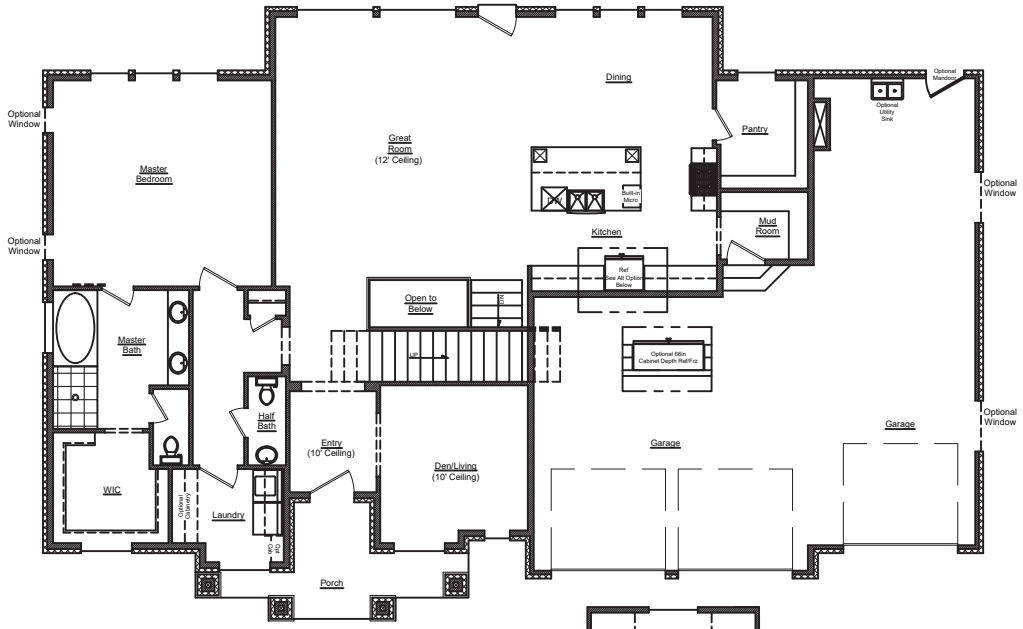
The Eisenhower

specs

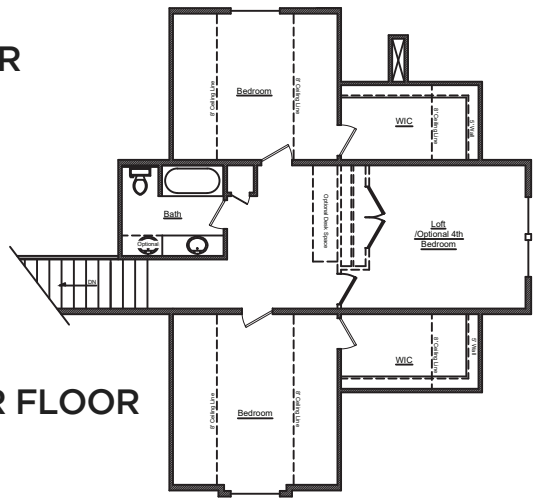
5059 TOTAL SQ FT

- **3158 Finished**
- **954 Upper**
- **2005 Main**
- **Basement** Unfinished
- **4 Bedrooms**
- **2.5 Bath**
- **3 Car Garage**

PATTERSON HOMES



MAIN FLOOR



UPPER FLOOR

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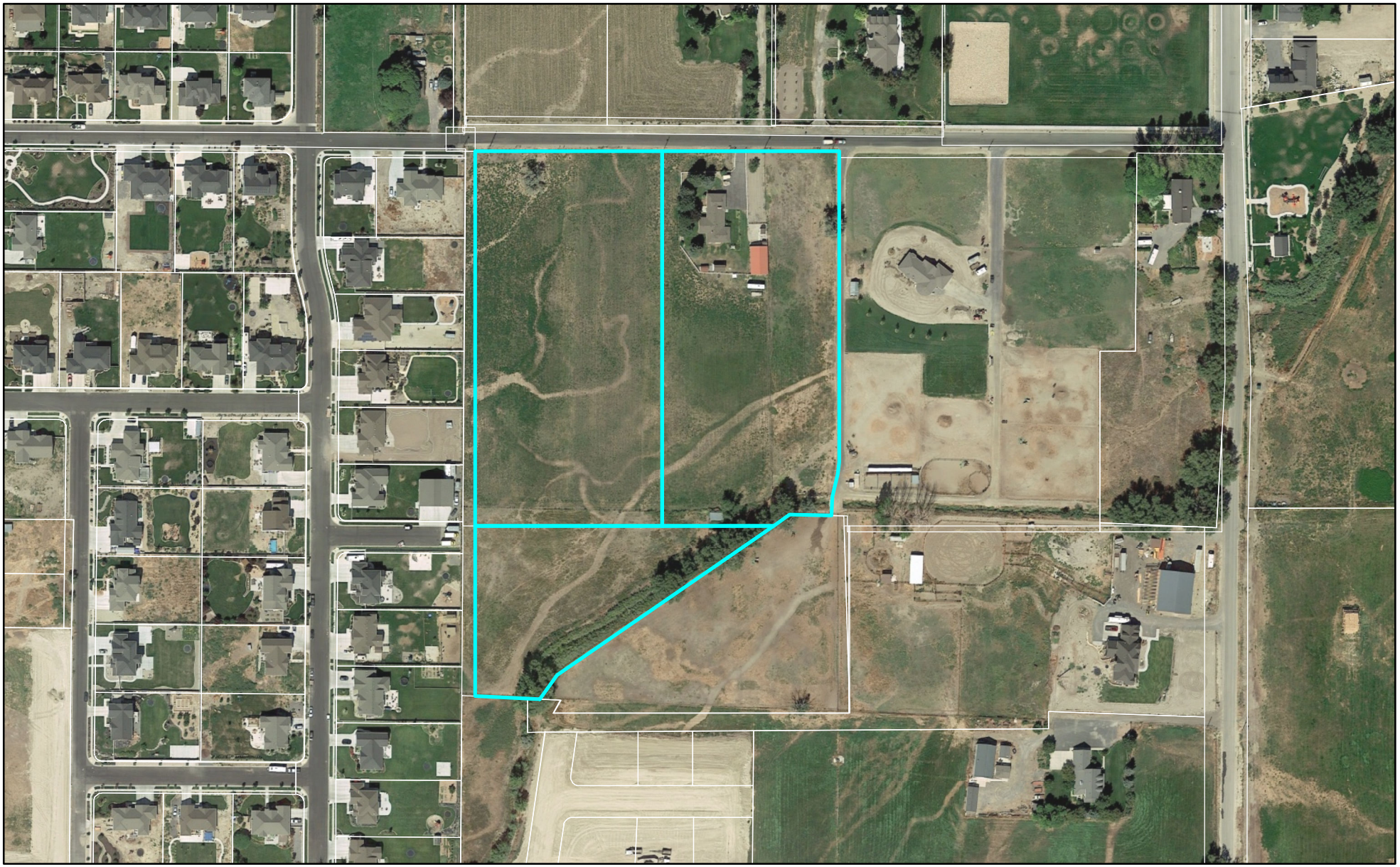
Clark Property Concept

Aerial



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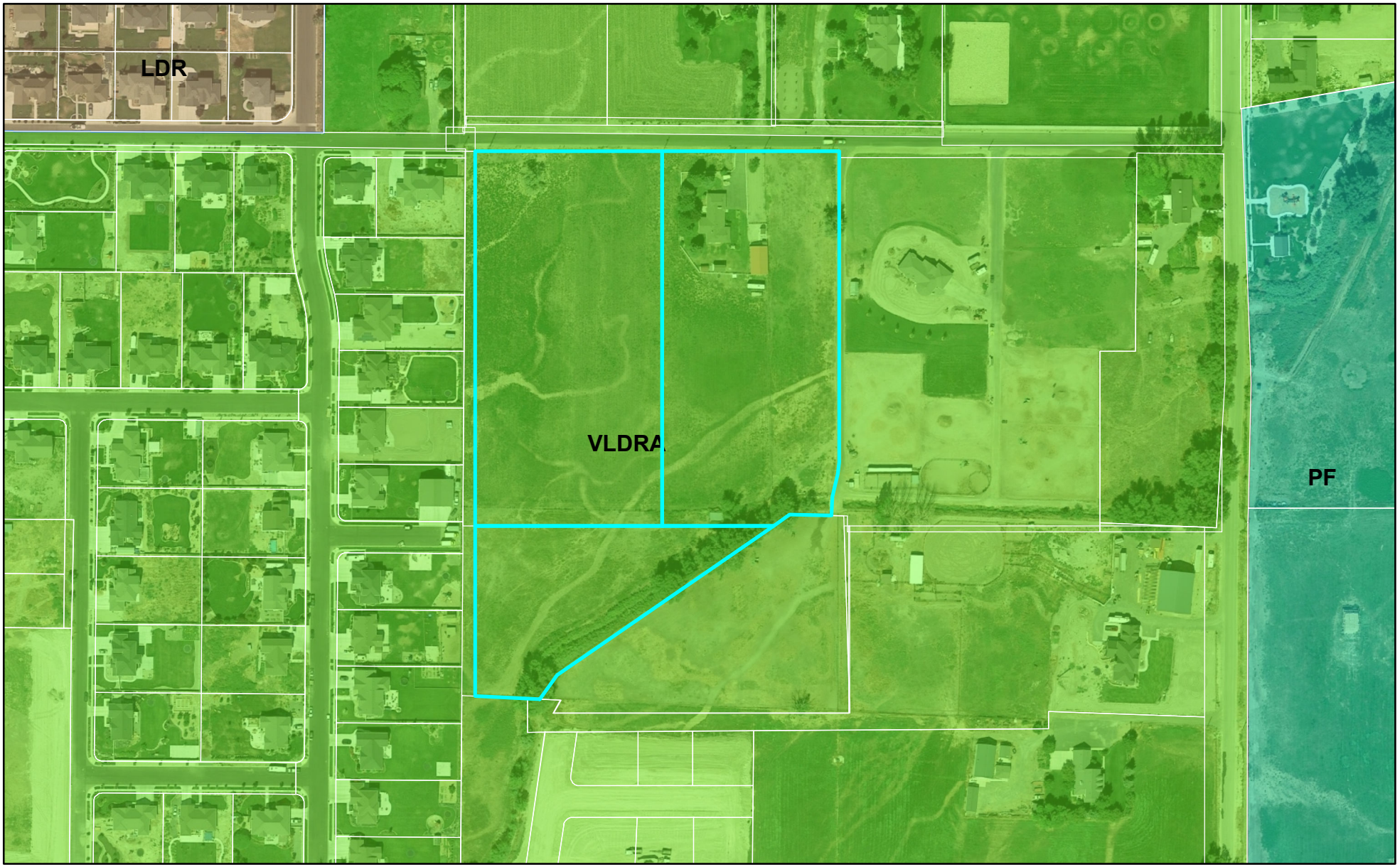
LEHI CITY

Clark Property Concept

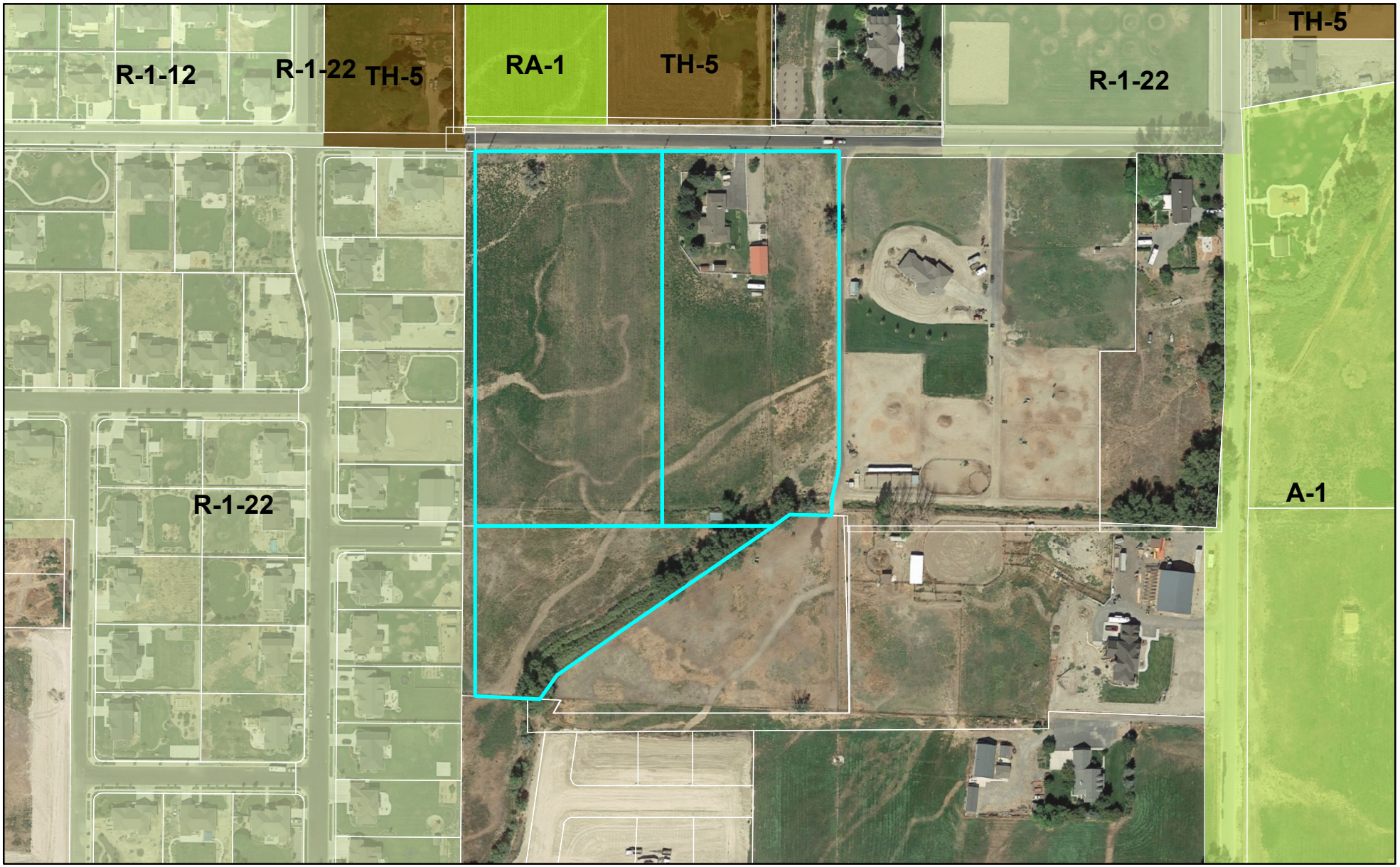
General Plan



LEHI CITY

Clark Property Concept

Zoning



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LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Taylor Meadows Annexation
a. Public Hearing
b. Consideration Ordinance #07-2020, approval of the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning.
Petitioner: Dan Ford

Suggested Action:

Attachments:
CCR Taylor Meadows Annexation - Final Approval 01.28.20.docx

Ord 07-2020.docx

Taylor Meadows Annexation DRC 11.13.19.docx

Taylor Meadows Annexation 11.13.19 Plan layout.pdf

T.M annexation aerial.pdf

T.M annexation gp.pdf

T.M annexation zoning.pdf

TAYLOR MEADOWS ANNEXATION
CITY COUNCIL REPORT

Applicant	Dan Ford		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 1600 South 500 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential/Agriculture)		
Acreage	30.6 acres		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	RA-1	Lehi Country Estates
	South	R-1-22	Bellon Farms
	East	TH-5/R-1-22	Wadley Property/ Cottonwood Estates
	West	RA-1/R-1-22	Timpview Meadows
Date of DRC Review	November 13, 2019		
Date of City Council Acceptance	December 10, 2019		
Date of Planning Commission Review	January 9, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

GENERAL PLAN DESIGNATIONS

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricul-

tural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

REPORT ANALYSIS

Dan Ford requests consideration of the proposed Taylor Meadows Annexation, 30.6 acres located at approximately 1600 South 500 West.

The General Plan designates this property as VLDRA which would allow for the requested zoning of R-1-22.

This annexation is being done by resolution because the property is part of an existing county island. The DRC noted as a condition of recording the annexation and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 zone. The amount of culinary water is .79-acre feet per acre and irrigation water is 2.90-acre feet per acre.

The DRC had five general comments which included the comment that the owner must complete the required water dedication for the R-1-22 zone. The plat reviewed by the DRC has the name Taylor Legal Holdings 2nd Annexation, but since the DRC meeting, the name was changed to the Taylor Meadows Annexation. This will be reflected on the annexation plat that will be recorded.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Taylor Meadows Annexation, including the DRC comments from November 13, 2019. This recommendation is based on the following findings:

1. The proposed R-1-22 zoning is consistent with the VLDRA General Plan land use designation.
2. The proposed application conforms to the goals and policies of the General Plan.
3. The proposed application does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined at the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on January 9, 2020. The minutes and motion from this meeting are as follows:

4.1 Public hearing and recommendation of Dan Ford's request for review of R-1-22 (residential/agriculture) zoning on the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West.

Jacob presented information on agenda item.

Commissioner Hemmert opened the public hearing on agenda item 4.1.

The applicant, Dan Ford who is representing Taylor Legal Holdings, was present and addressed the Commission.

Commissioner Hemmert closed the public hearing on agenda item 4.1.

Commissioner Hemmert re-opened the public hearing on agenda item 4.1.

Todd Reeves stated there are 26 running wells on the property and wondered if there were any issues with the wells. He had questions with entry and exits points with traffic on the property. Commissioner Hemmert responded that they were only looking at the proposed zoning on the annexed property.

Commissioner Hemmert closed the public hearing on agenda item 4.1.

The applicant Dan Ford addressed Todd Reeves concerns. He stated the roads were stubbed for future connectivity. He stated they have also been working with City Engineer Lorin Powell regarding the water issues for future development.

Motion: Commissioner Peterson moved to approve Dan Ford's request for review of R-1-22 (residential/agriculture) zoning on the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West; including all DRC comments and based on the findings stated in the report. Commissioner Nielsen seconded.

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

ORDINANCE NO: 07-2020

AN ORDINANCE APPROVING THE TAYLOR MEADOWS ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Taylor Meadows Annexation, located at approximately 1600 South 500 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 28th day of January 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Taylor Meadows Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-22 zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 28th day of January 2020.

ATTEST

MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Taylor Meadows Annexation Legal Description

ANNEXATION DESCRIPTIONS

ALL OF THOSE CERTAIN TAYLOR LEGAL HOLDINGS, LLC. TRACTS KNOWN AS PARCELS NUMBERS 13:033:0100, 13:033:0077, 13:033:0100, 13:033:0059, AND 43:093:0001, LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACTS BEING ANNEXED INTO LEHI CITY, THE BOUNDS OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING LEHI CITY BOUNDARY, SAID POINT BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTH LAKE SUBSTATION ANNEXATION TO LEHI, RECORDED AS ENTRY NO.: 133757:2002, MAP#9777 AND THE SOUTH LINE OF THE LEHI COUNTRY ESTATES ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 81368:2003, MAP# 10016, SAID POINT OF INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE TAYLOR LEGAL HOLDINGS ANNEXATION, RECORDED AS ENTRY NO.: 69404:2019, MAP#16631, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING APPROXIMATELY NORTH 0°04'58" EAST, ALONG THE SECTION LINE, A DISTANCE OF 969.22 FEET AND SOUTH 89°55'02" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 1709.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20, SAID CORNER PURPORTED TO BE WITNESSED BY A UTAH COUNTY MONUMENT BEARING NORTH 76°09'51" EAST 340.04 FEET FROM SAID CORNER; AND RUNNING THENCE SOUTH 89°17'05" EAST, ALONG SAID SOUTH LINE OF LEHI COUNTY ESTATES ADDITION ANNEXATION, A DISTANCE OF 1058 FEET, MORE OR LESS, TO THE WEST LINE OF THE ROBERT LOTT ANNEXATION ENTRY NO.: 47278:2005 MAP# 11065; THENCE SOUTH 0°11'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 781 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE J. WADLEY ANNEXATION, RECORDED AS ENTRY NO.: 29807:2008, MAP# 12666; THENCE ALONG THE NORTH, WEST, SOUTH, AND EAST LINES OF SAID J. WADLEY ANNEXATION THE FOLLOWING NINE (9) COURSES (1) NORTH 66°16'16" WEST, 88.26 FEET; (2) NORTH 81°22'30" WEST, 174.06 FEET; (3) NORTH 75°40'45 WEST, 168.38 FEET; (4) NORTH 82°13'44" WEST, 142.14 FEET; (5) SOUTH, 374.00 FEET; (6) SOUTH 89°57'40" EAST, 749.65 FEET; (7) SOUTH 30°24'57 EAST, 52.35 FEET; (8) SOUTH 89°57'40" EAST, 50.15 FEET; (9) NORTH 0°02'20 EAST, 248.97 FEET, TO THE SOUTH LINE OF AFORESAID ROBERT LOTT ANNEXATION; THENCE SOUTH 89°57'40 EAST, A DISTANCE OF 54 FEET, MORE OR LESS, TO THE EAST LINE OF THE EDWARD THOMAS ANNEXATION, RECORDED AS ENTRY NO.: 25797:2001, MAP# 8999; THENCE SOUTH 0°33'00 WEST, ALONG SAID WEST LINE, A DISTANCE OF 496 FEET, MORE OR LESS, TO THE NORTH LINE OF BELLON ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 77878:2006, MAP# 11722; THENCE ALONG THE NORTH LINE OF SAID BELLON ADDITION ANNEXATION THE FOLLWING THREE (3) COURSES: (1) NORTH 89°59'12" WEST, 366.48 FEET; (2) NORTH 89°13'04" WEST, 531.67 FET; (3) SOUTH 89°59'39" WEST, 485.16 FEET, TO A POINT IN THE WEST LINE OF THE AFORESAID NORTH LAKE SUBSTATION ANNEXATION, SAID POINT ALSO BEING THE NORTHEASTERLY MOST CORNER OF THE NORTH LAKE ADDITION ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 42621:2000, MAP# 8583; THENCE ALONG THE WEST LINE OF SAID NORTH LAKE SUBSTATION ANNEXATION THE FOLLOWING THREE (3) COURSES: (1) NORTH 0°06'49 EAST, 672.38 FEET; (2) NORTH 0°06' 49" EAST, 471.49 FEET; (3) NORTH 0°53'14" EAST, 186.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 30.6 ACRES.

Taylor Meadows Annexation
DRC Redline Comments

*Dan Ford – requests review of the **Taylor Meadows Annexation**, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Ford, Matthew Scott
Date of Plans Reviewed: 11/5/19
Time Start: 3:00 pm
Time End: 3:10 PM

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**
   All the utilities are located in 500 West and stubbed roads.
3. **Zoning required or recommended**
   R-1-22
4. **Distances to schools/parks/shopping**
   Nearest Elementary- Dry Creek Elementary 0.42 miles
   Nearest Junior High- Willowcreek Middle School 1.55 miles
   Nearest High School- Lehi High School 1.51 miles
   Nearest Park- Monument Park 0.28 miles
   Nearest Shopping- Macey's 1.47 miles
5. **Transportation**
   500 West is a minor collector

DRC GENERAL COMMENTS:

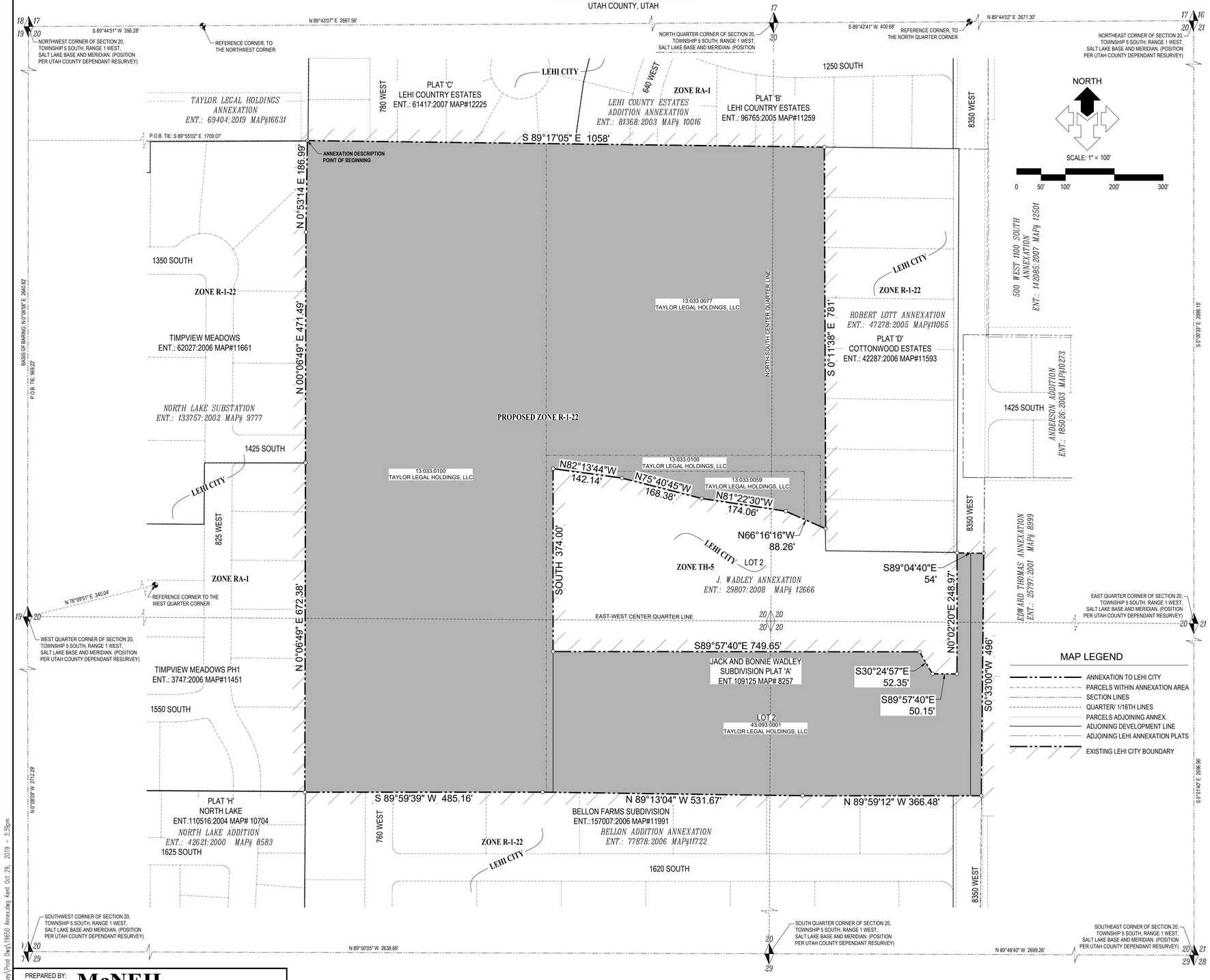
1. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.9 acre feet per acre.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. Show existing buildings and note if they will stay or be demolished.
5. RMP purchase/asset transfer required.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 10, 2019.
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK")

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.

TAYLOR LEGAL HOLDINGS 2ND ANNEXATION

A FINAL LOCAL ENTITY PLAT
LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENCE NO. 613590, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

DENNIS K. WITHERS, PLS
L.S. LICENSE NO. 6135190
(SEE SEAL BELOW)

ANNEXATION DESCRIPTIONS

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CONTAINS APPROXIMATELY 30.6 ACRES.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED COUNCIL OF LEHI CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE ADN CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AND ORDIANCE PROVIDING FOR HTE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF LEHI CITY, TO BE KNOW HEREAFTER AS THE

TAYLOR LEGAL HOLDINGS 2ND ANNEXATION

DATED THIS _____ DAY OF _____, A.D. 2017

MAYOR

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED § 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR
GARY RATCLIFE, P.L.S.
(SEE SEAL BELOW)

DATE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS MAP IS NORTH 0°04'58" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PER THE UTAH COUNTY STATE PLANE COORDINATE AND DEPENDANT RESURVEY, PUBLISHED BY THE UTAH COUNTY SURVEYOR'S OFFICE.
2. DEED LINES WITHIN THE BOUNDS OF THE PROPOSED ANNEXATION ARE SHOWN HEREON BY RECORD DOCUMENTS ONLY. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF THE INDIVIDUAL PARCEL LINES. PARCEL LINES, NUMBERS, AND OWNERS INFORMATION ARE DEPICTED HEREON FOR REFERENCE PURPOSES ONLY.
3. THE BOUNDS OF THE PROPOSED ANNEXATION TRACT ARE SUBJECT TO VARIATIONS IN LOCATION PENDING PHYSICAL OBSERVATIONS OF THE CONTROLLING MONUMENTS. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF SECTION LINES, ADJOINING SUBDIVISION LINES, OR DEED LINES WITHIN THE PARCEL BEING ANNEXED INTO LEHI CITY.

TAYLOR LEGAL HOLDINGS 2ND ANNEXATION

A FINAL LOCAL ENTITY PLAT
LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN.S 17-23-20 AS AMENDED.

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

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SHEET 1 OF 1

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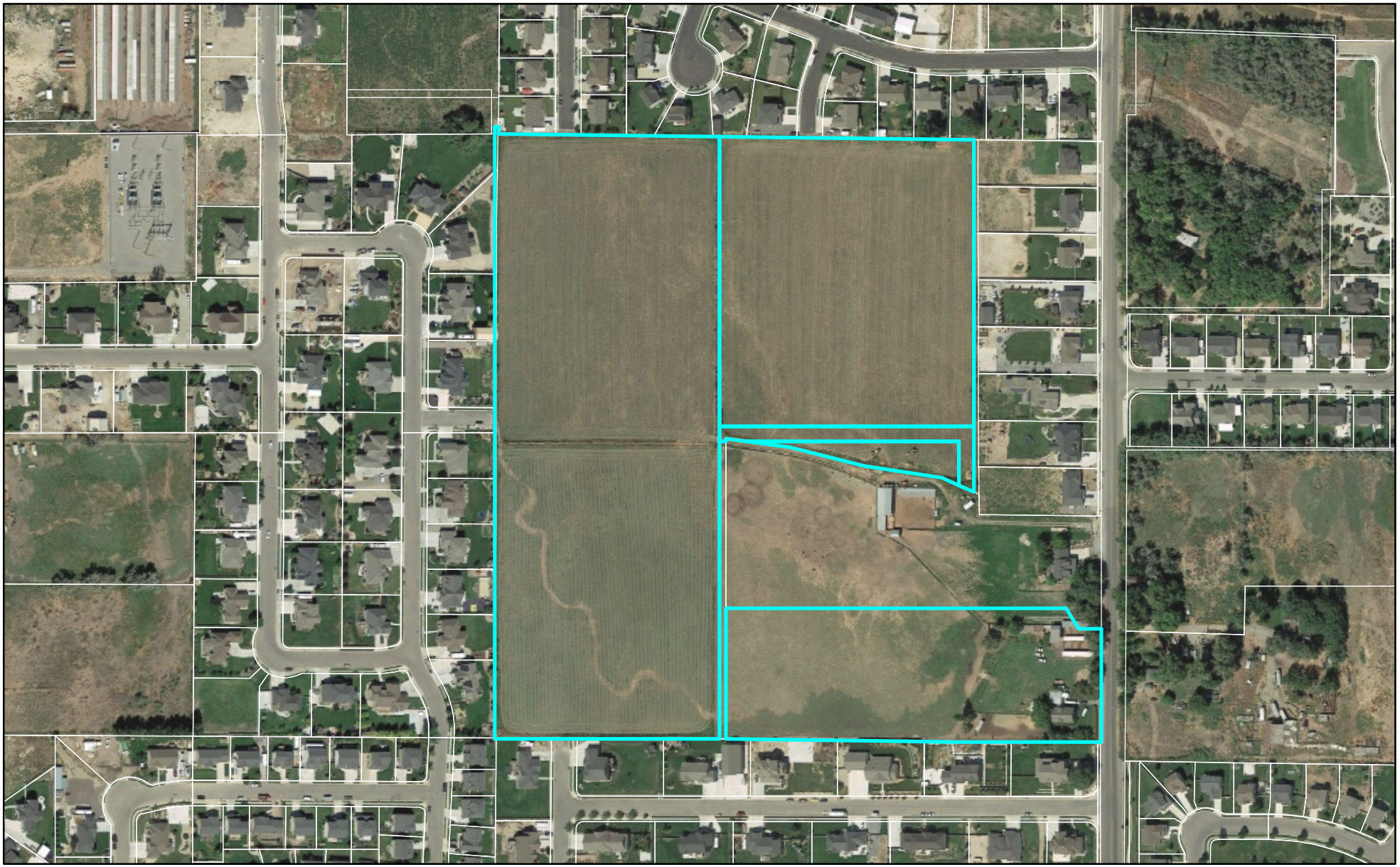
Taylor Meadows Annexation

Aerial



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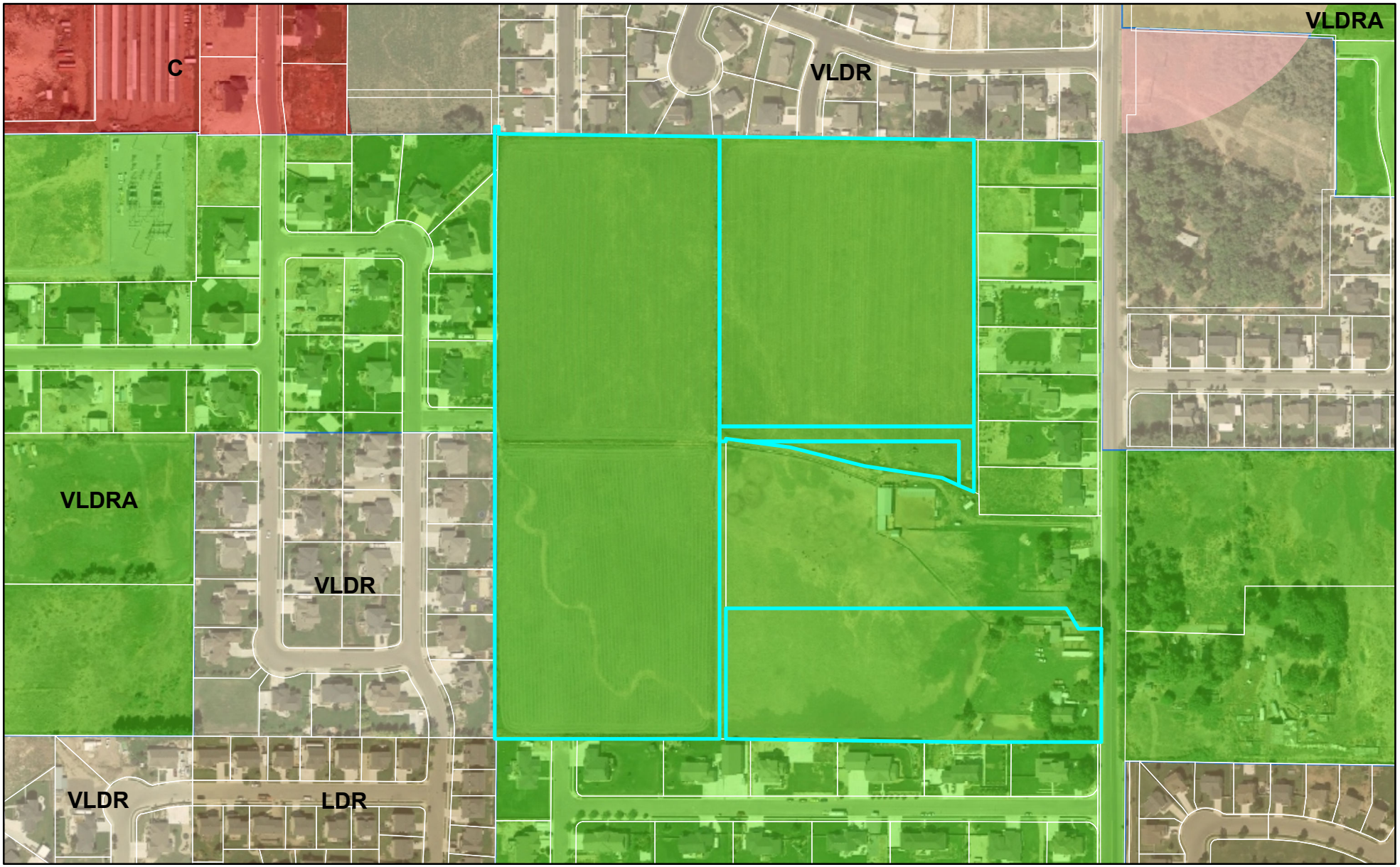
LEHI CITY

Taylor Meadows Annexation

General Plan



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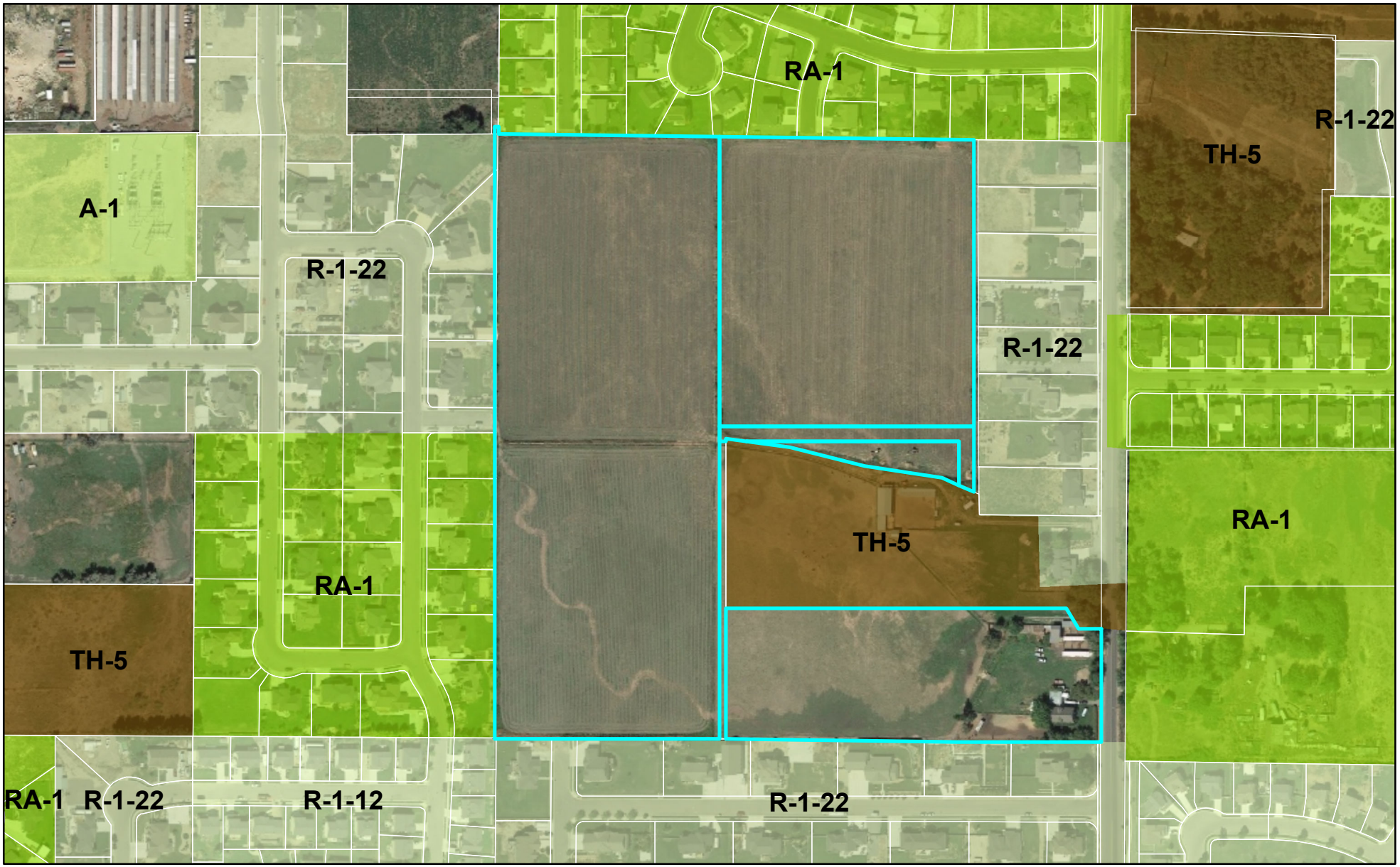
LEHI CITY

Taylor Meadows Annexation

Zoning



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LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final Subdivision approval for the Northridge Plat E, a 14-lot single family subdivision located at approximately Northridge Drive and Silver Pine Lane.
Petitioner: Fieldstone

Suggested Action:

Attachments:
CCR Northridge Plat E Final 01.28.20.docx

Northridge Plat E Final Subdivision DRC 01.15.20.docx

Northridge Plat E Plat.pdf

Aerial Map.pdf

Zoning Map.pdf

General Plan Map.pdf

NORTHRIDGE PLAT E FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately Northridge Drive and Silver Pine Lane		
Existing Land Use	Undeveloped		
Existing Zoning	PC		
General Plan Land Use Designation	HDR		
Number of Lots/Units	14 Lots		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped
	South	PC	Undeveloped
	East	PC	Northridge Plat C
	West	PC	Proposed Northridge Plat F
Date of DRC Review	January 15, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	Amended Traverse Area Plan Adopted by City Council
August 29, 2017	City Council approved the Northridge Preliminary Subdivision including all previous and future final subdivision phases.

REPORT ANALYSIS

The applicant requests approval of the Northridge Plat E final subdivision located at approximately Northridge Drive and Silver Pine Lane. This phase represents a portion of the complete Northridge Preliminary Site and Utility Plan that was previously approved by City Council.

The proposed subdivision includes 14 lots for single family homes. These parcels range in size from 4450 to 6511 square feet. The subdivision also includes a detention pond in “Parcel A” and will include the further expansion of Northridge Drive and the beginning of Silver Pine Lane. Both roads will be dedicated to the City as public roads. These additions will help meet the City requirements for water detention and connectivity throughout the entirety of

the Northridge development.

The DRC reviewed the Northridge Plat E Final Subdivision and had 3 redline comments relating to water/sewer:

1. PI source and storage must be provided in the Vialetto Zone prior to final plan approval Culinary source must be provided in the Vialetto Zone prior to final plan approval
2. Install new 6" PI line to fire hydrant
3. Temporary blow off must be a 6" blow off at the end of Northridge Drive

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Northridge Plat E final subdivision including the DRC comments from January 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision complies with the approved preliminary subdivision for the entire Northridge Development.
2. The proposed subdivision includes a detention pond and road extensions that meet the City's detention and road connectivity standards.
3. The proposed subdivision is consistent with the Traverse Mountain Area Plan.
4. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
5. The proposed subdivision meets the requirements of the Development Code.
6. Other findings based upon information presented at the public meeting.

Northridge Plat E Final Subdivision
DRC Redline Comments

Fieldstone- requests final subdivision review of Northridge Plat E, a 14-lot single family subdivision located at approximately Northridge Drive and Silver Pine Lane

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brian Gabler and Julie Smith
Date of Plans Reviewed: **01/06/2020**
Time Start: 1:55
Time End: 2:00

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer:
1. PI source and storage must be provided in the Vialetto Zone prior to final plan approval Culinary source must be provided in the Vialetto Zone prior to final plan approval
2. Install new 6" PI line to fire hydrant
3. Temporary blow off must be a 6" blow off at the end of Northridge Drive

Kim – Planning: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Trent – Parks: No comment

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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

DRC GENERAL COMMENTS:

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.

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 28th

NORTHRIDGE - PLAT E

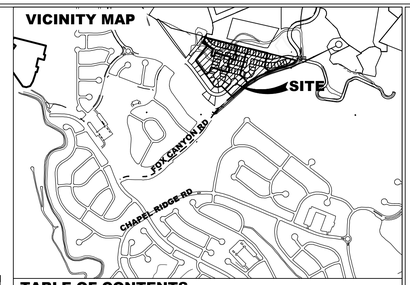
A RESIDENTIAL SUBDIVISION IN LEHI, UTAH

NORTH

SCALE: 1" = 40'

40 20 0 40

VICINITY MAP



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TABULATIONS

PLAT AREA:	2.63 ACRES
LOT AREA:	1.64 ACRES
TOTAL OPEN SPACE:	0.10 ACRES
# OF LOTS:	14
DENSITY	5.32 U/A
RIGHT-OF-WAY(DEDICATED):	0.89 ACRES
LANE MILES OF ROAD:	.25 MILES

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 LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
11. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
12. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUE PER LEHI CITY POWER REQUIREMENTS.
13. BONNEVILLE SHORELINE TRAIL TO BE CONSTRUCTED AROUND THE RETENTION POND WITH 50% (PLAT D) DEVELOPMENT OF NORTHRIDGE.
14. ALL PI LINES IN THE VAILETTO ZONE MUST BE CHLORINATED & BACTERIA TESTED.
15. USPS GANG BOX INSTALLED WITH PLAT A.

LEGEND

EXISTING

WATER METER	WM
WATER	—EX-W—
WATER VALVE	
FIRE HYDRANT	
SEWER	—EX-SS—
SEWER MANHOLE	SS
STORM DRAIN	— EX-SD —
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	— EX-PI —
PI VALVE	
FENCE	—X—

PROPOSED

CULINARY WATER (SDR-18 C-900 PVC)	W
WATER VALVE	
WATER METER	WM
FIRE HYDRANT	
SEWER (SDR-35)	SS
SEWER MANHOLE	SS
STORM DRAIN (ADS)	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI (SDR-18 C-900 PVC PURPLE)	PI
PI VALVE	

DEVELOPER / OWNER

FIELDSTONE HOMES
1250 E. 200 S. STE 101
LEHI, UTAH 84043
JULIE SMITH

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

NORTHRIDGE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 393306
BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH

COVER SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 1/02/2020

SHEET 1

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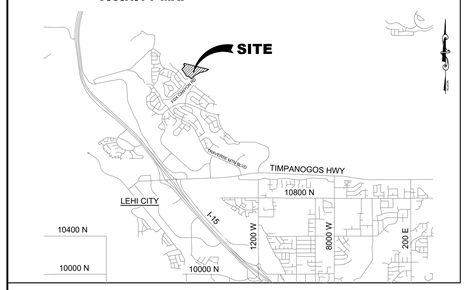
VICINITY MAP



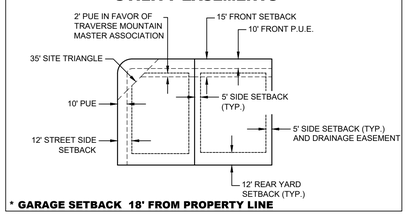
NOTES

1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ● TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
5. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
6. PARCEL A SHALL BE OWNED AND MAINTAINED BY TRAVERSE MOUNTAIN MASTER ASSOCIATION. EXCEPT THE STORM DRAIN PIPE & BOXES.

TABULATIONS

TOTAL AREA:	2.63 ACRES
TOTAL LOT AREA:	1.64 ACRES
TOTAL OPEN SPACE	0.10 ACRES
TOTAL # OF LOTS:	14
RIGHT-OF-WAY AREA TO BE DEDICATED:	0.89 ACRES
LANE MILES OF ROAD:	0.25 MILES
ZONE:	PC

TYPICAL SETBACKS & PUBLIC UTILITY EASEMENTS



* GARAGE SETBACK 18' FROM PROPERTY LINE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	271.00	24°06'38"	114.04	S37°00'02"E 113.20
C2	271.00	51°05'20"	241.64	S50°29'23"E 233.72
C3	271.00	15°27'06"	73.08	S56°46'55"E 72.86
C4	271.00	10°38'55"	50.37	S69°49'55"E 50.29
C5	271.00	0°52'40"	4.15	S75°35'43"E 4.15
C6	15.00	90°00'00"	23.56	S58°57'57"W 21.21
C7	15.00	90°00'00"	23.56	N31°02'03"W 21.21
C8	329.00	2°01'20"	11.61	S75°01'22"E 11.61
C9	329.00	8°46'15"	50.36	S69°37'35"E 50.31
C10	329.00	44°16'29"	254.20	S53°53'58"E 247.92
C11	300.00	52°44'02"	276.11	S49°40'02"E 266.47
C12	388.00	8°37'50"	58.44	N29°41'59"E 58.39
C13	388.00	1°43'02"	11.63	N24°31'33"E 11.63

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NORTHRIDGE, LLC
12896 N. PONY EXPRESS RD. STE 400
DRAPER, UTAH 84020
JULIE SMITH

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WEST 4739.82 FEET AND NORTH 6277.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N0°17'58"W BETWEEN THE SOUTHEAST CORNER & THE EAST QUARTER CORNER OF SECTION 30); THENCE N76°02'03"W 105.00 FEET; THENCE N13°57'57"E 30.00 FEET; THENCE N76°02'03"W 146.00 FEET; THENCE N13°57'57"E 5.00 FEET; THENCE N76°02'03"W 121.46 FEET; THENCE S13°57'57"W 67.00 FEET; THENCE N76°02'03"W 50.00 FEET; THENCE N13°57'57"E 126.82 FEET; THENCE ALONG THE ARC OF A 329.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N24°45'33"E) TO THE RIGHT 192.22 FEET THROUGH A CENTRAL ANGLE OF 33°28'34" (CHORD: N48°30'10"W 189.50 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 26.86 FEET THROUGH A CENTRAL ANGLE 102°41'04" (CHORD:N83°06'25"W 23.43 FEET); THENCE N56°00'21"W 1.79 FEET; THENCE ALONG THE ARC OF A 388.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N55°59'06"W) TO THE LEFT 70.07 FEET THROUGH A CENTRAL ANGLE OF 10°20'52" (CHORD: N28°50'28"E 69.98 FEET); THENCE S76°02'31"E 570.47 FEET; THENCE S13°57'57"W 158.86 FEET; THENCE S76°02'03"E 27.00 FEET; THENCE S13°57'57"W 89.00 FEET TO THE POINT OF BEGINNING.

CONTAINS ±2.63 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE MOUNTAIN HOME DEVELOPMENT CORPORATION, WITH A REGISTERED ADDRESS OF 3940 NORTH TRAVERSE MOUNTAIN BOULEVARD,.#200 LEHI, UTAH 84043.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "E"

NORTHRIDGE

A RESIDENTIAL SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

LEHI _____ UTAH COUNTY, UTAH

SCALE: 1" = 40'

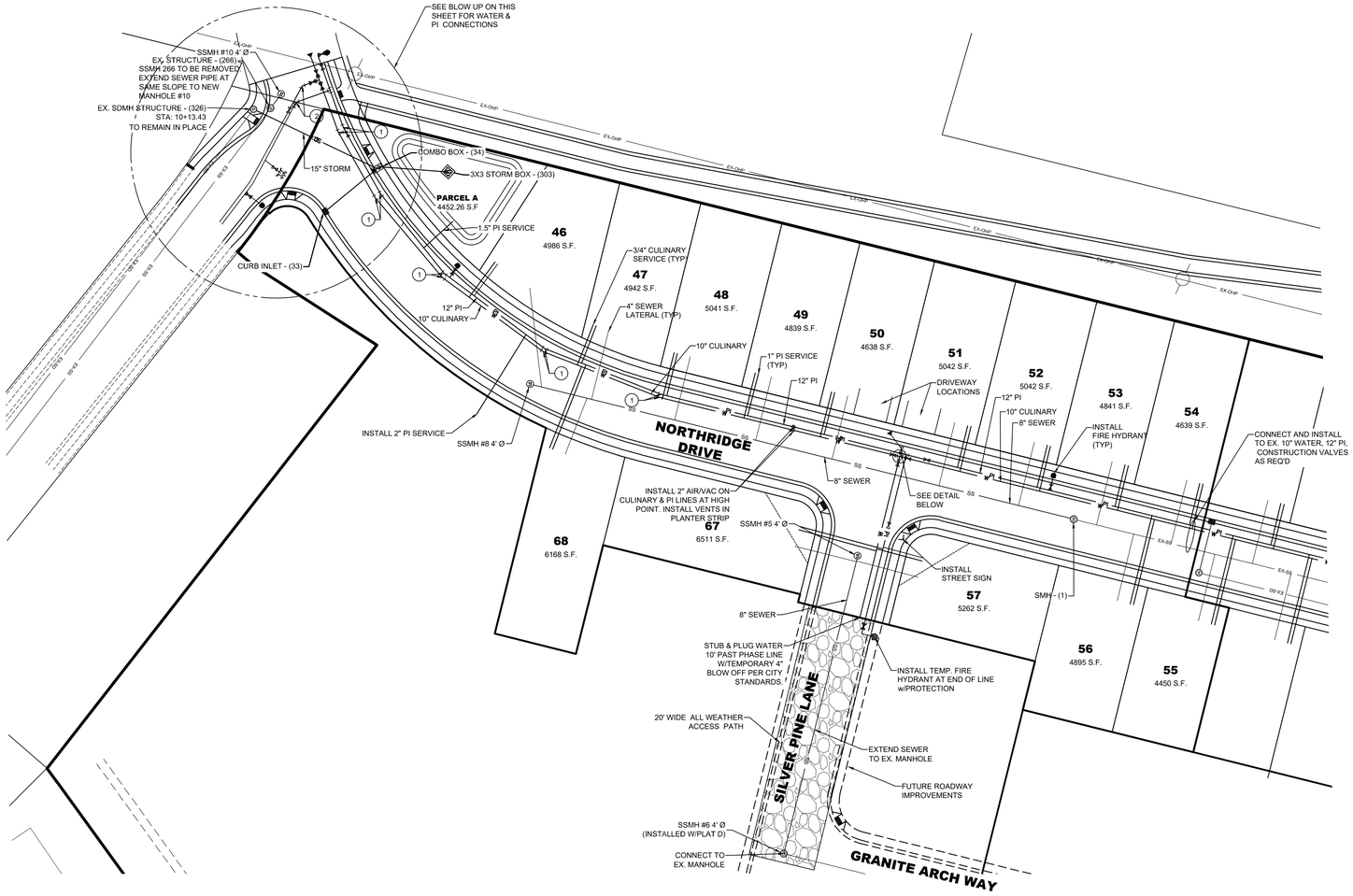
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

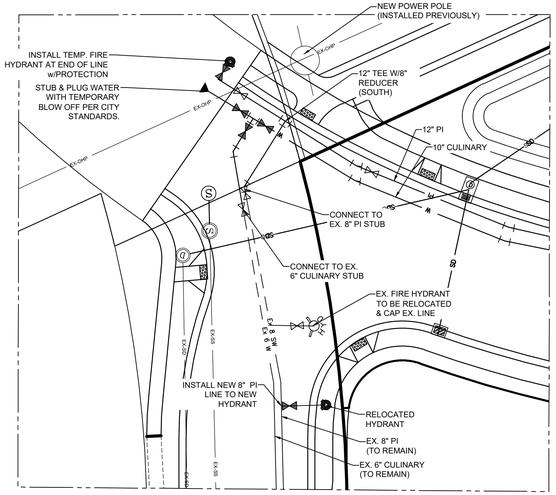
This form approved by Utah County and the municipalities therein.

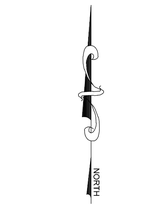
○ CULINARY & PI MECHANICAL JOINTS NOTES:
1. INSTALL 11.25° ELBOW
2. INSTALL 45° ELBOW

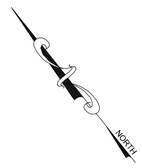
1. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
2. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. INSTALL 4" BLOW-OFF ON ALL CULINARY DEAD ENDS.
5. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
6. 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 STANDARDS.
7. OFF-SITE CULINARY MAINS SHALL BE CLASS 350 DUCTILE IRON & WRAPPED IN A BLUE SOCK.
8. OFF-SITE PI MAINS SHALL BE CLASS 350 DUCTILE IRON & WRAPPED IN A PURPLE SOCK.

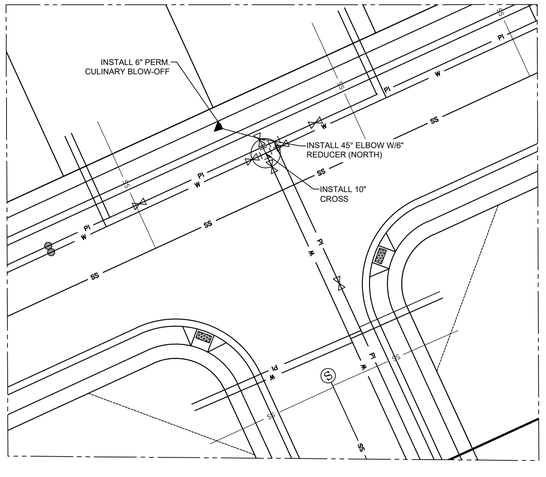
SEWER LATERAL NOTE:
CONTRACTOR TO VERIFY SEWER LATERALS WERE INSTALLED w/ PLAT C AND INSTALL IF MISSING.











LEI
- A Utah Corporation -
ENGINEERS
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PLANNERS
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Spanish Fork, UT 84660
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REGISTERED PROFESSIONAL ENGINEER
NO. 353806
BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH

UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 1/02/2020

SHEET 2

U:\O...LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD - LEHI\CAD\DWGS\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM

SCALE: 1"=40'

40 20 0 40

LEI
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SURVEYORS
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NORTHRIDGE - PLAT E

LEHI, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
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4 -
5 -

LEI PROJECT #:
2018-0004

DRAWN BY:
DSE

DESIGNED BY:
BTG

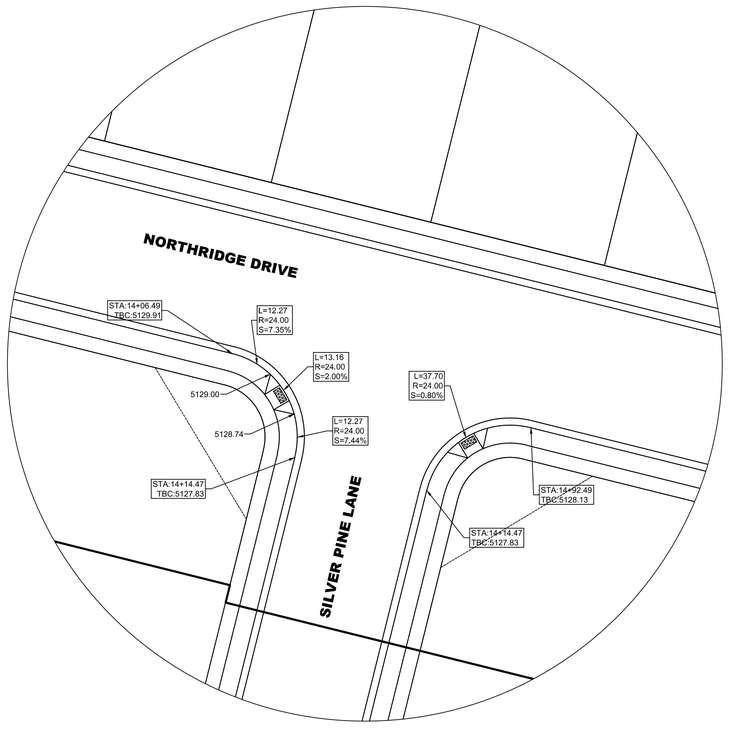
SCALE:
1" = 40'

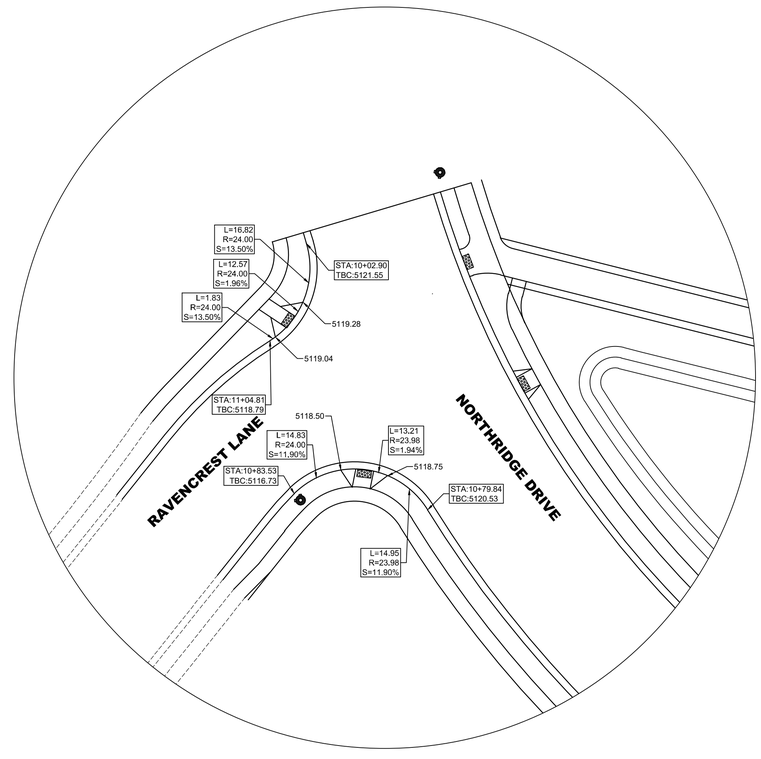
DATE:
1/02/2020

SHEET
3

EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.

I:\V_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE BUBD - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM





SCALE: 1"=20'

20 10 0 20

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REGISTERED PROFESSIONAL ENGINEER
No. 383306
BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E

LEHI, UTAH

INTERSECTION DETAILS

REVISIONS
1 -
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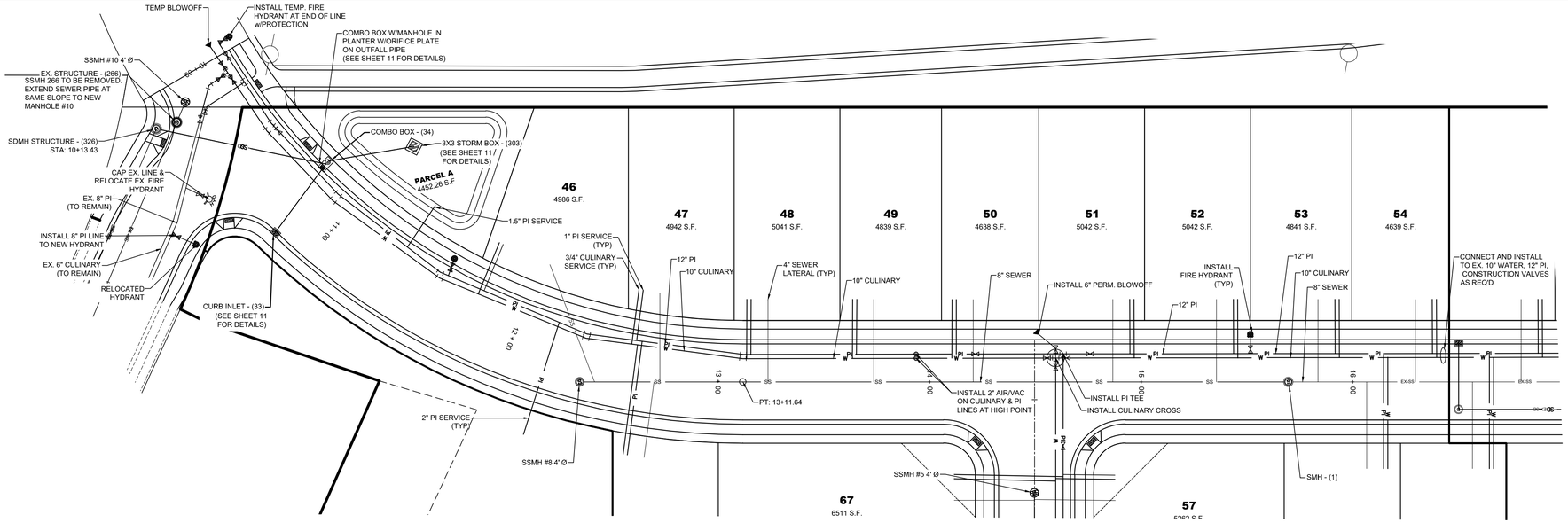
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 20'
DATE: 1/02/2020

SHEET 4

EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.

I:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD. - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM

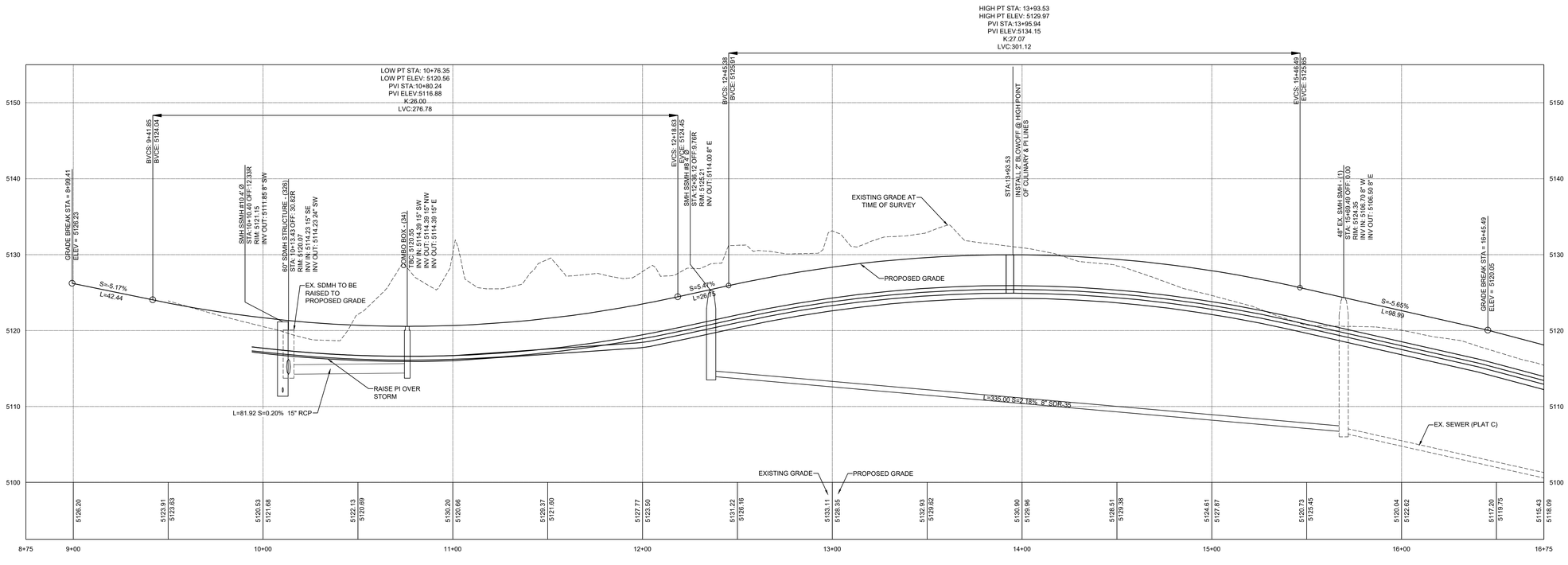


NORTHRIDGE DRIVE

SCALE: 1" = 30'

30 15 0 30

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER



NORTHRIDGE DRIVE PROFILE

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BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH

NORTHRIDGE DRIVE PLAN AND PROFILE

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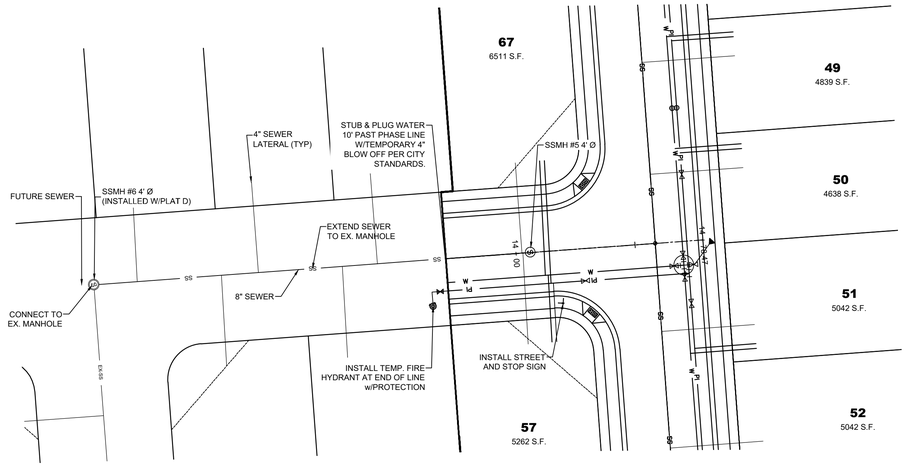
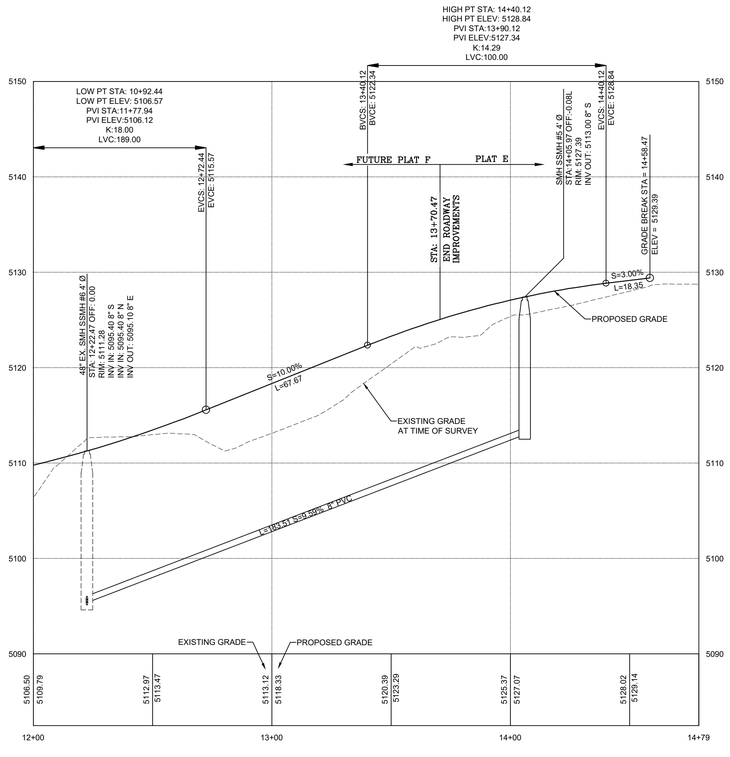
LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 1/02/2020
SHEET: 5

I:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD. - LEHI\CADD\WG\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM



SILVER PINE LANE



SILVER PINE LN. PROFILE

SCALE: 1" = 30'

30 15 0 30

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

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STATE OF UTAH

NORTHRIDGE - PLAT E

LEHI, UTAH

SILVER PINE LANE PLAN AND PROFILE

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LEI PROJECT #: 2018-0004
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DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 1/02/2020
SHEET 6

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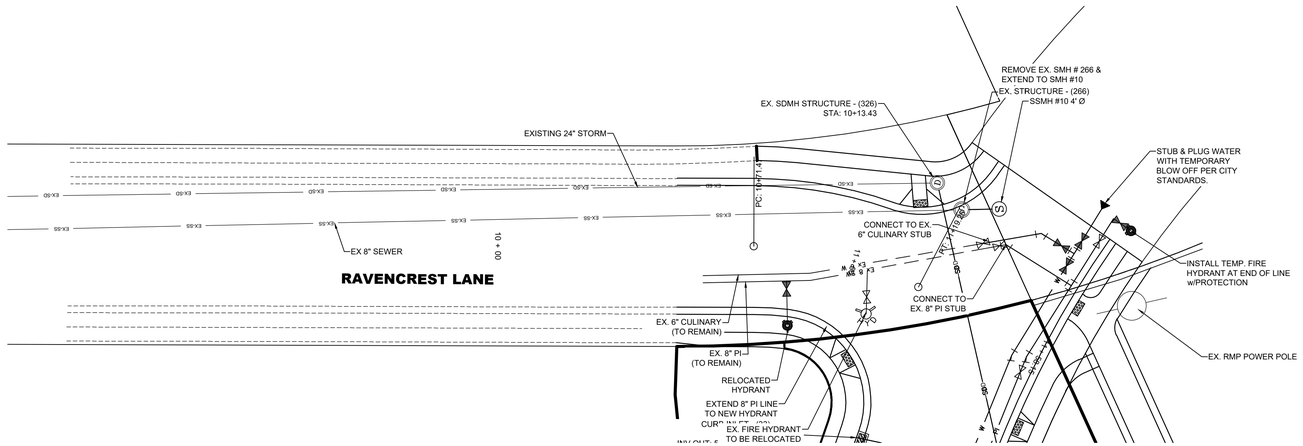
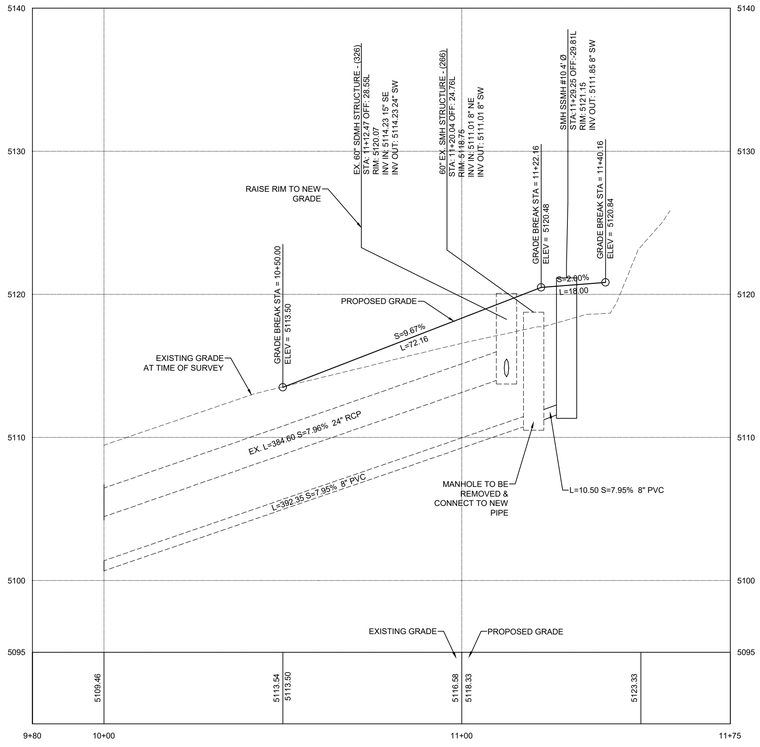


RAVENCREST LANE



RAVENCREST LANE PROFILE

SCALE: 1" = 20'

20 10 0 20

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

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NORTHRIDGE - PLAT E

LEHI, UTAH

RAVEN CREST LN PLAN AND PROFILE

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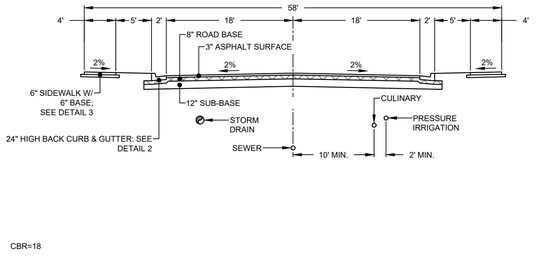
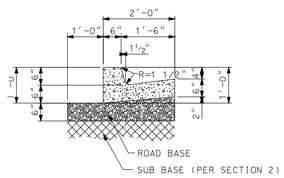
LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 20'
DATE: 1/02/2020
SHEET 7

U:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT E.DWG 10/2020 8:39 AM



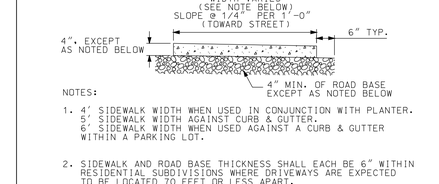
CBR=18

1 58' ROAD CROSS SECTION (NORTHRIDGE DRIVE)



HIGH BACK CURB & GUTTER

2 CURB & GUTTER DETAILS

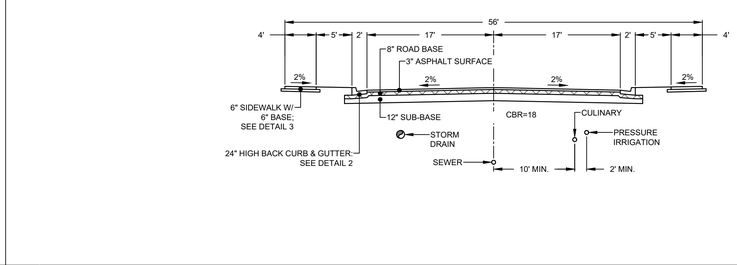


NOTES:

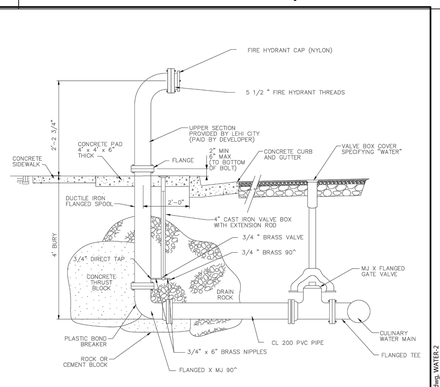
1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WITH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED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

SIDEWALK

3 SIDEWALK/ TRAIL DETAIL



4 56' ROAD CROSS SECTION (SILVER PINE LANE AND GRANITE ARCH WAY)



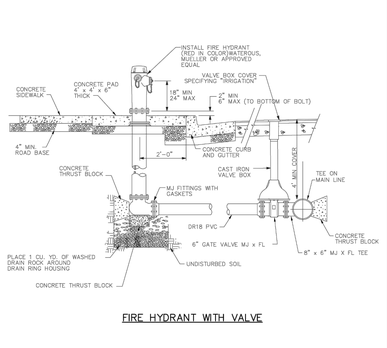
NOTE:

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

LEHI CITY
STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

6 BLOW-OFF



FIRE HYDRANT WITH VALVE

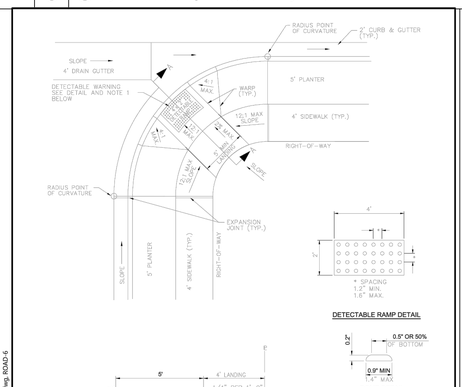
NOTES:

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

LEHI CITY
STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

7 FIRE HYDRANT



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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

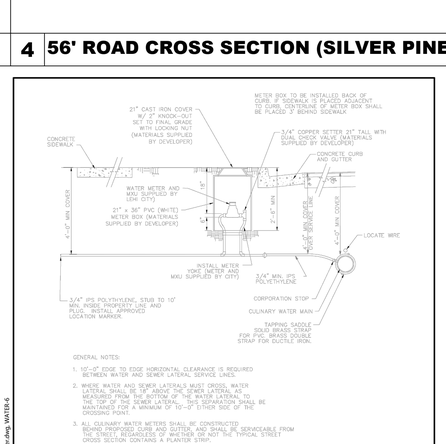
GENERAL NOTES:

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

LEHI CITY
ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

8 ADA RAMP DETAIL



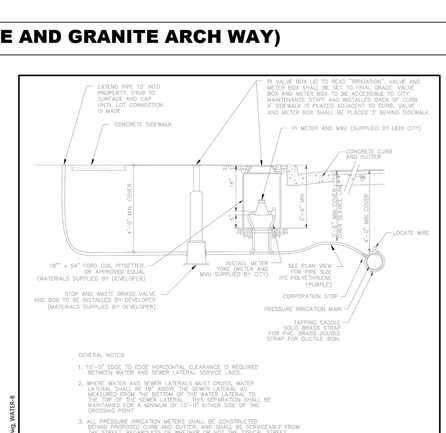
GENERAL NOTES:

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

LEHI CITY
STANDARD DETAIL
CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

9 CULINARY SERVICE CONNECTION



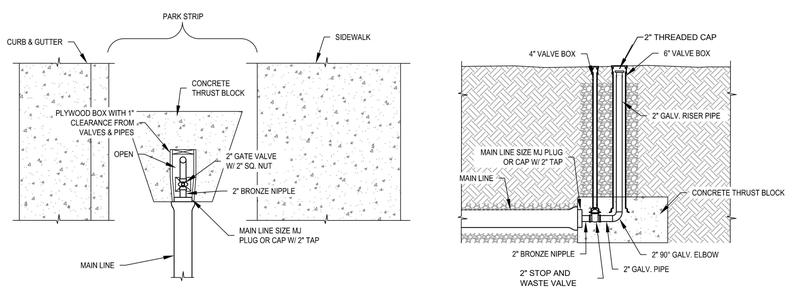
GENERAL NOTES:

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

LEHI CITY
STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8

10 PI SERVICE CONNECTION



PLAN
SCALE: ½" = 1'-0"

SECTION
SCALE: ½" = 1'-0"

12 2" BLOW-OFF DETAIL

- A Utah Corporation -
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1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH
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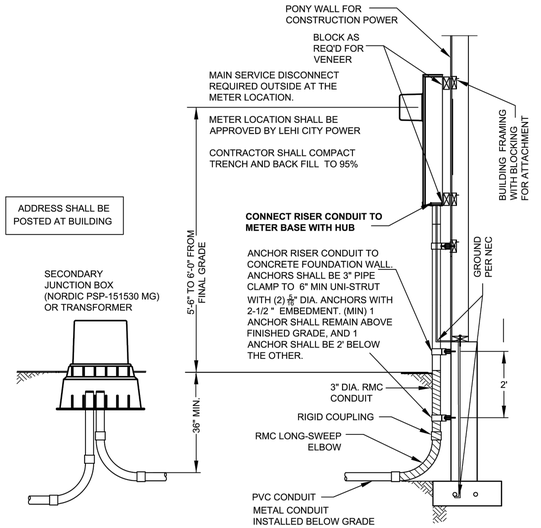
LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 1/02/2020

SHEET 8

I:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM



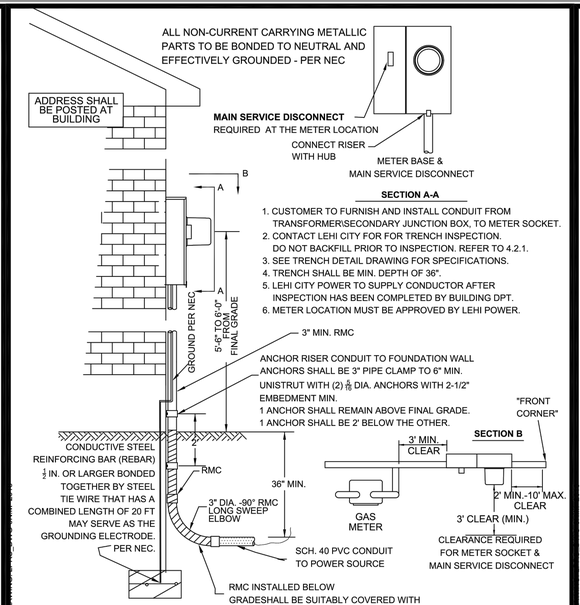
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100-400 AMP (1 PHASE)

CONSTRUCTION POWER SERVICE

DWG: **3.2.1**
REV. 0.00
BY: GWK/BT
DATE:12/08/17



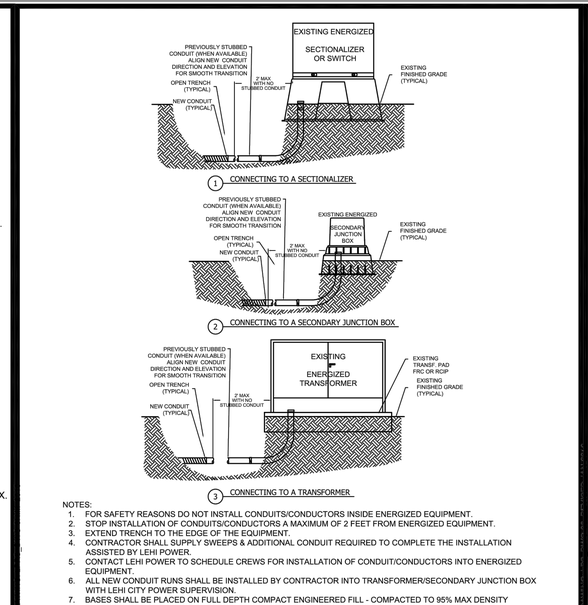
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100 - 400 AMP (1 PHASE)

RESIDENTIAL POWER SERVICE

DWG: **3.2.2**
REV. 0.00
BY: GWK/BT
DATE: 3/16/17



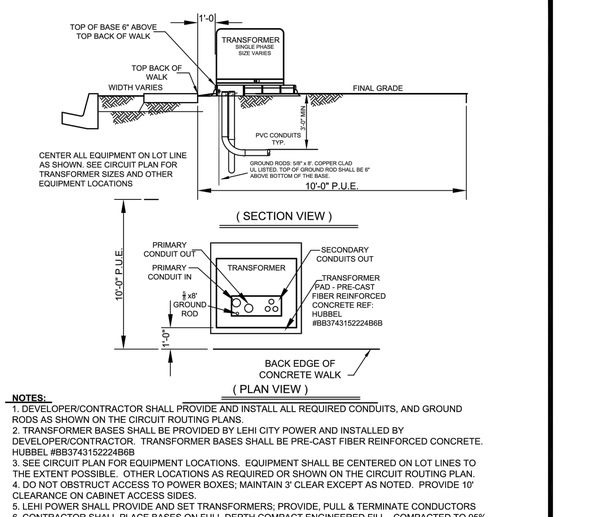
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **4.1.0**
REV. 0.00
BY: GWK/BT
DATE:12/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB374315222486B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

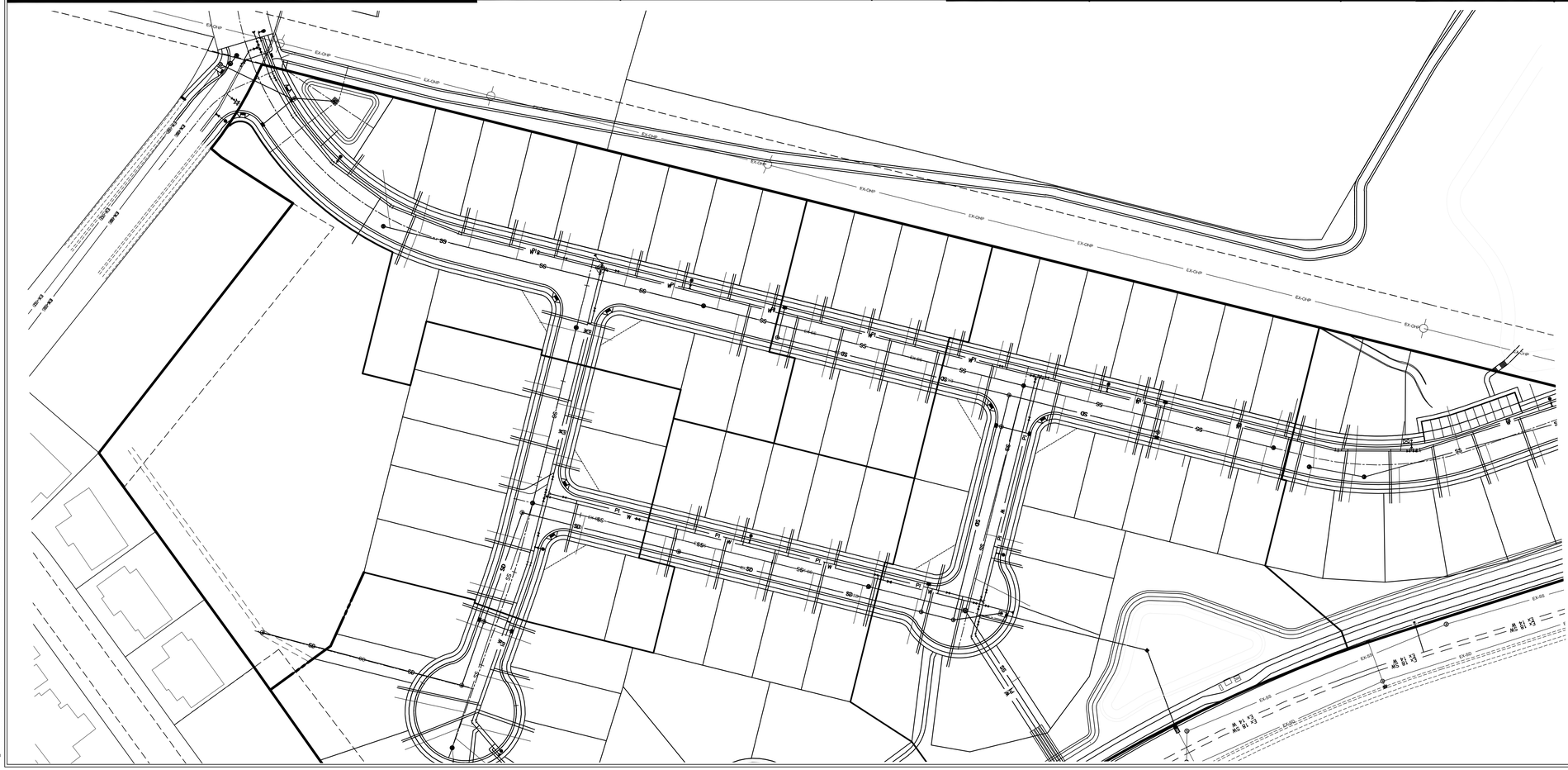
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.1**
REV. 0.00
BY: GWK/BT
DATE:3/10/17



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NORTHRIDGE - PLAT E

LEHI, UTAH

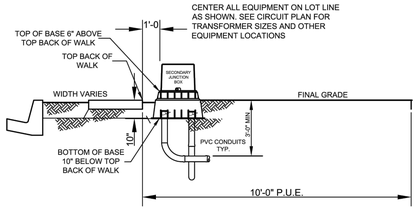
POWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1:60_XREF
DATE: 1/02/2020

SHEET **9**

U:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD - LEHI\CAD\CIVIL\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE, PULL & TERMINATE CONDUCTORS.
6. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

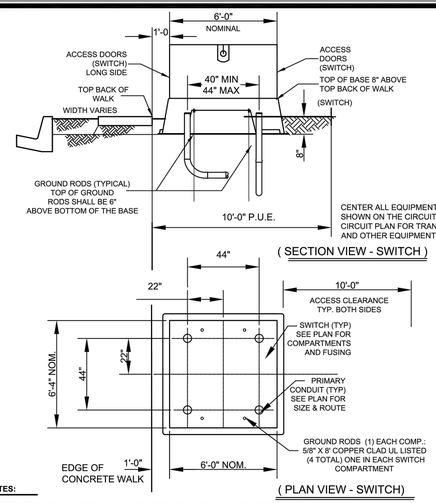
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.2**
REV. 0.00
BY: GWK/BT
DATE: 3/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.5**
REV. 0.00
BY: GWK/BT
DATE: 01/9/16

TRENCHING REQUIREMENTS

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

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

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT, PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

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

CONDUIT REQUIREMENTS

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

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE $\frac{1}{2}$ YARD FLOWABLE FILL THRUST BLOCK ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES.

FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL RMC CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS.

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

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

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

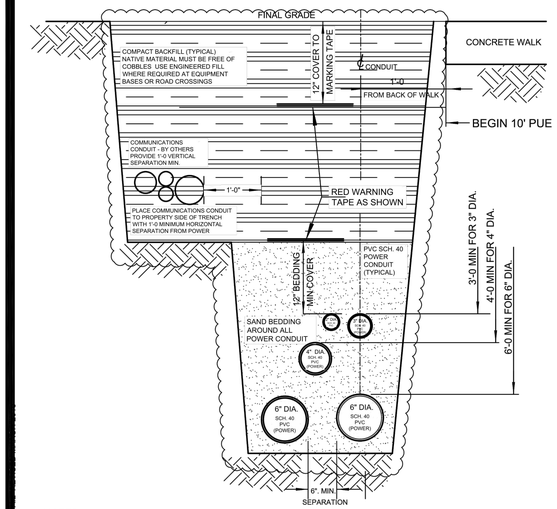
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **4.2.1**
REV. 0.00
BY: GWK/BT
DATE: 01/5/17



NOTES:

1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER
6. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

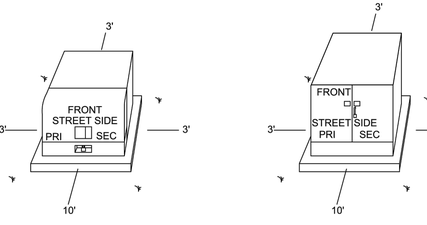
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 0.00
BY: GWK/BT
DATE: 01/5/17



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

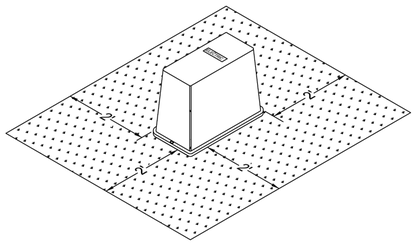
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.1**
REV. 0.00
BY: GWK/BT
DATE: 6/6/16



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

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

NOTE FOR NEW SERVICES

1. NEW SECONDARY JUNCTION BOXES SHALL BE NORDIC PSP-151530-MG. ANY "OR EQUAL" SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LEHI CITY POWER ENGINEERING.
2. TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
3. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL NOTIFY LEHI CITY POWER.
4. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 4.1.0 FOR REQUIREMENT
5. BLUE STAKE LAWS PROHIBIT ANY DIGGING WITH EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

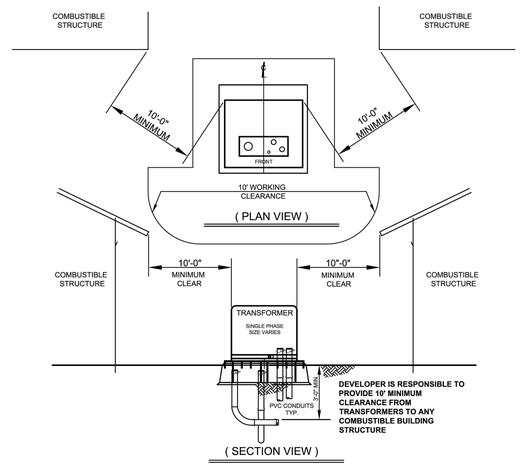
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.2**
REV. 0.00
BY: GWK/BT
DATE: 6/6/16



NOTES:

1. CLEARANCE REQUIRED ACCORDING TO NEC 450.27.
2. ADDITIONAL CLEARANCES MAY BE REQUIRED BY APPLICABLE LOCAL AND STATE BUILDING CODES.

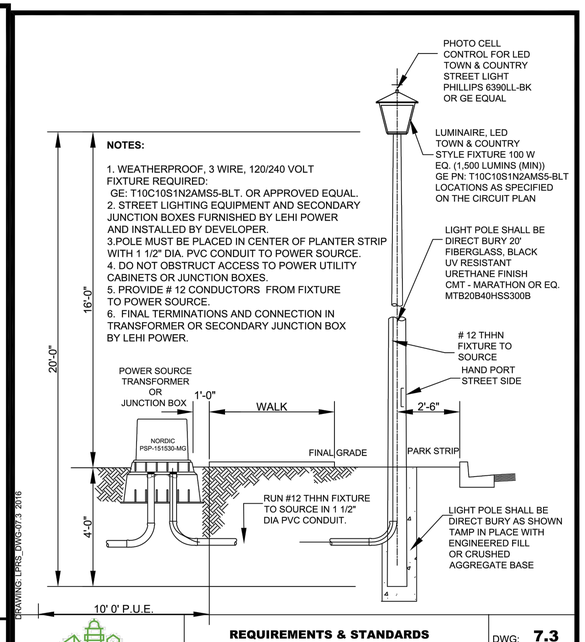
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS

(LOCATED IN THE P.U.E.)

DWG: **5.3**
REV. 0.00
BY: GWK/BT
DATE:12/12/17



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

DWG: **7.3**
REV. 0.00
BY: GWK/BT
DATE: 3/16/17

DRAWING LPRS: DWG-07 - 2016

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NORTHRIDGE - PLAT E
LEHI, UTAH
POWER DETAILS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

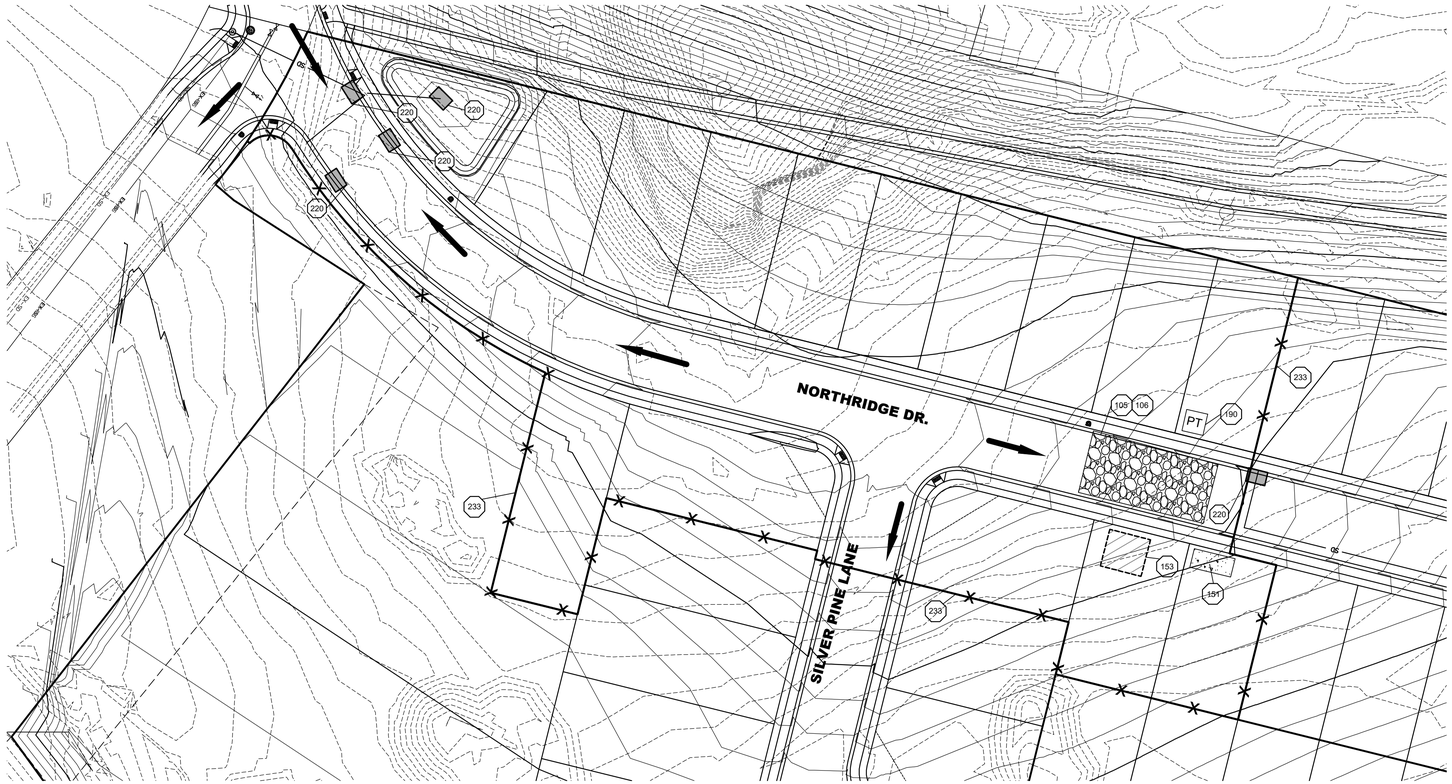
LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 1/02/2020

SHEET 10

CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

U:\D...LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE, SUBD. - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT E.DWG 1/2/2020 8:39 AM

INSTALL 1.75" ORIFICE ON OUTFALL (NORTHWEST) SIDE OF BOX. SEE DETAL ON THIS SHEET
COMBO BOX - (34)
TBC: 5120.55
INV IN: 5114.39 15" SW
INV OUT: 5114.39 15" NW
INV OUT: 5114.39 15" E
SDMH 3X3 STORM BOX - (303)
STA: 10+84.49
REQUIRED VOLUME: 1,638 C.F.
PROVIDED VOLUME: 2,340 C.F.
PARCEL A
4452.26 S.F
CURB INLET - (33)
TBC: 5120.53
INV OUT: 5114.64 15" NE
5122.04
FS
FLOOD
FLOOD
FLOOD
FLOOD
11+84.25
11+99
21.00'
20.00'
50
50
50



NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF LEHI CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORM DRAIN CURB INLET
- STORM DRAIN MANHOLE
- STORM DRAIN COMBO BOX
- STORM DRAIN CATCH BASIN
- STORMDRAIN LINE
- PORTABLE TOILETS-SEE DETAIL SHEET 8
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA-SEE DETAIL SHEET 8
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE-SEE DETAIL SHEET 8

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION	
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY	
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS

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REGISTERED PROFESSIONAL ENGINEER
NO. 393306
BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH

EROSION CONTROL PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 1/02/2020

SHEET
EC-1

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EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

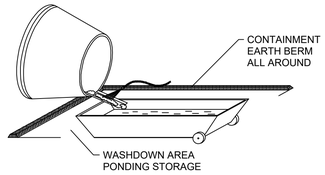
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

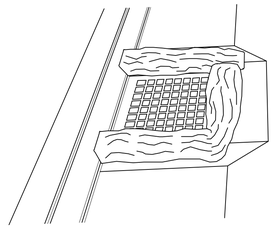
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

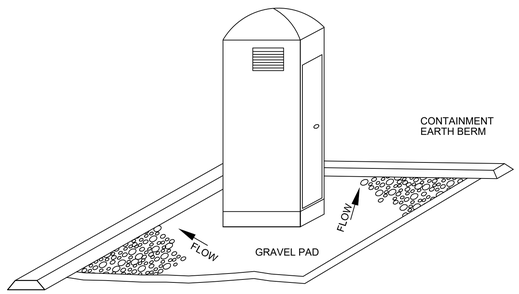


CONCRETE WASTE MANAGEMENT



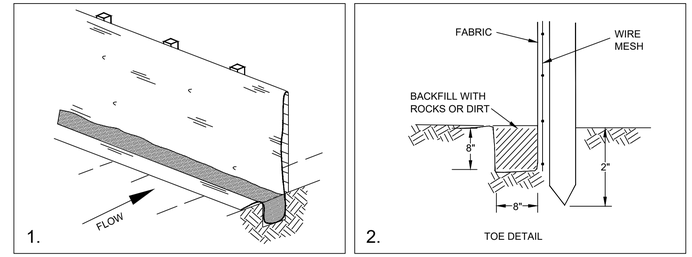
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



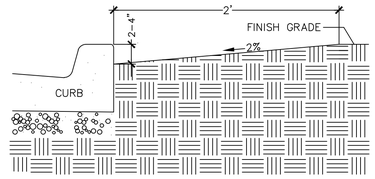
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

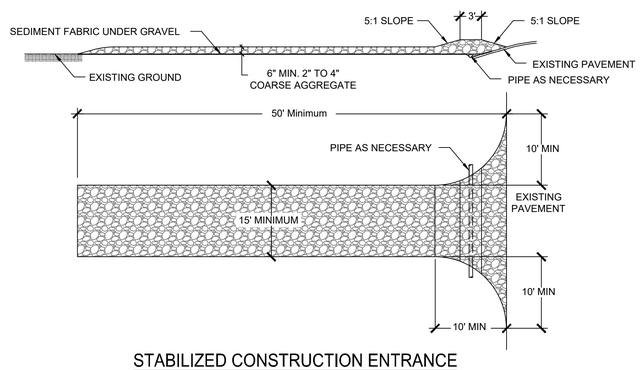


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.
A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL
(PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012

LEI
- A Utah Corporation -
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REGISTERED PROFESSIONAL ENGINEER
No. 393306
BRIAN T. GABLER
1/02/20
STATE OF UTAH

NORTHRIDGE - PLAT E
LEHI, UTAH

EROSION CONTROL DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 1/02/2020

SHEET
EC-2

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Northridge Plat E

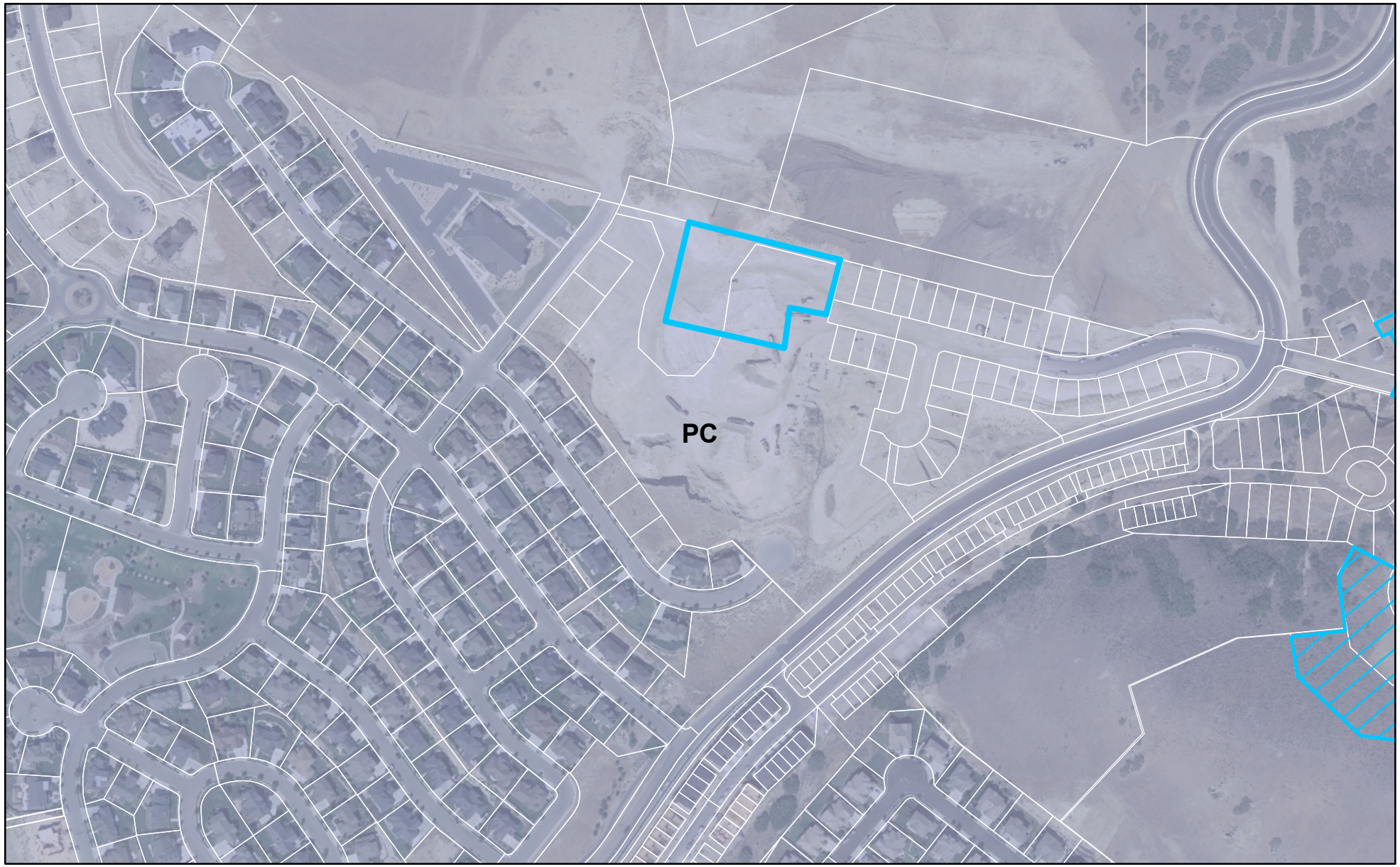
Aerial

0 410 820 Feet

LEHI CITY

Northridge Plat E

Zoning



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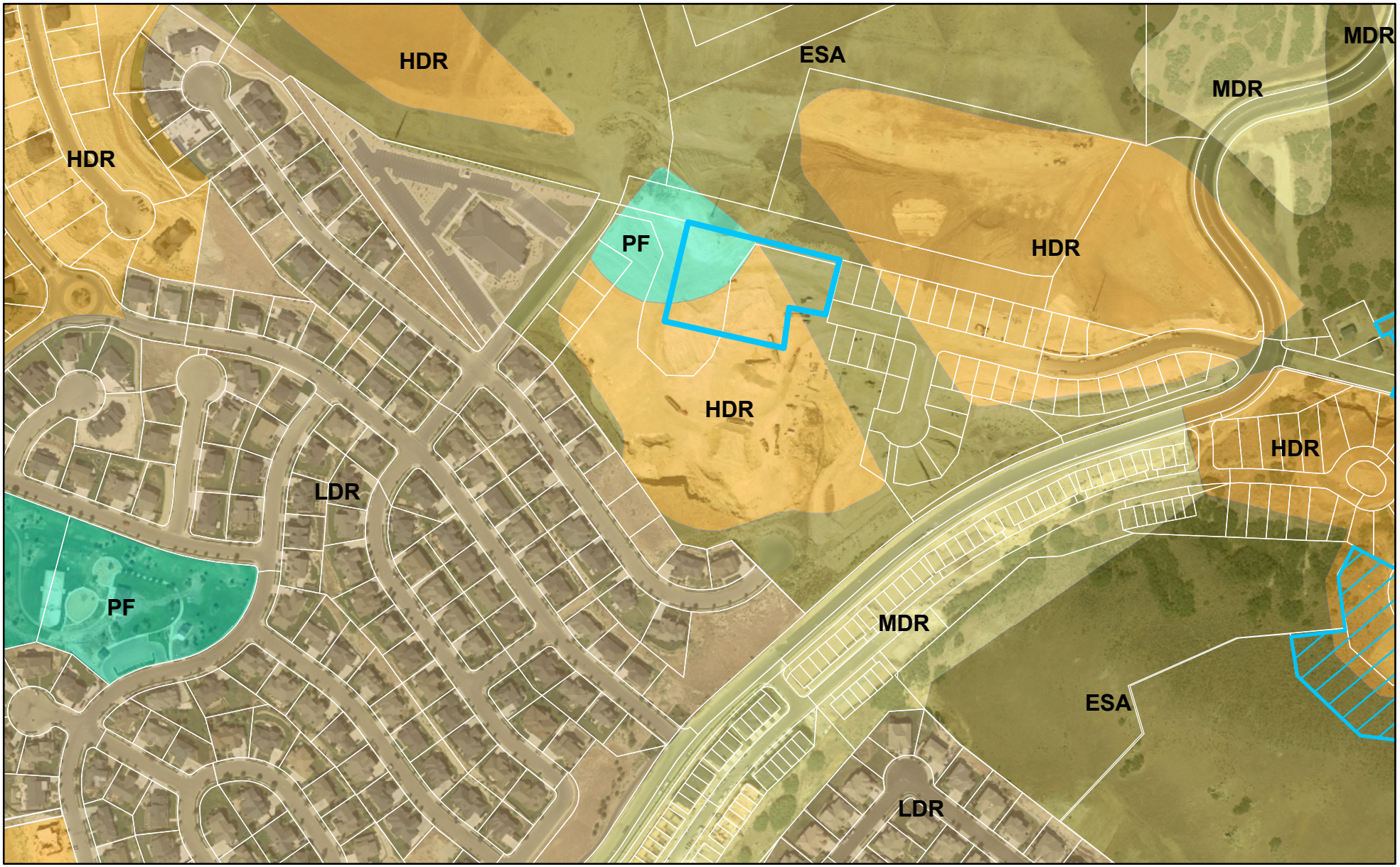
LEHI CITY

Northridge Plat E

General Plan



0 410 820 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final Subdivision approval for the Northridge Plat F, a 9-lot single family subdivision located at approximately Granite Arch Way and Silver Pine Lane.
Petitioner: Fieldstone

Suggested Action:

Attachments:
CCR Northridge Plat F Final 01.28.20.docx

Northridge Plat F Final Subdivision DRC 01.15.20.docx

Northridge Plat F Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

NORTHRIDGE PLAT F FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately at Granite Arch Way and Silver Pine Lane		
Existing Land Use	Undeveloped		
Existing Zoning	PC		
General Plan Land Use Designation	HDR		
Number of Lots/Units	9 Lots		
Adjacent Zoning and Land Use	*North*	PC	Proposed Northridge Plat E
	South	PC	Undeveloped
	East	PC	Northridge Plat D
	West	PC	Undeveloped
Date of DRC Review	January 15, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	Amended Traverse Area Plan Adopted by City Council
August 29, 2017	City Council approved the Northridge Preliminary Subdivision including all previous and future final subdivision phases.

REPORT ANALYSIS

The applicant requests approval of the Northridge Plat F final subdivision located at approximately Granite Arch Way and Silver Pine Lane. This phase represents a portion of the complete Northridge Preliminary Site and Utility Plan that was previously approved by City Council.

The proposed subdivision includes 9 lots for single family homes. These parcels range in size from 4,635 to 6,954 square feet. The subdivision also includes "Parcel A" which will be dedicated to the City for a future City Park. This final subdivision will also include building a portion of Silver Pine Lane and the rest of Granite Arch Way. Both roads will be dedicated to the City as public roads and will increase the overall road connectivity throughout the

development.

The DRC reviewed the Northridge Plat E Final Subdivision and had 6 redline comments:

1. All weather or hard surface access must be provided to storm drain structure #312
2. Water and PI service lines must run straight from the main to the meter can in property (lot 64)
3. Curb inlets on Silver Pine Lane are labeled "future", are you installing the SD main line with this phase then installing the inlets with the next phase?
4. Did we install water and sewer services to lot 60 with a previous plat Current proposed location will require a road cut if they were not installed previously
5. PI source and storage must be provided in the Vialetto Zone prior to final plan approval. Culinary source must be provided in the Vialetto Zone prior to final plan approval
6. Add note to grading plan that park property to be graded to 3% or less and re-vegetated with Traverse Mountain Seed Mix.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Northridge Plat F final subdivision including the DRC comments from January 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision will provide space for a public park as required by the Traverse Mountain Area Plan.
2. The proposed subdivision will increase connectivity throughout the Northridge Development.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Northridge Plat F Final Subdivision
DRC Redline Comments

Fieldstone- requests final subdivision review of Northridge Plat E, a 9-lot single family subdivision located at approximately Granite Arch Way and Silver Pine Lane

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brian Gabler and Julie Smith
Date of Plans Reviewed: **12/2/19**
Time Start: 2:01
Time End: 2:10

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

1. All weather or hard surface access must be provided to storm drain structure #312
2. Water and PI service lines must run straight from the main to the meter can in property (lot 64)
3. Curb inlets on Silver Pine Lane are labeled "future", are you installing the SD main line with this phase then installing the inlets with the next phase ?
4. Did we install water and sewer services to lot 60 with a previous plat ? Current proposed location will require a road cut if they were not installed previously
5. PI source and storage must be provided in the Vialetto Zone prior to final plan approval. Culinary source must be provided in the Vialetto Zone prior to final plan approval

Kim – Planning: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Trent – Parks:

6. Add note to grading plan that park property to be graded to 3% or less and re-vegetated with Traverse Mountain Seed Mix.

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

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

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

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 28th

NORTHRIDGE - PLAT F

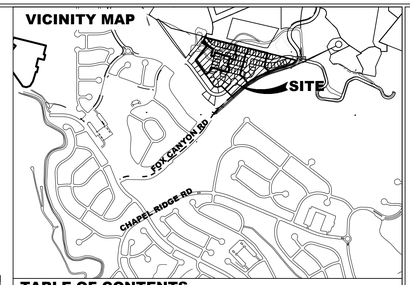
A RESIDENTIAL SUBDIVISION IN LEHI, UTAH

NORTH

SCALE: 1" = 40'

40 20 0 40

VICINITY MAP



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SHEET 6	DETAILS
SHEET 7	POWER PLAN
SHEET 8	POWER DETAILS
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

TABULATIONS

PLAT AREA:	3.35 ACRES
LOT AREA:	1.24 ACRES
CITY PARK:	2.11 ACRES
# OF LOTS:	9
DENSITY	5.29 U/A
RIGHT-OF-WAY(DEDICATED):	0.46 ACRES
LANE MILES OF ROAD:	.13 MILES

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 LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
11. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
12. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUE PER LEHI CITY POWER REQUIREMENTS.
13. ALL PI LINES IN THE VAILETTO ZONE MUST BE CHLORINATED & BACTERIA TESTED.
14. USPS GANG BOX INSTALLED WITH PLAT A.
15. PLAT "D" IMPROVEMENTS ARE REQUIRED FOR STORM DRAIN AND SEWER OUTFALL ON THIS PHASE.

LEGEND

EXISTING

WATER METER	WA
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	SS
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	X

PROPOSED

CULINARY WATER (SDR-18 C-900 PVC)	W
WATER VALVE	
WATER METER	WA
FIRE HYDRANT	
SEWER (SDR-35)	SS
SEWER MANHOLE	SS
STORM DRAIN (ADS)	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI (SDR-18 C-900 PVC PURPLE)	PI
PI VALVE	

DEVELOPER / OWNER

FIELDSTONE HOMES
1250 E. 200 S. STE 101
LEHI, UTAH 84043
JULIE SMITH

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

NORTHRIDGE

LEI
- A Utah Corporation -
ENGINEERS
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PLANNERS
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REGISTERED PROFESSIONAL ENGINEER
NO. 393306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F
LEHI, UTAH
COVER SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 12/20/2019

SHEET 1

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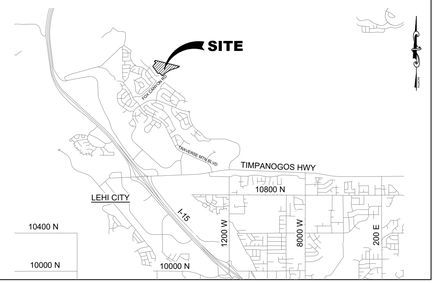
VICINITY MAP

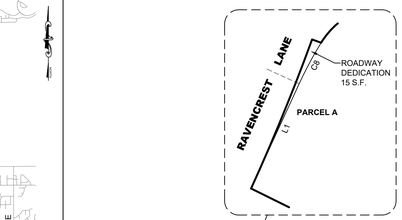


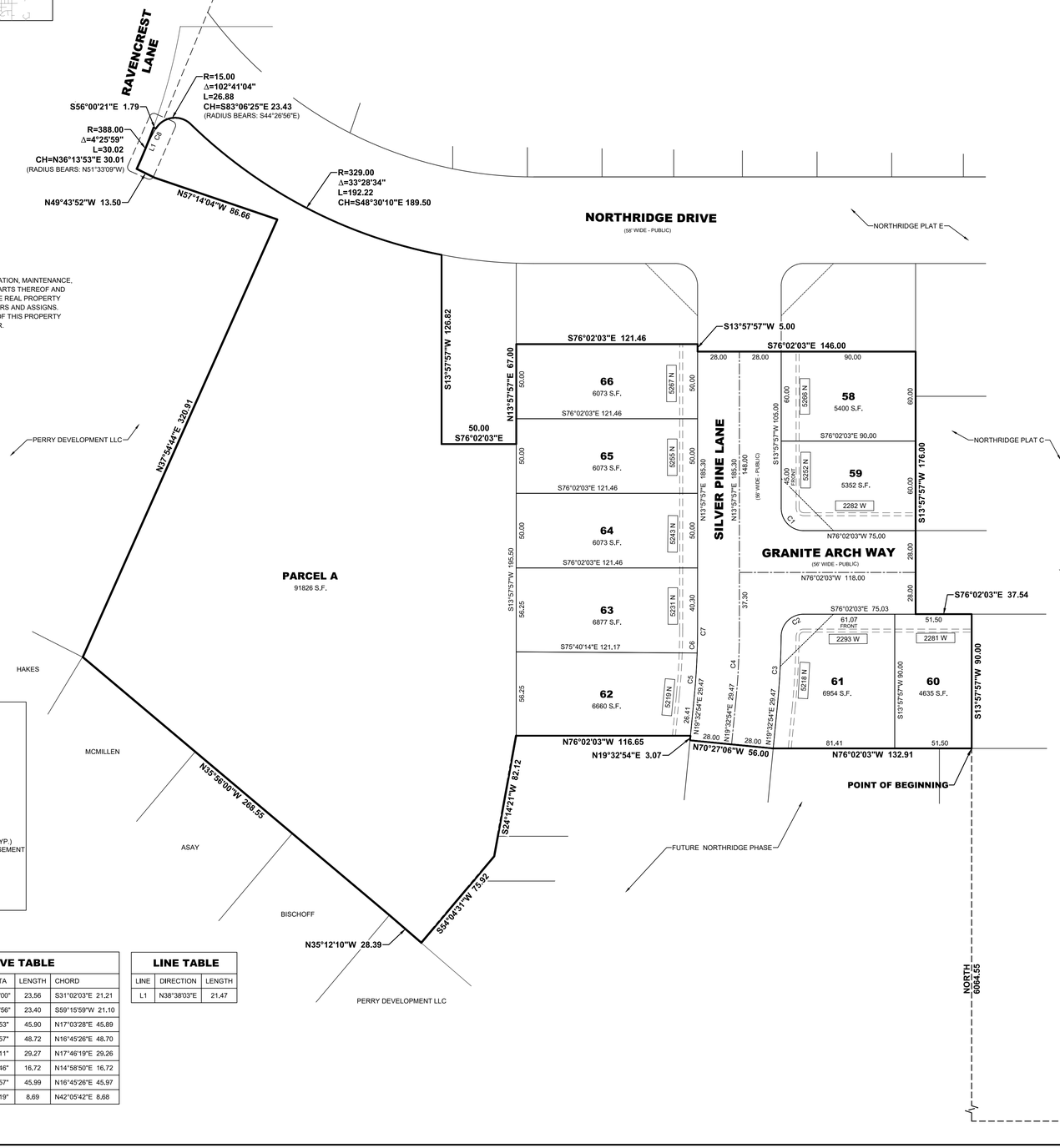
NOTES

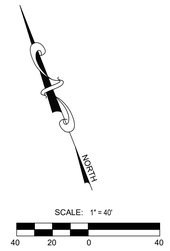
1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
5. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
6. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AN D CITY ENGINEER.
7. STORM DRAIN WILL BE ROUTED TO THE DETENTION BASIN INSTALLED WITH PLAT B.
8. PARCEL A SHALL BE OWNED AND MAINTAINED BY LEHI CITY.

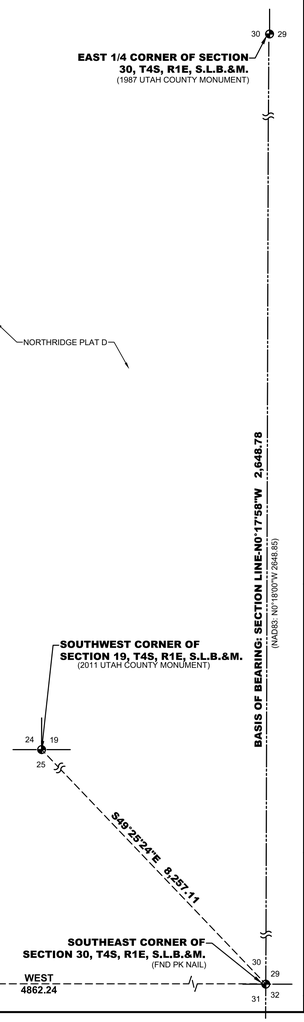
TABULATIONS

TOTAL AREA:	3.35 ACRES
TOTAL LOT AREA:	1.24 ACRES
TOTAL OPEN SPACE	2.11 ACRES
TOTAL # OF LOTS:	9
RIGHT-OF-WAY AREA TO BE DEDICATED:	0.46 ACRES
OF ROAD:	0.13 LANE MILES
ZONE:	PC

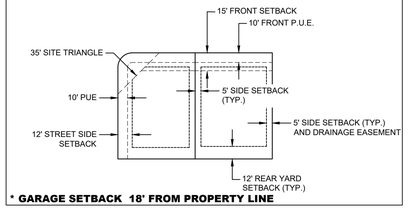








TYPICAL SETBACKS & PUBLIC UTILITY EASEMENTS



*** GARAGE SETBACK 18' FROM PROPERTY LINE**

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S31°02'03"E 21.21
C2	15.00	89°23'56"	23.40	S59°15'59"W 21.10
C3	528.00	4°58'53"	45.90	N17°03'28"E 45.89
C4	500.00	5°34'57"	48.72	N16°45'26"E 48.70
C5	472.00	3°33'11"	29.27	N17°46'19"E 29.26
C6	472.00	2°01'46"	16.72	N14°58'50"E 16.72
C7	472.00	5°34'57"	45.99	N16°45'26"E 45.97
C8	71.90	6°55'19"	8.69	N42°05'42"E 8.68

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N38°38'03"E	21.47

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NORTHRIDGE, LLC
12896 N. PONY EXPRESS RD. STE 400
DRAPER, UTAH 84020
JULIE SMITH

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WEST 4862.24 FEET AND NORTH 6064.55 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N0°17'58"W BETWEEN THE SOUTHEAST CORNER & THE EAST QUARTER CORNER OF SECTION 30); THENCE N76°02'03"W 132.91 FEET; THENCE N70°27'06"W 56.00 FEET; THENCE N19°32'54"E 3.07 FEET; THENCE N76°02'03"W 116.65 FEET; THENCE S24°14'21"W 82.12 FEET; THENCE S54°04'31"W 75.92 FEET; THENCE N35°12'10"W 28.39 FEET: THENCE N35°56'00"W 268.55 FEET; THENCE N37°54'44"E 320.91 FEET; THENCE N57°14'04"W 86.66 FEET; THENCE N49°43'52"W 13.50 FEET; THENCE ALONG THE ARC OF A 388.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N51°33'09"W) TO THE LEFT 30.02 FEET THROUGH A CENTRAL ANGLE OF 4°25'59" (CHORD: N36°13'53"E 30.01 FEET); THENCE S56°00'21"E 1.79 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S44°26'56"E) TO THE RIGHT 26.88 FEET THROUGH A CENTRAL ANGLE OF 102°41'04" (CHORD: S83°06'25"E 23.43 FEET); THENCE ALONG THE ARC OF A 329.00 FOOT RADIUS CURVE TO THE LEFT 192.22 FEET THROUGH A CENTRAL ANGLE OF 33°28'34" (CHORD: S48°30'10"E 189.50 FEET); THENCE S13°57'57"W 126.82 FEET; THENCE S76°02'03"E 50.00 FEET; THENCE N13°57'57"E 67.00 FEET; THENCE S76°02'03"E 121.46 FEET; THENCE S13°57'57"W 5.00 FEET; THENCE S76°02'03"E 146.00 FEET; THENCE S13°57'57"W 176.00 FEET; THENCE S76°02'03"E 37.54 FEET; THENCE S13°57'57"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS ±3.81 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 20___ BY THE_____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "F"

NORTHRIDGE

A RESIDENTIAL SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

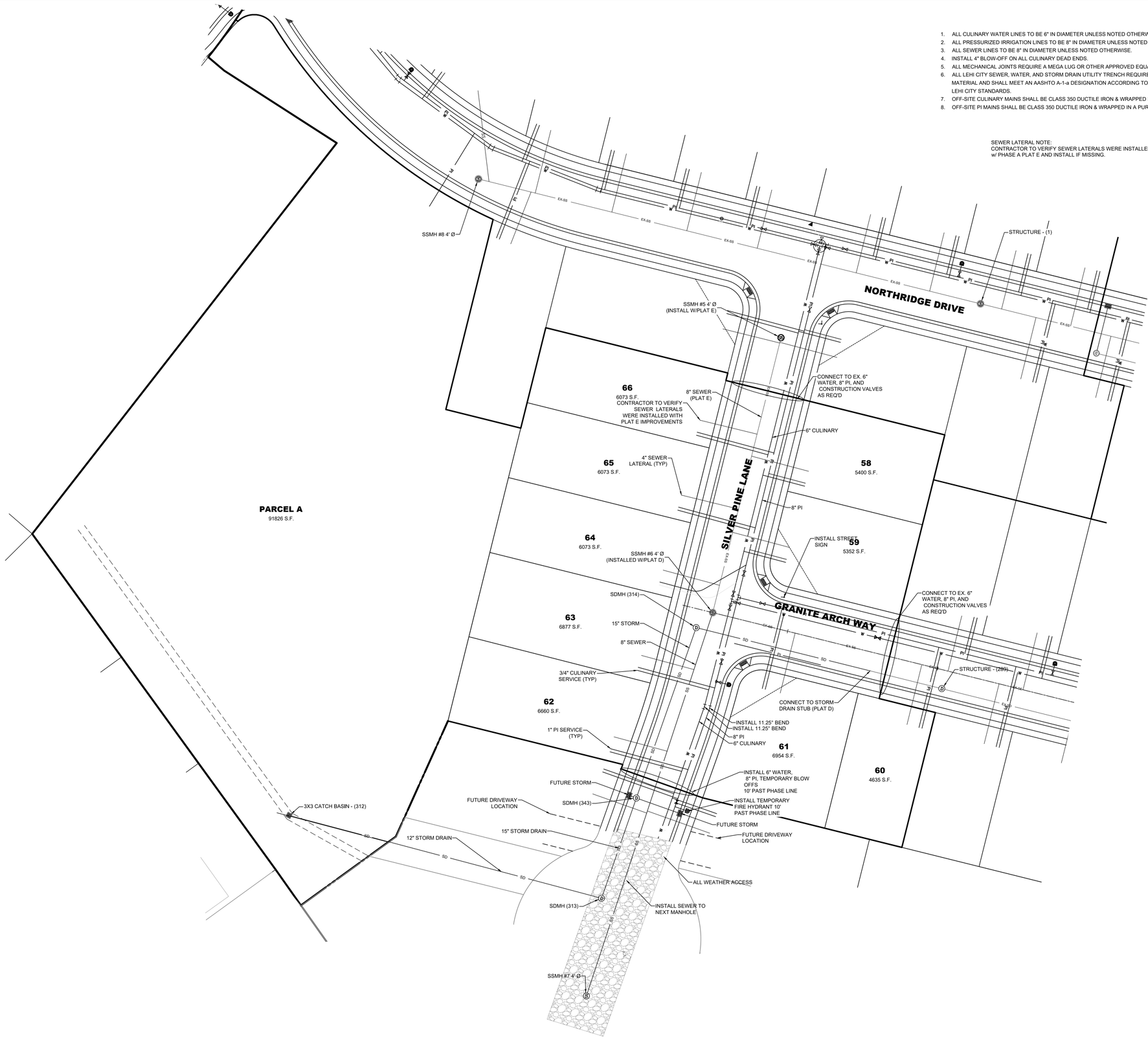
1. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
2. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. INSTALL 4" BLOW-OFF ON ALL CULINARY DEAD ENDS.
5. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
6. 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 STANDARDS.
7. OFF-SITE CULINARY MAINS SHALL BE CLASS 350 DUCTILE IRON & WRAPPED IN A BLUE SOCK.
8. OFF-SITE PI MAINS SHALL BE CLASS 350 DUCTILE IRON & WRAPPED IN A PURPLE SOCK.

SEWER LATERAL NOTE:
CONTRACTOR TO VERIFY SEWER LATERALS WERE INSTALLED w/ PHASE A PLAT E AND INSTALL IF MISSING.

NORTH

SCALE: 1" = 30'

30 15 0 30



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REGISTERED PROFESSIONAL ENGINEER
NO. 293306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F

LEHI, UTAH

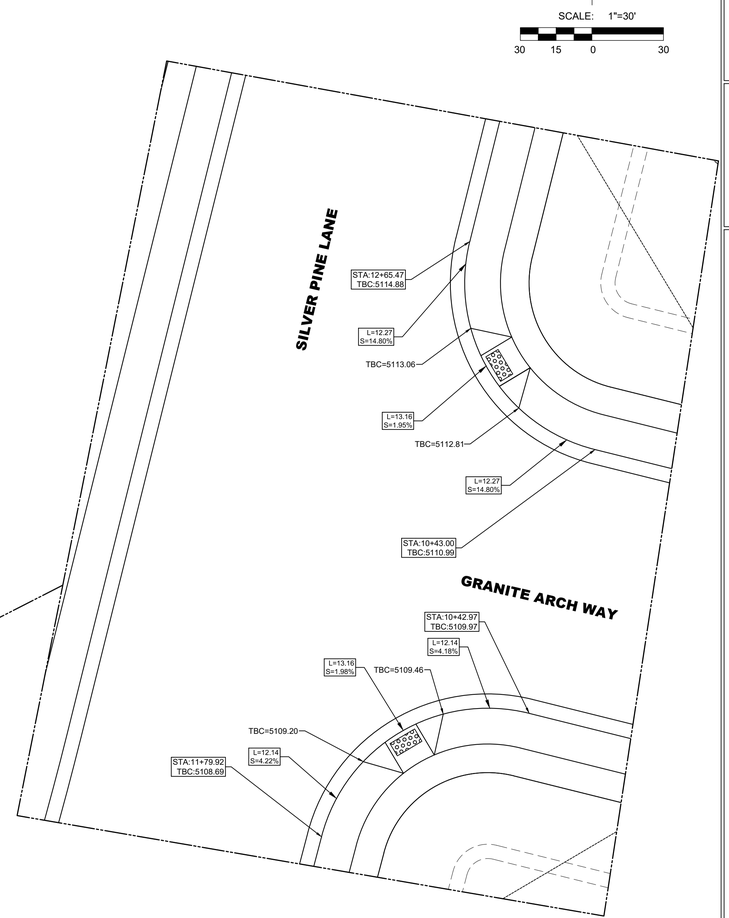
UTILITY PLAN

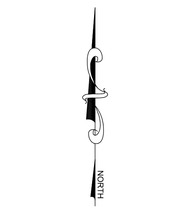
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 12/20/2019

SHEET 2

U:\0_LEI PROJECTS\2018\0018\04\004 FIELDSTONE, NORTHSTONE SUBD. - LEHI\CAD\CIVIL\18-0004 - NORTHRIDGE - PLAT F.DWG 12/20/2019 12:02 PM





SCALE: 1"=30'

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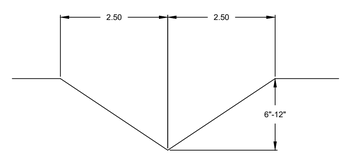

CROSS SECTION 1 - SWALE DETAIL

EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.

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REGISTERED PROFESSIONAL ENGINEER
NO. 353306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F
LEHI, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
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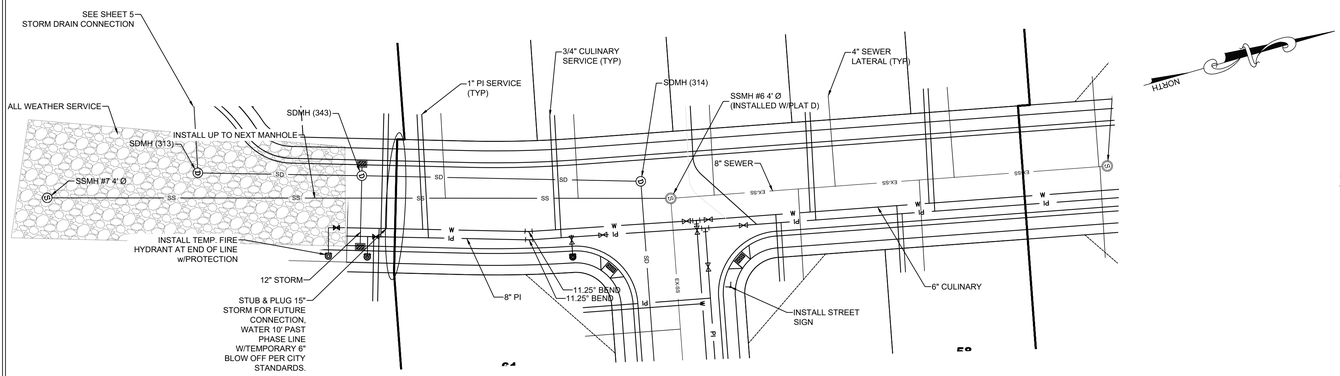
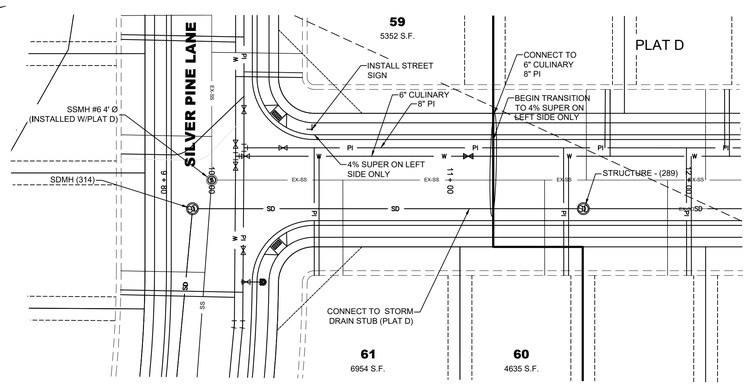
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 12/20/2019

SHEET 3

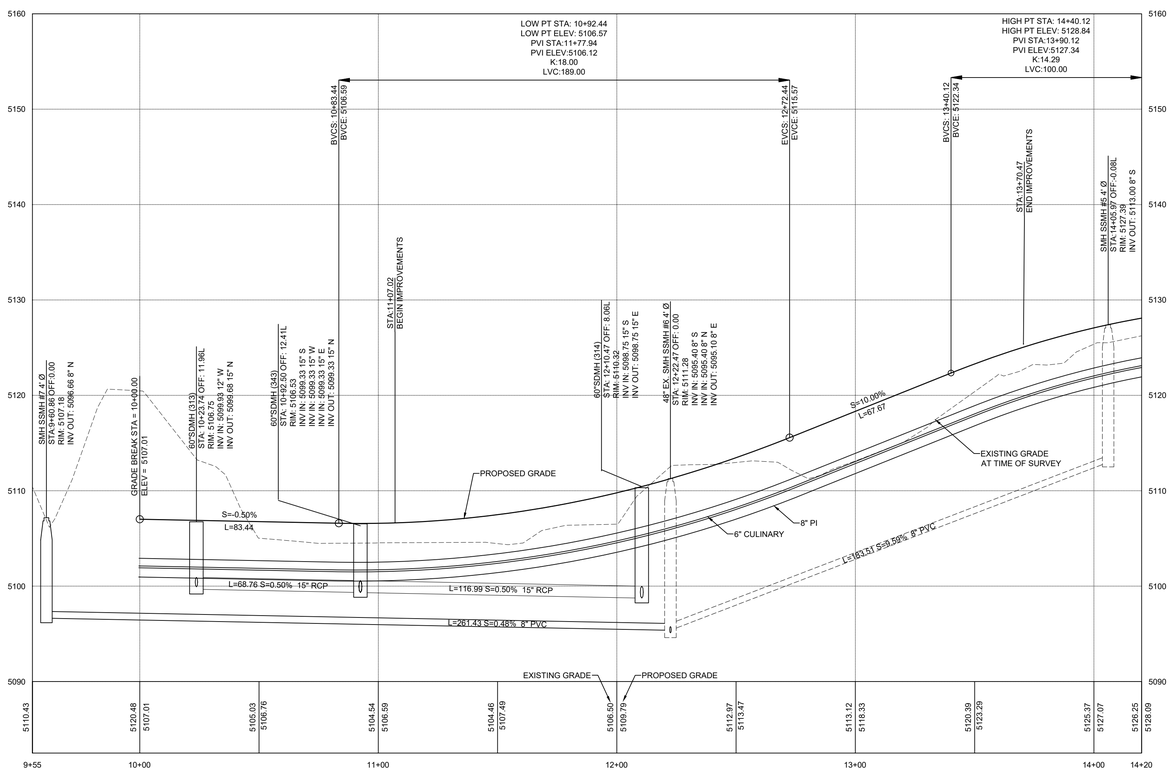
I:\10_LEI PROJECTS\2018\0018-0004 FIELDSTONE NORTHSTONE SUBD. - LEHI\CAD\WD\18-0004 - NORTHRIDGE - PLAT F.DWG 12/20/2019 12:03 PM





MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

SILVER PINE LANE



SILVER PINE LN. PROFILE

GRANITE ARCH WAY PROFILE

SEWER LATERAL NOTE:
CONTRACTOR TO VERIFY SEWER LATERALS WERE INSTALLED w/ PHASE A PLAT E AND INSTALL IF MISSING.

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REGISTERED PROFESSIONAL ENGINEER
NO. 353806
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F

LEHI, UTAH

SILVER PINE LANE AND GRANITE ARCH PLAN AND PROFILE

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2018-0004
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DESIGNED BY: BTG
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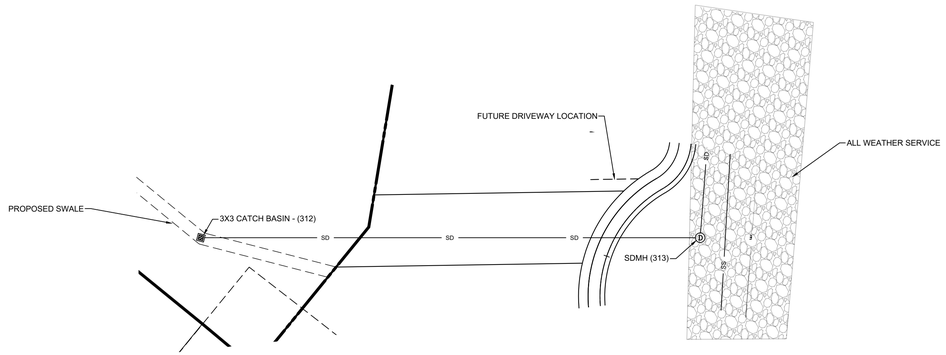
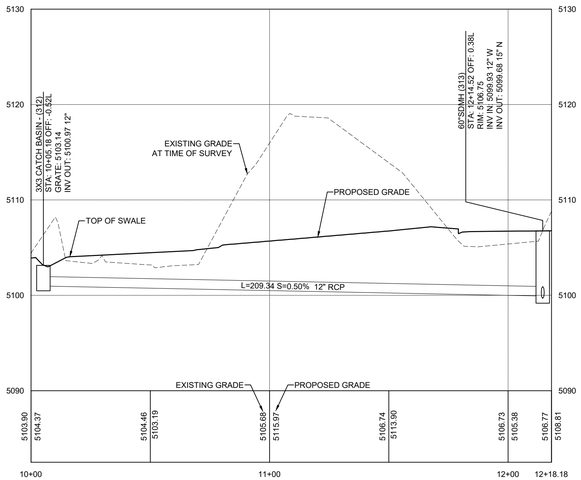
SHEET 4

I:\0_LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD. - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT F.DWG 12/20/2019 12:03 PM



CUL DE SAC TO SWALE



CUL DE SAC TO SWALE

SCALE: 1" = 30'

30 15 0 30

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

SEWER LATERAL NOTE:
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BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F

LEHI, UTAH

CUL DE SAC TO SWALE PLAN AND PROFILE

REVISIONS
1 -
2 -
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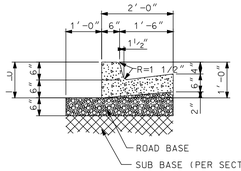
4 -
5 -

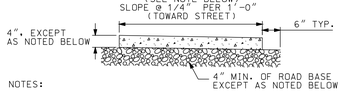
LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 12/20/2019

SHEET 5

U:\0. LEI PROJECTS\2018\2018-0004 FIELDSTONE NORTHSTONE SUBD - LEHI\CAD\DWG\18-0004 - NORTHRIDGE - PLAT F.DWG 12/20/2019 12:02 PM



HIGH BACK CURB & GUTTER

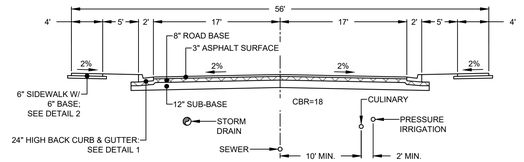


NOTES:

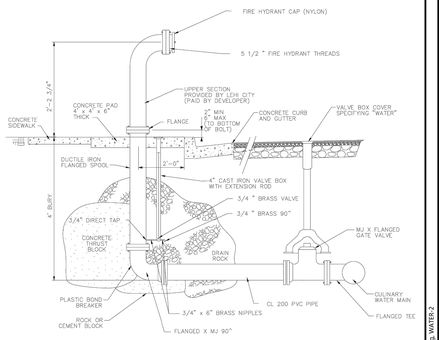
1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.

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

SIDEWALK



1 CURB & GUTTER DETAILS



NOTE:

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

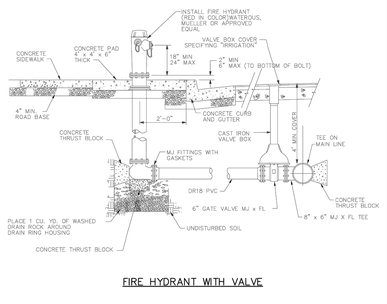
LEHI CITY

STANDARD DETAIL

BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

2 SIDEWALK/ TRAIL DETAIL



FIRE HYDRANT WITH VALVE

NOTES:

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

LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

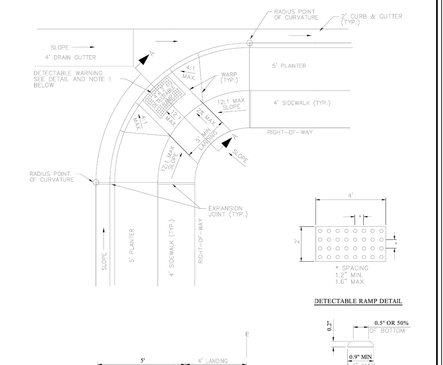
LEHI CITY STANDARD DRAWINGS WATER-2

3 56' ROAD CROSS SECTION (SILVER PINE LANE AND GRANITE ARCH WAY)

4 BLOW-OFF

5 FIRE HYDRANT

6 ADA RAMP DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS

– RAISED TRUNCATED DOMES –

GENERAL NOTES:

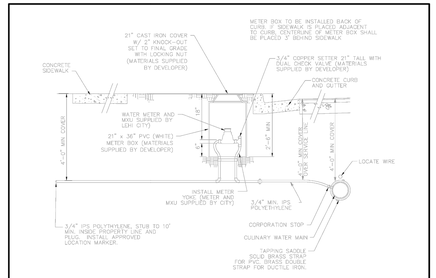
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

7 CULINARY SERVICE CONNECTION



GENERAL NOTES:

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

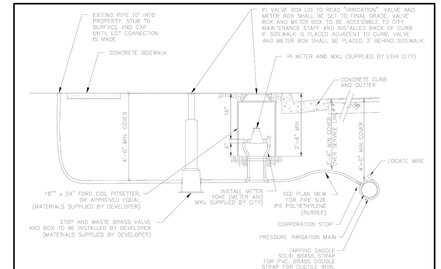
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE
CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

8 PI SERVICE CONNECTION



GENERAL NOTES:

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

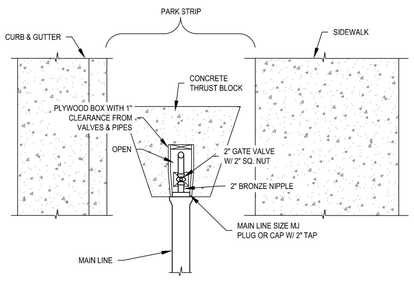
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION
SERVICE CONNECTION

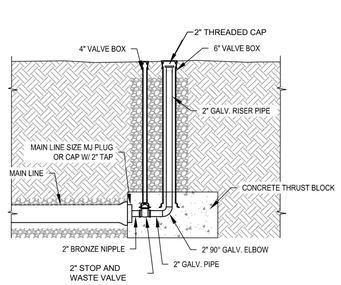
LEHI CITY STANDARD DRAWINGS WATER-8

9 2" BLOW-OFF DETAIL



PLAN

SCALE: ½" = 1'-0"



SECTION

SCALE: ½" = 1'-0"

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
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www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
No. 353306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F
LEHI, UTAH
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 12/20/2019

SHEET 6

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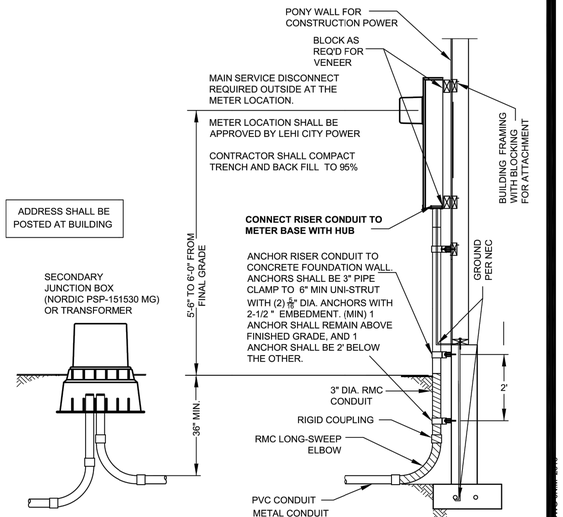


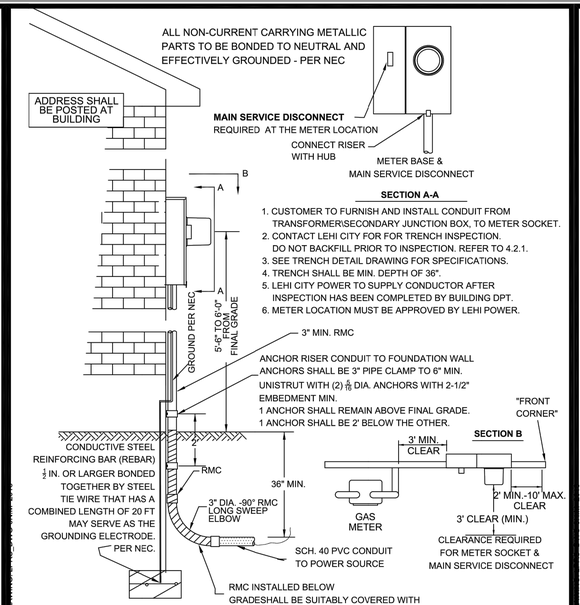
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100-400 AMP (1 PHASE)

CONSTRUCTION POWER SERVICE

DWG:	3.2.1
REV.	0.00
BY:	GWK/BT
DATE:	12/08/17



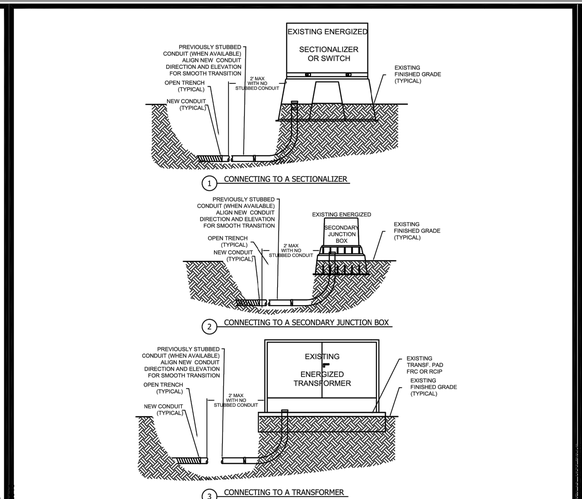
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

UNDERGROUND SERVICE 100 - 400 AMP (1 PHASE)

RESIDENTIAL POWER SERVICE

DWG:	3.2.2
REV.	0.00
BY:	GWK/BT
DATE:	3/16/17



NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

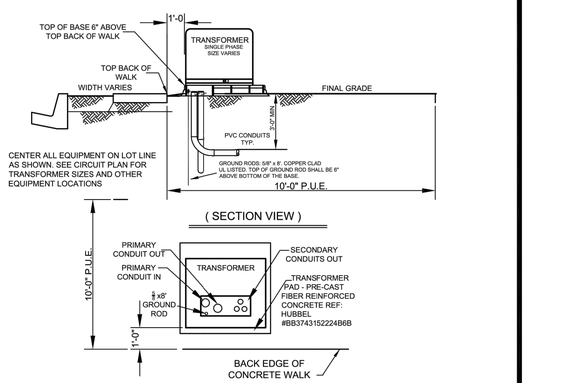
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG:	4.1.0
REV.	0.00
BY:	GWK/BT
DATE:	12/10/17



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB3743152224B6B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

DWG:	4.1.1
REV.	0.00
BY:	GWK/BT
DATE:	3/10/17

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NORTHRIDGE - PLAT F

LEHI, UTAH

POWER PLAN

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2018-0004
DRAWN BY:	DSE
DESIGNED BY:	BTG
SCALE:	1:60_XREF
DATE:	12/20/2019
SHEET	7

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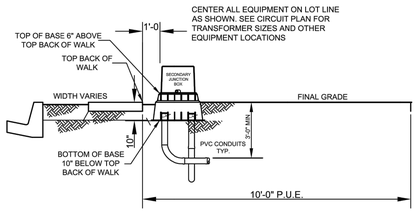


NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. SECONDARY JUNCTION BOXES SHALL BE PROVIDED BY LEHI AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE, PULL & TERMINATE CONDUCTORS.
6. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

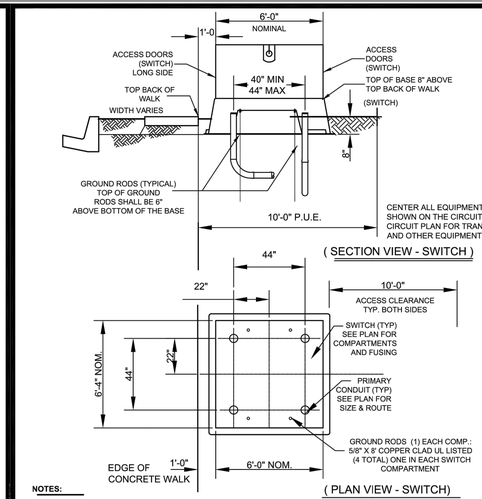
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.2**
REV. 0.00
BY: GWK/BT
DATE: 3/10/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
4. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
5. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
6. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
7. LEHI POWER SHALL PROVIDE AND SET CABINETS; PROVIDE, PULL & TERMINATE CONDUCTORS
8. EQUIPMENT BASE SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES
9. CONDUIT AND EQUIPMENT BASES SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

DWG: **4.1.5**
REV. 0.00
BY: GWK/BT
DATE: 01/9/16

TRENCHING REQUIREMENTS

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

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

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN THE FRONT 2' OF THE PUBLIC UTILITY EASEMENT (PUE) PROVIDED BY THE OWNER DEVELOPER. THE PUE IS TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL 4.2.2. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

IF A NEIGHBORING POWER UTILITY IS LOCATED IN THE SAME PUE OR ON THE SAME SIDE OF THE RIGHT OF WAY, THE LEHI POWER CONDUIT WILL BE PERMANENTLY LABELED FROM THE MANUFACTURE "LEHI POWER" EVERY 3'. THE LEHI POWER CONDUIT SHALL BE SEPARATED FROM THE OTHER POWER UTILITY BY AT LEAST 2 FEET.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIREMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES;CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT, PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED IN LIFTS NO MORE THAN 2 FEET WITH THE FIRST LIFT BEING VISUALLY INSPECTED, AND THE FINAL COMPACTION SHALL BE 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS (3' MIN.), SEWER (1' MIN.), AND WATER (1' MIN.).

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

CONDUIT REQUIREMENTS

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

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE RMC WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS 4"-6" SHALL HAVE $\frac{1}{2}$ YARD FLOWABLE FILL THRUST BLOCK ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES.

FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL RMC CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS.

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

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

THE CONTRACTOR SHALL PERFORM MANDREL TESTING ON HPDE BORED CONDUIT WITH THE LEHI POWER INSPECTOR ON SITE. SEE DRAWING 4.2.4

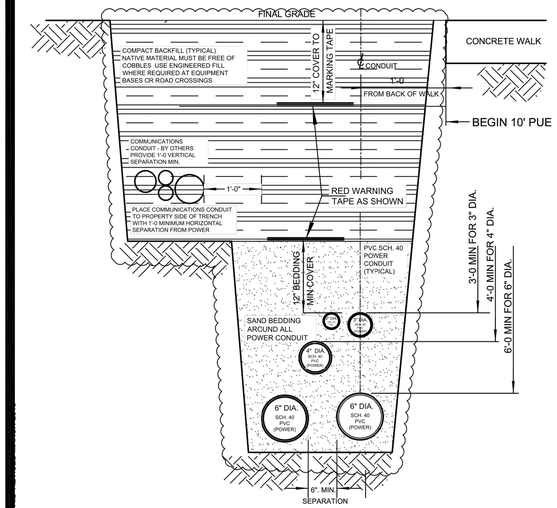
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **4.2.1**
REV. 0.00
BY: GWK/BT
DATE: 01/5/17



NOTES:
1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED. REFER TO 4.2.1
3. SERVICE LATERAL DEPTH 36" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER
6. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

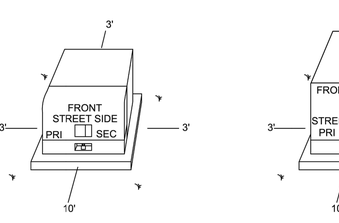
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG: **4.2.2**
REV. 0.00
BY: GWK/BT
DATE: 01/5/17



RESIDENTIAL SINGLE-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

COMMERCIAL 3-PHASE TRANSFORMER PADMOUNTED EQUIPMENT

NOTE:
IN THE EVENT OF AN EQUIPMENT FAILURE OR POWER OUTAGE, IT IS NECESSARY FOR UTILITY CREWS TO HAVE ADEQUATE ACCESS TO PADMOUNTED EQUIPMENT AND TRANSFORMERS. ACCESS TO THE FRONT SHALL BE TEN (10) FEET, ACCESS TO THE REAR AND SIDES SHALL BE THREE (3) FEET MINIMUM. NO TREES, SHRUBS, FENCES, LARGE LANDSCAPE ROCKS, OR OTHER OBSTRUCTIONS SHALL BE PERMITTED IN ACCESS AREA.

NOTE FOR NEW SERVICES

1. PADMOUNTED EQUIPMENT, TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
2. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL CONTACT LEHI CITY POWER.
3. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 3.1.4 FOR REQUIREMENTS.
4. BLUE STAKE LAWS PROHIBIT ANY DIGGING NEAR EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.
5. REFER TO 5.3 FOR CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS.

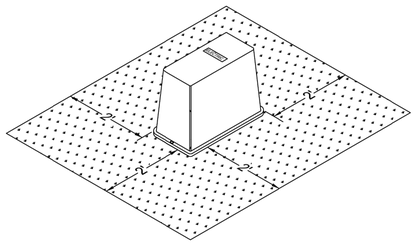
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.1**
REV. 0.00
BY: GWK/BT
DATE: 6/6/16



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

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

NOTE FOR NEW SERVICES

1. NEW SECONDARY JUNCTION BOXES SHALL BE NORDIC PSP-151530-MG. ANY "OR EQUAL" SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LEHI CITY POWER ENGINEERING.
2. TRANSFORMERS AND SECONDARY JUNCTION BOXES ARE LOCKED FOR PROTECTION AGAINST ELECTRICAL SHOCK.
3. WHEN INSTALLATION OF A NEW SERVICE REQUIRES ACCESS TO A TRANSFORMER OR SECONDARY JUNCTION BOX, OWNER\CONTRACTOR SHALL NOTIFY LEHI CITY POWER.
4. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER \SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION. SEE 4.1.0 FOR REQUIREMENT
5. BLUE STAKE LAWS PROHIBIT ANY DIGGING WITH EQUIPMENT WITHIN THE 2' SAFETY ZONE. PLEASE HAND DIG AROUND ANY ELECTRICAL EQUIPMENT.

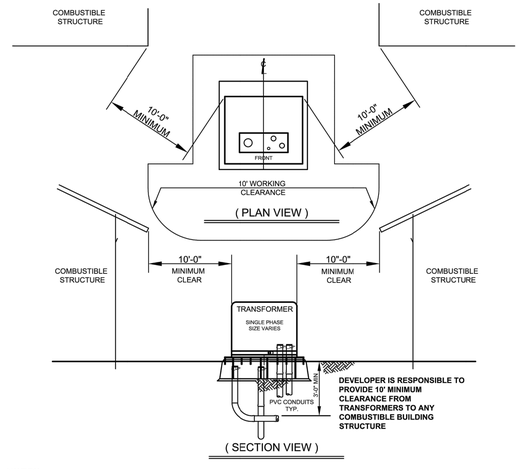
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: **5.2**
REV. 0.00
BY: GWK/BT
DATE: 6/6/16



NOTES:

1. CLEARANCE REQUIRED ACCORDING TO NEC 450.27.
2. ADDITIONAL CLEARANCES MAY BE REQUIRED BY APPLICABLE LOCAL AND STATE BUILDING CODES.

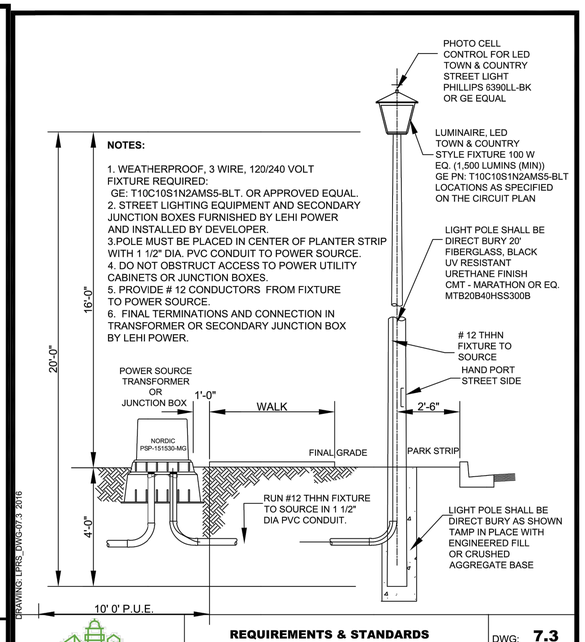
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CLEARANCE TO COMBUSTIBLE STRUCTURES FROM TRANSFORMERS

(LOCATED IN THE P.U.E.)

DWG: **5.3**
REV. 0.00
BY: GWK/BT
DATE:12/12/17



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

DWG: **7.3**
REV. 0.00
BY: GWK/BT
DATE: 3/16/17

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NORTHRIDGE - PLAT F
LEHI, UTAH
POWER DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 12/20/2019

SHEET 8

U:\O...LEI PROJECTS\2018\2018-0004 ERDSTONE NORTHSTONE, SUBD. - LEHI\CAD\WG\18-0004 - NORTHRIDGE - PLAT F.DWG 12/20/2019 12:20 PM
DRAWING LPRS: DWG=20 / 3 2016

NORTH

SCALE: 1" = 30'

30 15 0 30

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF LEHI CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORM DRAIN CURB INLET
- STORM DRAIN MANHOLE
- STORM DRAIN COMBO BOX
- STORM DRAIN CATCH BASIN
- STORMDRAIN LINE
- PORTABLE TOILETS-SEE DETAIL SHEET 8
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA-SEE DETAIL SHEET 8
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE-SEE DETAIL SHEET 8

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION	
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN		AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS

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REGISTERED PROFESSIONAL ENGINEER
No. 353306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F
LEHI, UTAH

EROSION CONTROL PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 12/20/2019

SHEET
EC-1

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EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

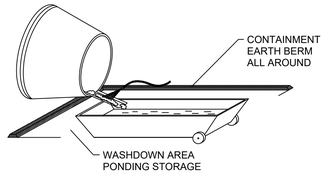
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

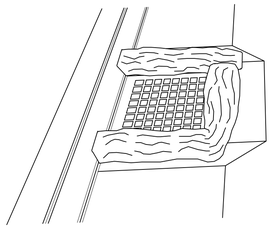
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

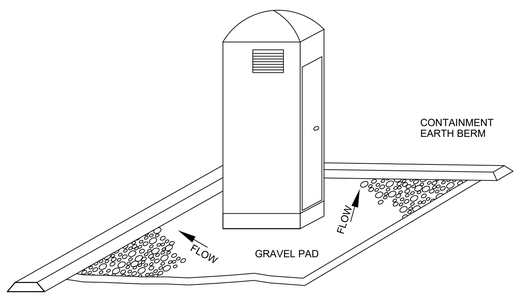


CONCRETE WASTE MANAGEMENT



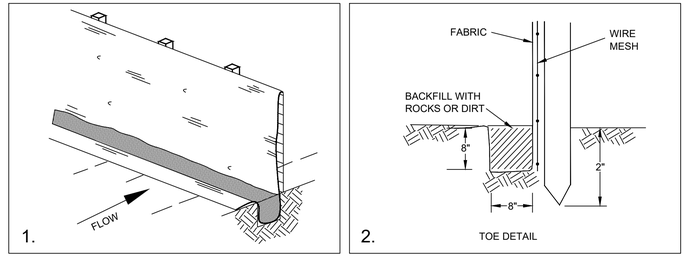
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



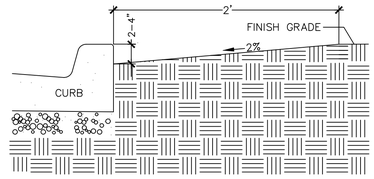
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

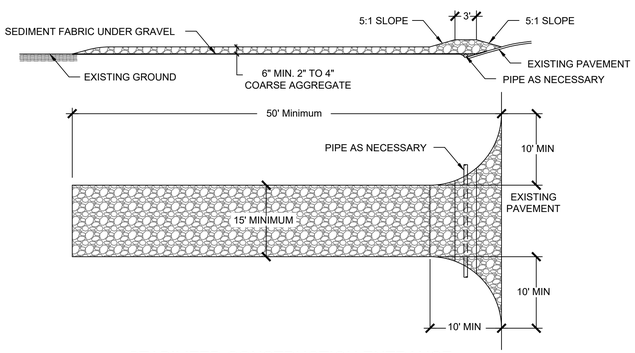


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.
A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL
(PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012

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REGISTERED PROFESSIONAL ENGINEER
No. 353306
BRIAN T. GABLER
12/19/19
STATE OF UTAH

NORTHRIDGE - PLAT F
LEHI, UTAH

EROSION CONTROL DETAILS

REVISIONS	
1	-
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5	-

LEI PROJECT #: 2018-0004
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: NA
DATE: 12/20/2019

SHEET
EC-2

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Northridge Plat F

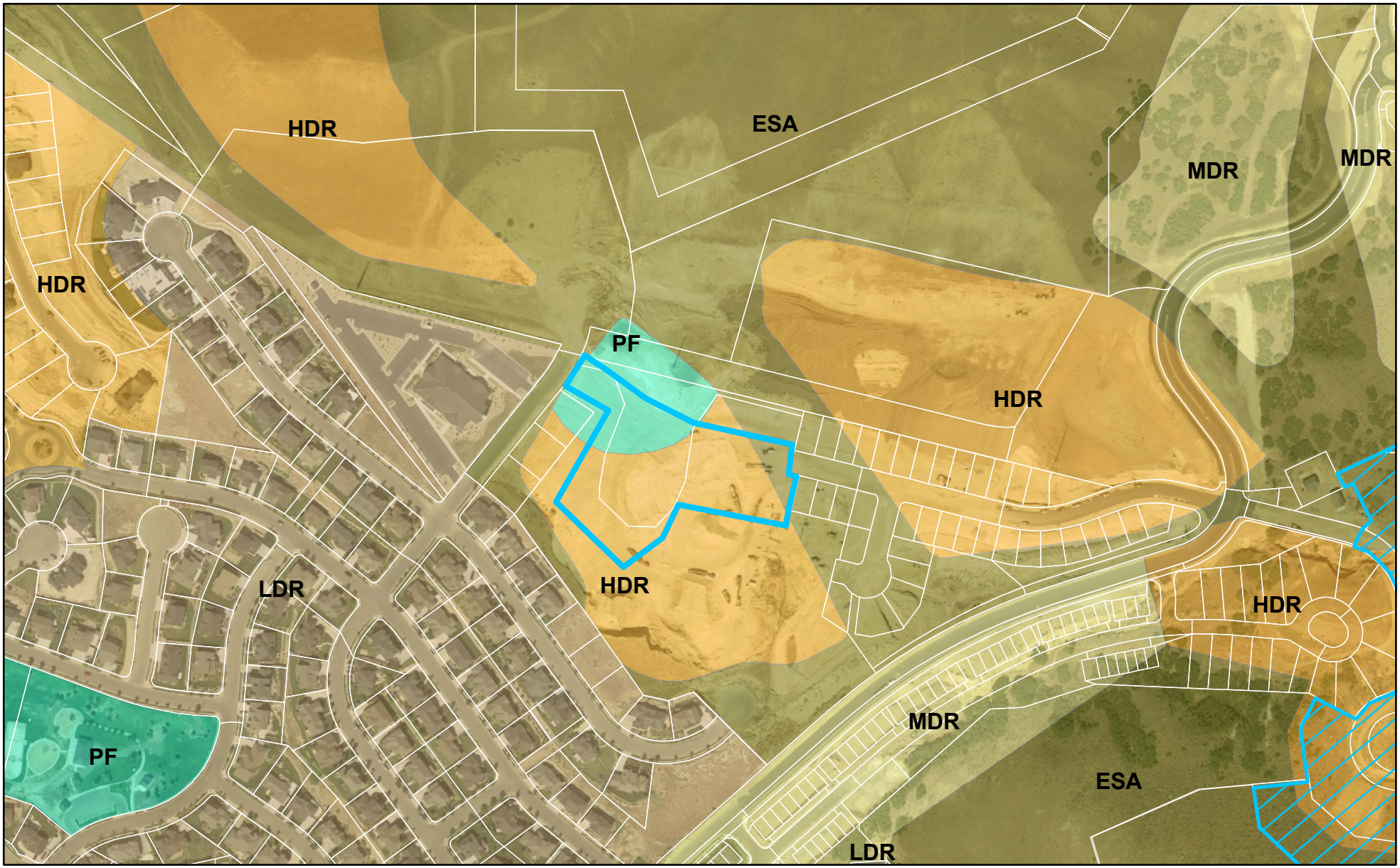
Aerial

0 410 820 Feet

LEHI CITY

Northridge Plat F

General Plan



0 410 820 Feet

LEHI CITY

Northridge Plat F

Zoning

0 410 820 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final Subdivision approval for The Exchange II Phase 21, a 62-unit residential subdivision located at approximately 1700 North 3950 West.
Petitioner: Edge Homes

Suggested Action:

Attachments:
CCR The Exchange II Phase 21 Final Subdivision 1.28.20.docx

Exchange II Phase 21 Final Subdivision DRC 1.15.20.docx

Exchange II Phase 21 civil plans

Exchange II Phase 21 elevations.pdf

The Exchange II Phase 21 Map - General Plan.pdf

The Exchange II Phase 21 Map - Zoning.pdf

The Exchange II Phase 21 Map - Aerial.pdf

THE EXCHANGE II PHASE 21 FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	1700 North 3950 West		
Existing Land Use	Agriculture		
Existing Zoning	R-3 (High Density Residential)		
General Plan Land Use Designation	HDR (High Density Residential)		
Number of Lots/Units	62 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange
	South	R-2	Agriculture
	East	TH-5	Agriculture
	West	None	Saratoga Springs
Date of DRC Review	January 15, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.010. Purpose and Intent.
A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;
2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;
3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and
4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

PROPERTY HISTORY

September 26, 2008 – this property was included as a part of the Holbrook Annexation

December 13, 2018 – the Planning Commission held a public hearing and recommended approval on the preliminary subdivision for this development

January 8, 2019 – the City Council granted preliminary subdivision approval for Exchange Phase II

REPORT ANALYSIS

The applicant is requesting final approval for Exchange II Phase 21. This plat is within the Exchange II subdivision. This final subdivision plat is within a PUD overlay to allow for higher density, multi-family housing. The plat is located within an existing R-3 zone. This phase consists of 62 townhomes.

The proposed phase includes both rear-load and front-load townhomes. The rear-load townhomes will be facing the clubhouse to the south. This will allow for increased safety through "eyes on the street" for the park and clubhouse. The other townhomes will be front-load townhomes. There will be sidewalks on both sides of the street to provide for pedestrian connectivity throughout the development. In addition, there will be additional sidewalks to connect this phase of the proposed development to the clubhouse.

Amenities for the overall Exchange II development will include an additional clubhouse and pool, private parks, pavilions, picnic tables, playground equipment, pickle ball courts, basketball courts, and useable open space with trails. The proposed phase will include open space with landscaping between the townhomes and along the sidewalks to the clubhouse and pool. The amenities are centrally located within the townhomes. The Exchange and The Exchange II will be one HOA, so amenities will be shared between the developments.

The DRC had concerns regarding the utilities for this development. The Developer and City staff have been working to resolve these issues. In addition to the utilities concerns, there were eight comments from the DRC including the following:

1. Remove two trees on 3950 W at 1500 N blocking the stop sign on this phase and phase 20
2. Provide 10' PUE space for Power per over-all design (not 5' as shown). Provide documentation of shared easement space with canal co. or provide full 10' width.
3. Irrigation source and storage must be provided prior to final plan approval.

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

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed The Exchange II Phase 21 final subdivision including the DRC comments from January 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the approved preliminary subdivision.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Exchange II Phase 21 Final Subdivision
DRC Redline Comments

*Edge Homes – requests final subdivision review of the **Exchange 21,** a 62-unit residential subdivision located at approximately 3950 West 1700 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jed Stuart
Date of Plans Reviewed: 1/9/20
Time Start: 3:54 pm
Time End: 4:04 pm

CRITICAL COMMENTS:
1. The water pressures are below safe firefighting standards. No more building on the west side of the river until the water pressure issues are resolved. Recommend that this plan set not move past final submittal.

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide 10' PUE space for Power per over-all design. (not 5' as shown.) Provide documentation of shared easement space with canal co. or provide full 10' width.

Kerry – Fire: No comment
Greg – Water/Sewer:
2. Fire hydrant between lots 2138 and 2139 must be relocated. Fire hydrant must be relocated. The current design makes it physically impossible to construct the tee on the culinary and the 90 on the PI with thrust blocks on both.
3. Increase depth of storm drain to eliminate conflict with water services/water main at blow off. Address comment prior to resubmitting.
4. Irrigation source and storage must be provided prior to final plan approval.
5. Approval from Joe Nielson (ditch owner) will be required for piping of the IRR ditch
6. Plan view does not match profile page on 3950 West, inlet of West side of road is shown as a combo box on profile page. Manhole access should be oriented in the park strip to maintain alignment with storm drain running north

Kim – Planning: No comment
Gary – Building/Inspections: No comment
JD – Streets:
7. Add note 6 for ADA

Ross – Engineering: No comment
Trent – Parks:
8. Remove two trees on 3950 W at 1500 N blocking the stop sign on this phase and phase 20

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. Irrigation Company signature on the construction drawings for the irrigation piping.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).

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

11. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

THIS ITEM CAN BE SCHEDULED FOR CITY COUNCIL ON JANUARY 28TH

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

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

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

THE EXCHANGE AT LEHI - PHASE 21

LEHI CITY, UTAH

INDEX OF DRAWINGS

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PP-1	PLAN AND PROFILE		
PP-2	PLAN AND PROFILE		

DATE PRINTED
January 9, 2020

NOTICE TO CONTRACTOR

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

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

DEVELOPER:

EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

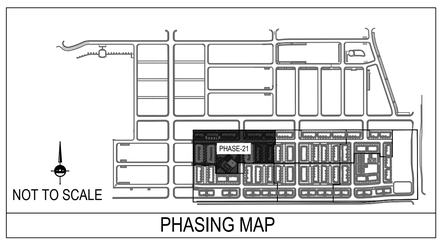
JARAN NICHOLLS
801-494-0150
JNICHOLLS@EDGEHOMES.COM

NOTICE TO DEVELOPER/ CONTRACTOR

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

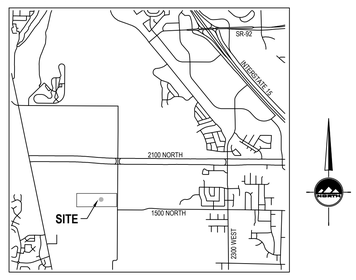
UTILITY DISCLAIMER

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



PHASING MAP

VICINITY MAP



NO SCALE

GENERAL NOTES

1. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 2, TSS, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.
3. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
4. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
5. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

ENGINEER:

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
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Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

THE EXCHANGE AT LEHI
PHASE 21
LEHI CITY, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

COVER SHEET

PROJECT NUMBER	PRINT DATE
8422	1/9/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

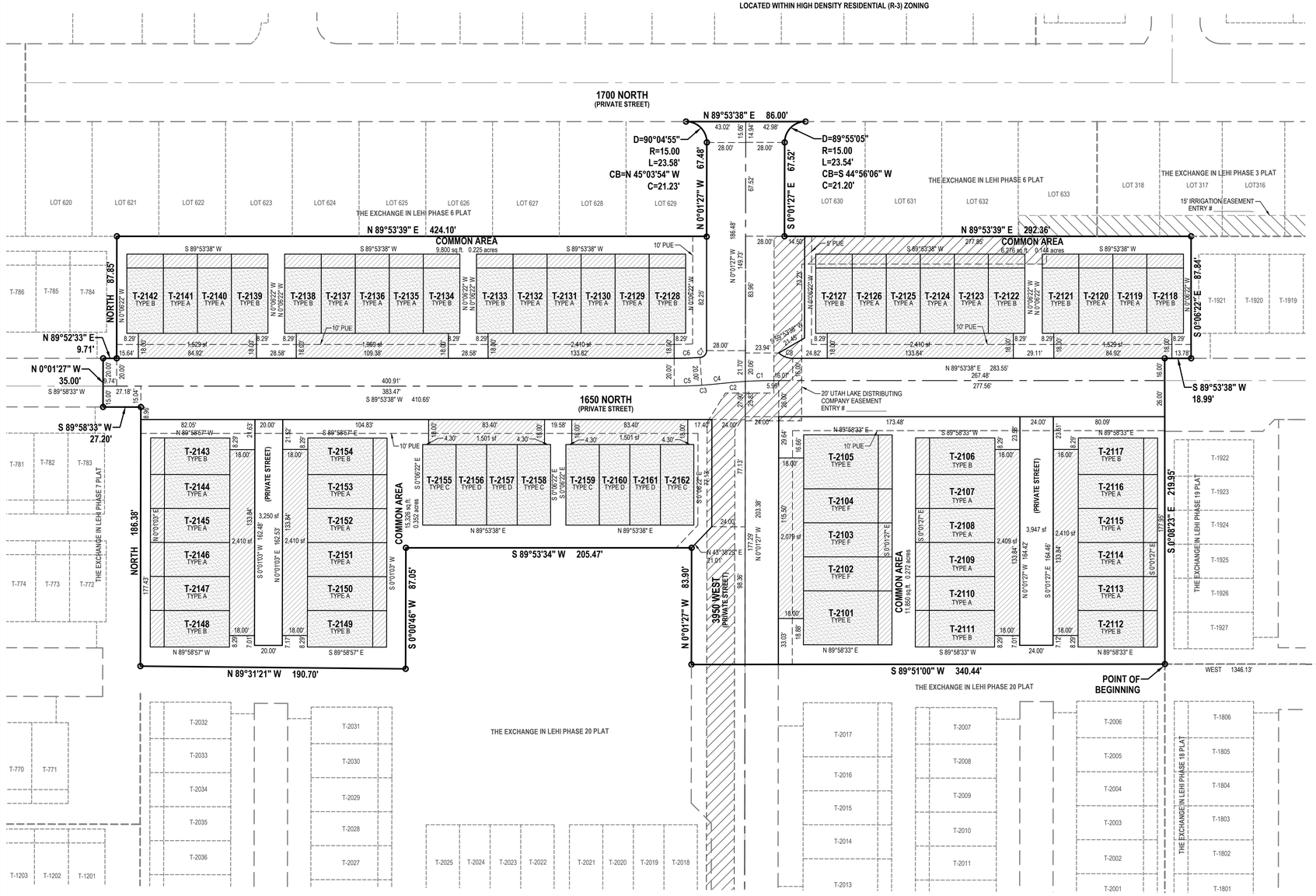
C-000

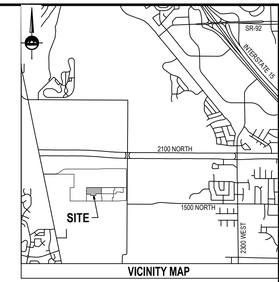
THE EXCHANGE IN LEHI PHASE 21 P.U.D. SUBDIVISION PLAT

VACATING PUBLIC STREET 3950 WEST INTO A PRIVATE STREET AND AMENDING A PORTION OF THE COMMON SPACE OF THE EXCHANGE IN LEHI PHASE 7 P.U.D. SUBDIVISION PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.95'	17.98'	3°25'24"	S88°10'37"W	17.98'
C2	300.00'	16.68'	3°11'08"	S84°52'01"W	16.68'
C3	300.00'	34.66'	6°37'11"	N86°35'03"E	34.64'
C4	300.00'	18.86'	3°36'05"	N84°17'33"E	18.85'
C5	300.00'	19.90'	3°48'02"	N87°59'37"E	19.90'
C6	280.00'	18.56'	3°47'50"	N87°59'31"E	18.55'
C7	5.00'	7.52'	86°07'03"	N43°02'05"E	6.83'
C8	15.00'	11.05'	42°12'48"	S68°59'58"E	10.80'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as THE EXCHANGE IN LEHI PHASE 21 P.U.D. SUBDIVISION PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point located North 00°07'24" West 349.71 feet along the section line and West 1,346.13 feet from the Southeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°51'00" West 340.44 feet;
thence North 00°01'27" West 83.90 feet;
thence South 89°53'34" West 205.47 feet;
thence South 00°00'46" East 87.05 feet;
thence North 89°31'21" West 190.70 feet;
thence North 186.38 feet;
thence South 89°58'33" West 27.20 feet;
thence North 00°01'27" West 35.00 feet;
thence North 89°52'33" East 9.71 feet;
thence North 87.85 feet;
thence North 89°53'39" East 424.10 feet;
thence North 00°01'27" West 67.48 feet;
thence Northwesterly 23.58 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°58'33" West and the chord bears North 45°03'54" West 21.23 feet with a central angle of 90°04'55");
thence North 89°53'38" East 86.00 feet;
thence Southwesterly 23.54 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°06'22" East and the chord bears South 44°56'06" West 21.20 feet with a central angle of 89°55'05");
thence South 00°01'27" East 67.52 feet;
thence North 89°53'39" East 292.36 feet;
thence South 00°06'22" East 87.84 feet;
thence South 89°53'38" West 18.99 feet;
thence South 00°08'23" East 219.95 feet to the point of beginning.

Contains 218,826 Square Feet or 5.024 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

THE EXCHANGE IN LEHI PHASE 21 P.U.D. SUBDIVISION PLAT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area as indicated hereon to The Exchange in Lehi Townhomes Owners Association Inc, 12227 Business Park Dr #200 Draper, UT 84020.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)S.S.

ON THE _____ DAY OF _____ A.D., 20_____,
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NUMBER

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

PLANNING COMMISSION APPROVAL

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

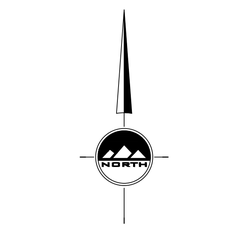
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR:

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

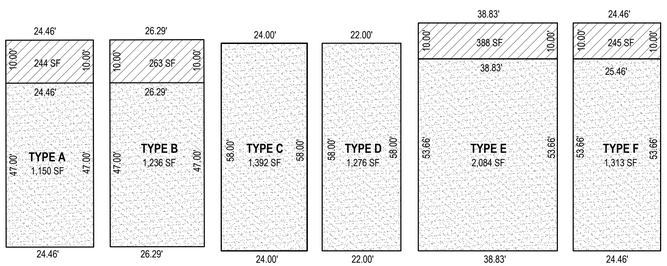


HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SOUTHEAST CORNER SECTION 2 T5S, R1W SLB&M (FOUND BRASS CAP)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150



TYPICAL BUILDING DIMENSIONS
NOT TO SCALE

LAND USE TABLE				
PRIVATE ROADWAY	=	60,532 SF	1.39 AC	28%
COMMON SPACE	=	43,108 SF	0.99 AC	20%
PRIVATE AREA	=	69,578 SF	1.60 AC	32%
LIMITED COMMON AREA	=	45,608 SF	1.05 AC	20%
TOTAL AREA	=	218,826 SF	5.03 AC	100%
TOTAL NUMBER OF LOTS	= 0			
TOTAL NUMBER OF TOWNHOUSES	= 62			
TOTAL NUMBER UNITS IN PHASE 21	= 62			

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. RETENTION FOR PHASE 21 IS HANDLED IN THE BASIN BUILT IN PARCEL A OF THE EXCHANGE IN LEHI PHASE 16 P.U.D. SUBDIVISION PLAT.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. NO TREES, SHRUBS, STRUCTURES, OR OTHER UNAUTHORIZED IMPROVEMENTS ARE ALLOWED IN THE UTAH LAKE DISTRIBUTING COMPANY EASEMENT.

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

ENSIGN
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45 W. 10000 S., Suite 500
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8422
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/8/20

SURVEYORS SEAL: PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH
CITY ENGINEER'S SEAL
CLERK-RECORDER SEAL

THE EXCHANGE IN LEHI PHASE 21 P.U.D. SUBDIVISION PLAT

VACATING PUBLIC STREET 3950 WEST INTO A PRIVATE STREET AND AMENDING A PORTION OF THE COMMON SPACE OF THE EXCHANGE IN LEHI PHASE 7 P.U.D. SUBDIVISION PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LEHI CITY (2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND THE 2007 LEHI CITY POWER SPECIFICATIONS), APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER AND CUWCD.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
9. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
10. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
11. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
13. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
14. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
15. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
16. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
18. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
19. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
20. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
21. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
22. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
23. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
26. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
27. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
28. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
29. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
32. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
33. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
34. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.
35. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
36. ONE COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS. THEY SHALL BE FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND INCLUDE ALL WATER, SEWER, STORM DRAIN, AND POWER IMPROVEMENTS.

LEHI CITY CONSTRUCTION NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2012 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING ACENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2012 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS OR ANIMALS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITAR

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-500.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-500.
3. CONCRETE SIDEWALK PER DETAIL 8/C-500.
4. CONCRETE PAVEMENT: 5" THICK CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 6/C-500.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 10" UNTREATED BASE COURSE OVER TENCATE MIRAFI HP370 GEOSYNTHETIC. SEE DETAIL 7/C-500.
6. ACCESSIBLE RAMP PER APWA PLAN NO. 236 OR LEHI CITY STDS.
7. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
8. NOT USED.
9. NOT USED.
10. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
11. INSTALL TRANSITION CURB AND GUTTER.
12. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
13. NOT USED.
14. INSTALL CROSSWALK SIGN PER M.U.T.C.D.STANDARDS.
15. INSTALL STREET SIGN PER M.U.T.C.D.STANDARDS.
16. INSTALL "NO PARKING" SIGN PER M.U.T.C.D.STANDARDS.
17. NOT USED.
18. INSTALL 24" REVERSE PAN CURB AND GUTTER PER LEHI CITY STD. DRAWING ROAD-5.
19. INSTALL 6" CONCRETE RIBBON CURB.
20. INSTALL 2' WATERWAY PER DETAIL 9/C-500.
21. INSTALL "TYPE P" CURB PER APWA STANDARD PLAN 209 AND SPECIFICATIONS.
22. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX. SEE DETAIL 11/C-500.
23. INSTALL DRIVE APPROACH PER LEHI CITY DETAIL ROAD-11 ON SHEET C-505.
24. INSTALL ROCK RETAINING WALL PER DETAIL 15/C-500. SEE GRADING PLAN FOR ELEVATIONS.
25. INSTALL CONCRETE STAIRS PER DETAIL 14/C-500.
26. INSTALL SEGMENTAL RETAINING WALL AND GUARD RAIL FENCE PER DETAILS 3/C-505 AND 4/C-505. SEE GRADING PLAN FOR ELEVATIONS. (SEPARATE BUILDING PERMIT REQUIRED).

PARKING DATA TABLE

	PHS 21	TOTAL SITE
SURFACE PARKING	13	79
HANDICAP-ACCESSIBLE STALLS	2	2
TOWNHOME GARAGE PARKING	124	484
TOWNHOME DRIVE PARKING	124	484
CONDO GARAGE PARKING	0	100
CONDO DRIVE PARKING	0	100
TOTAL PARKING PROVIDED	263	1,249

SITE SUMMARY TABLE

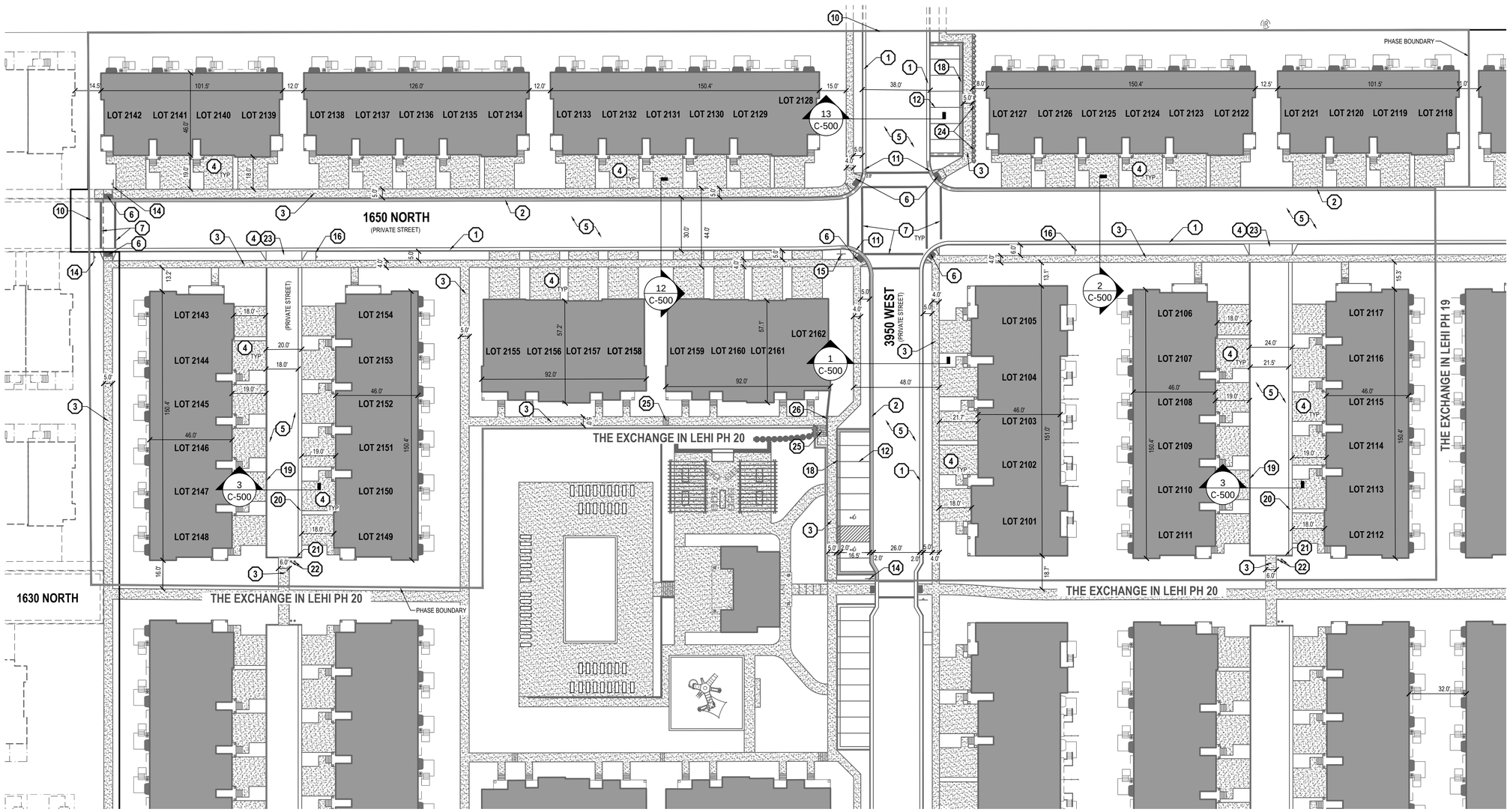
DESCRIPTION	AREA (SF)	PERCENTAGE
HARSCAPE	850,968 SF	74%
LANDSCAPING	303,429 SF	26%
TOTAL SITE	1,154,397 SF *26 ACRES	100%

*RESIDENTIAL AREA ONLY

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
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SITE PLAN

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-100

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

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

BENCHMARK

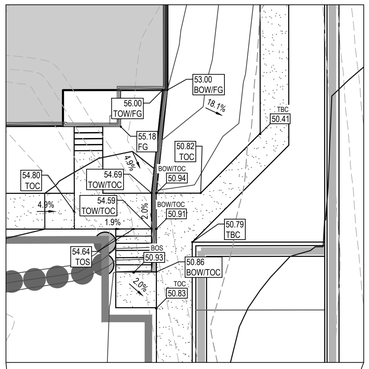
EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

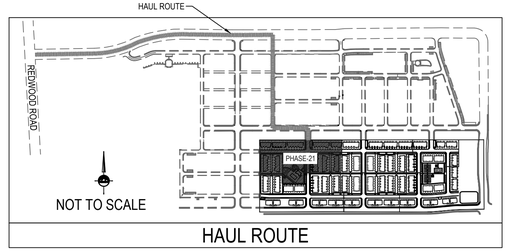
ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. STORM DRAIN IN 1500 NORTH AND 3600 WEST IS CITY-OWNED AND MAINTAINED. ALL OTHER STORM DRAIN IS PRIVATE AND IT IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY OR THE HOA.

PHASE 21 CUT - FILL SUMMARY TABLE	
CUT VOLUME	1,660 Cu.Yd.
FILL VOLUME	17,787 Cu.Yd.
NET VOLUME (FILL)	16,127 Cu.Yd.



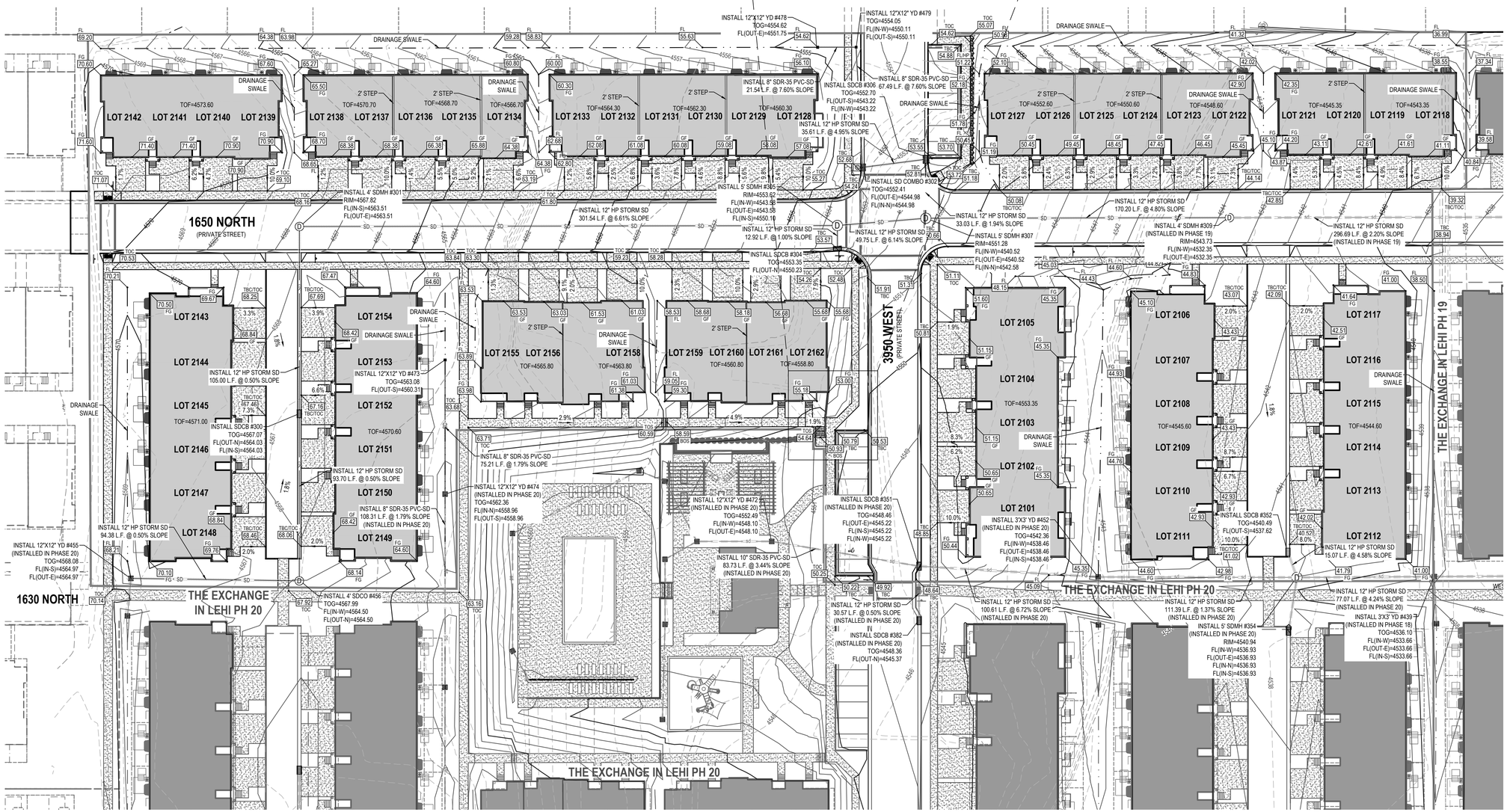


NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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



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THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-200

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

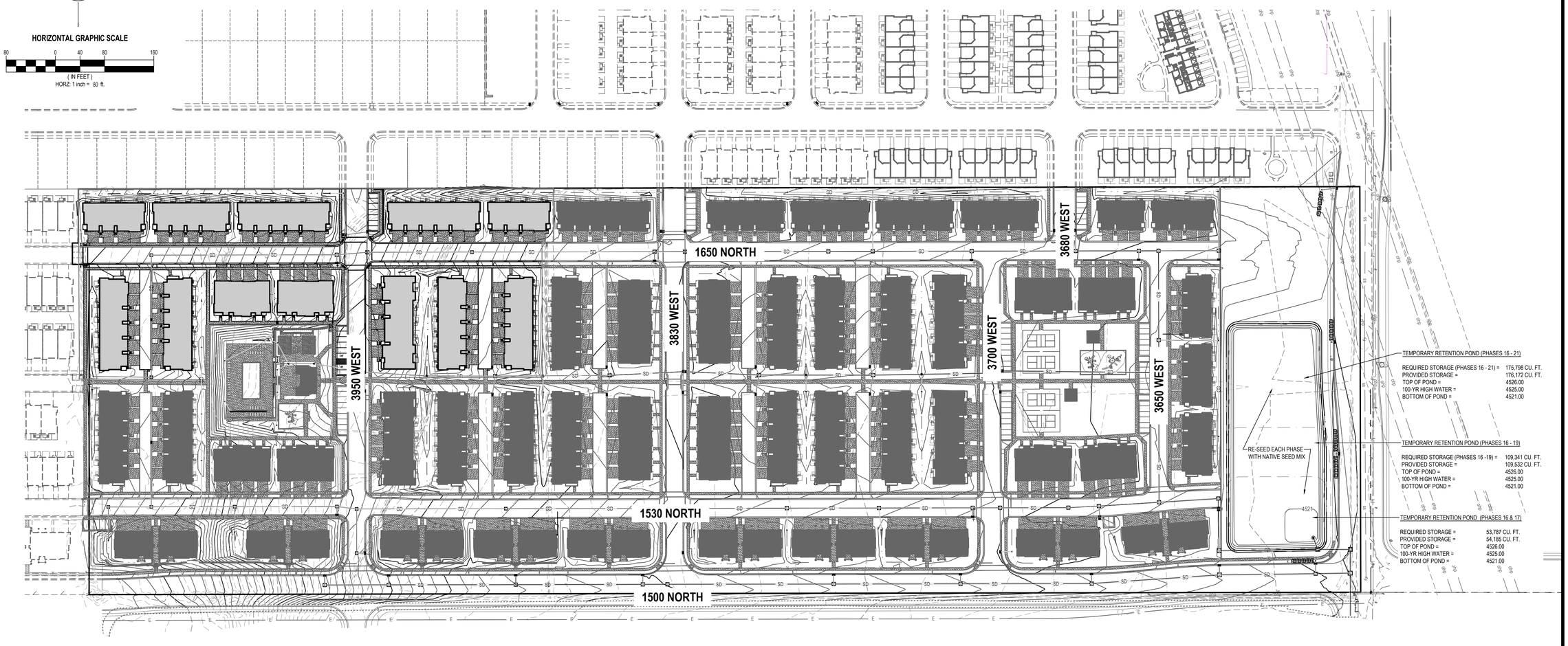
ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.



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DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

THE EXCHANGE AT LEHI
PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
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OVERALL GRADING PLAN AND POND PHASING

PROJECT NUMBER	PRINT DATE
8422	1/8/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

C-201

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

SCOPE OF WORK:

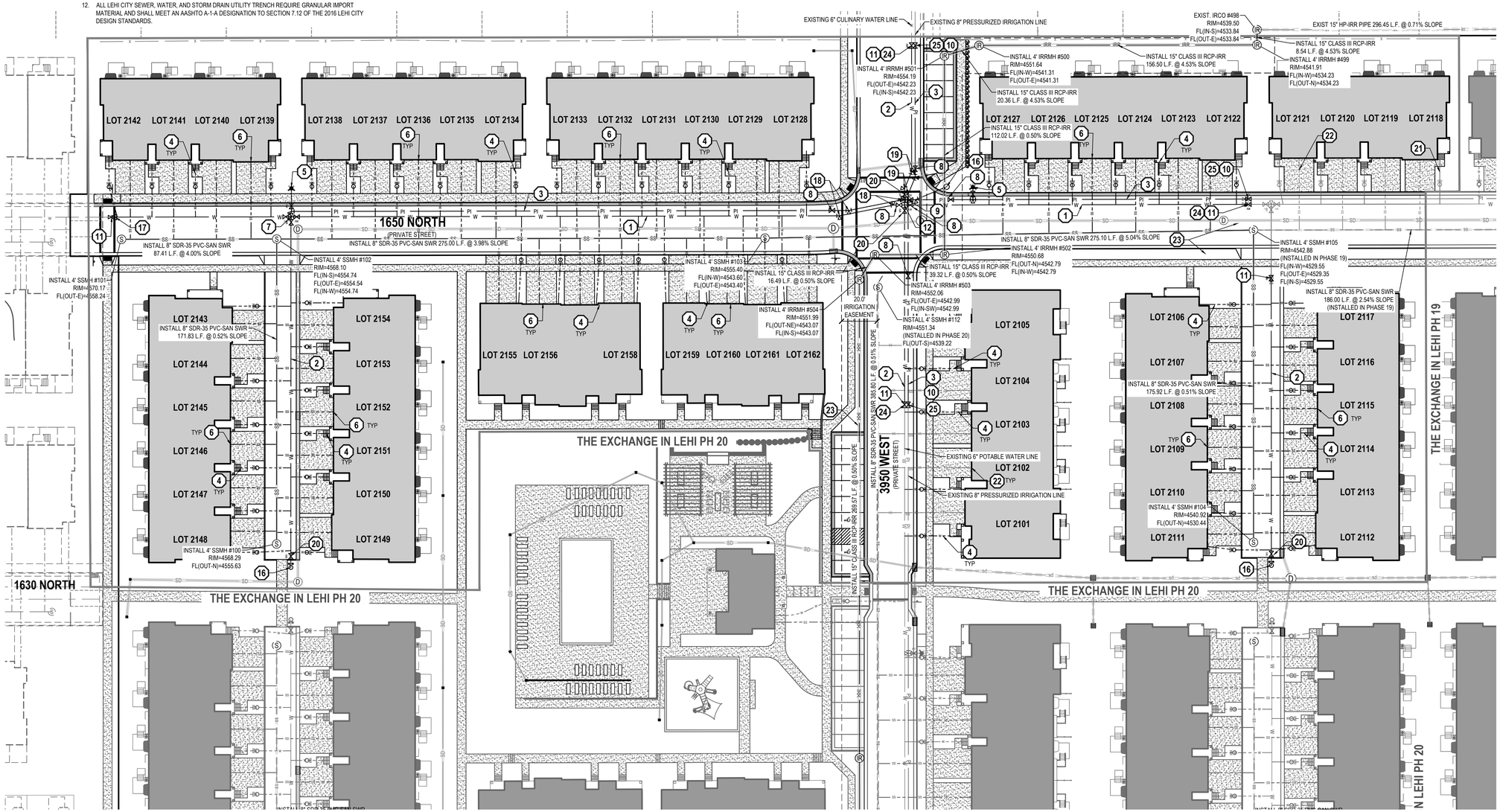
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARDS.
5. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 8"x6" FL TEE W/THRUST BLOCKS PER DETAIL 1/C-505.
8. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
9. INSTALL 8" FL CROSS W/ THRUST BLOCK PER LEHI CITY STANDARDS.
10. CONNECT TO EXISTING IRRIGATION LINE WITH CONSTRUCTION VALVE.
11. CONNECT TO EXISTING WATER LINE WITH CONSTRUCTION VALVE.
12. INSTALL 8"x6" FL CROSS AND 6"x4" TEE W/ THRUST BLOCKS PER DETAIL 2/C-505.
13. NOT USED.
14. NOT USED.
15. NOT USED.
16. INSTALL 4" POTABLE WATER BLOW OFF VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
17. INSTALL 8" TO 6" REDUCER.
18. INSTALL 11.25° BEND WITH THRUST BLOCK.
19. INSTALL 22.5° BEND WITH THRUST BLOCK.
20. INSTALL 6" GATE VALVE.
21. EXISTING 3/4" CTS POLY POTABLE WATER SERVICE INSTALLED IN PREVIOUS PHASE.
22. EXISTING 4" SDR-35 PVC SANITARY SEWER LATERAL INSTALLED IN PREVIOUS PHASE.
23. IRRIGATION DITCH PIPING TO BE BUILT WITH PHASE 20. SEE THE "IRRIGATION DITCH PIPING AT THE EXCHANGE II" PACKET SUBMITTED TO "FRANSON ENGINEERING" FOR ADDITIONAL DESIGN INFORMATION.
24. IF CONSTRUCTION OF WATER LINE IS PHASED, INSTALLED CONSTRUCTION VALVE.
25. IF CONSTRUCTION OF PRESSURIZED IRRIGATION LINE IS PHASED, INSTALLED CONSTRUCTION VALVE.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



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PHONE: 801-494-0150

THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
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UTILITY PLAN

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-300

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

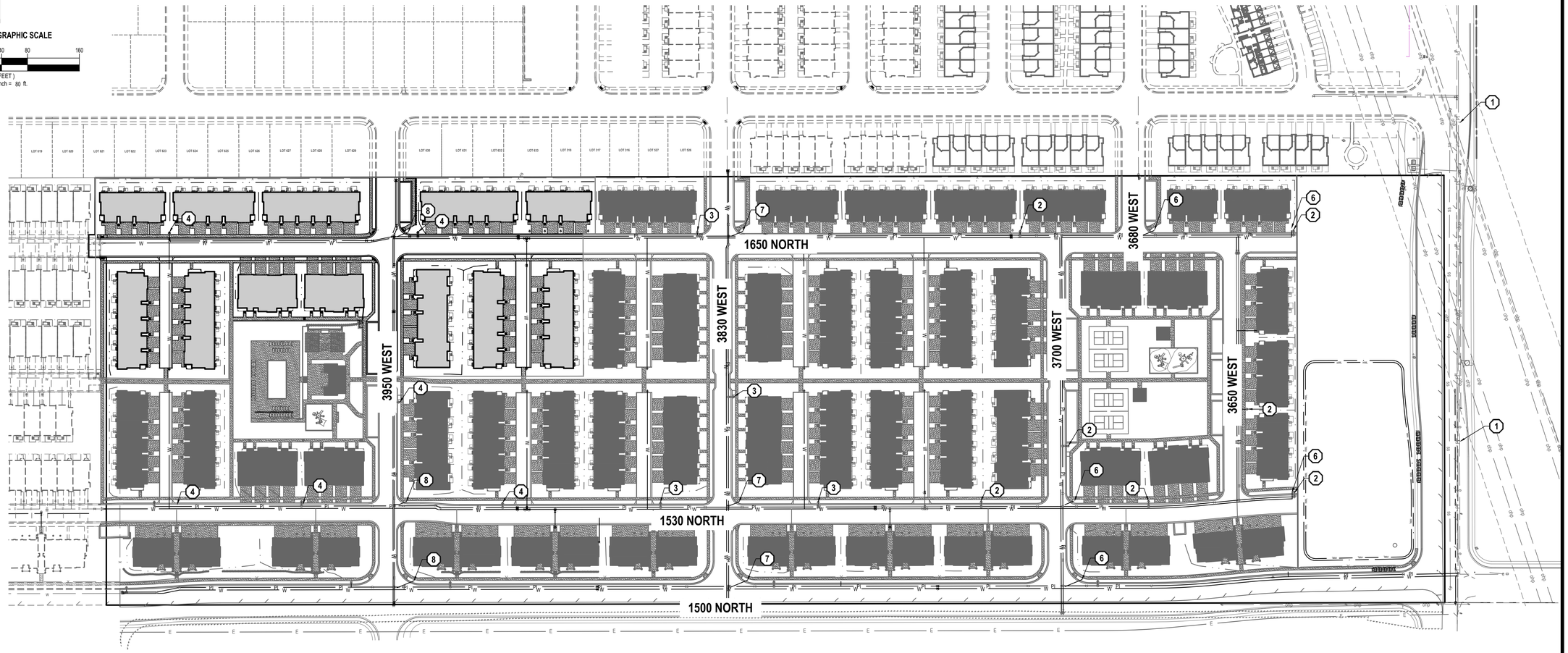
80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.

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. EXISTING FIRE HYDRANT.
2. PROPOSED PHASE 16 AND 17 FIRE HYDRANT.
3. PROPOSED PHASE 18 AND 19 FIRE HYDRANT.
4. PROPOSED PHASE 20 AND 21 FIRE HYDRANT.
5. PROPOSED PHASE 15 FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
6. PROPOSED PHASE 16 AND 17 BLOWOFF.
7. PROPOSED PHASE18 AND 19 BLOWOFF.
8. PROPOSED PHASE 20 AND 21 BLOWOFF.



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THE EXCHANGE AT LEHI
PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
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OVERALL HYDRANT PLAN

PROJECT NUMBER	PRINT DATE
8422	1/8/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

C-301

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

Know what's below. Call before you dig.

BENCHMARK

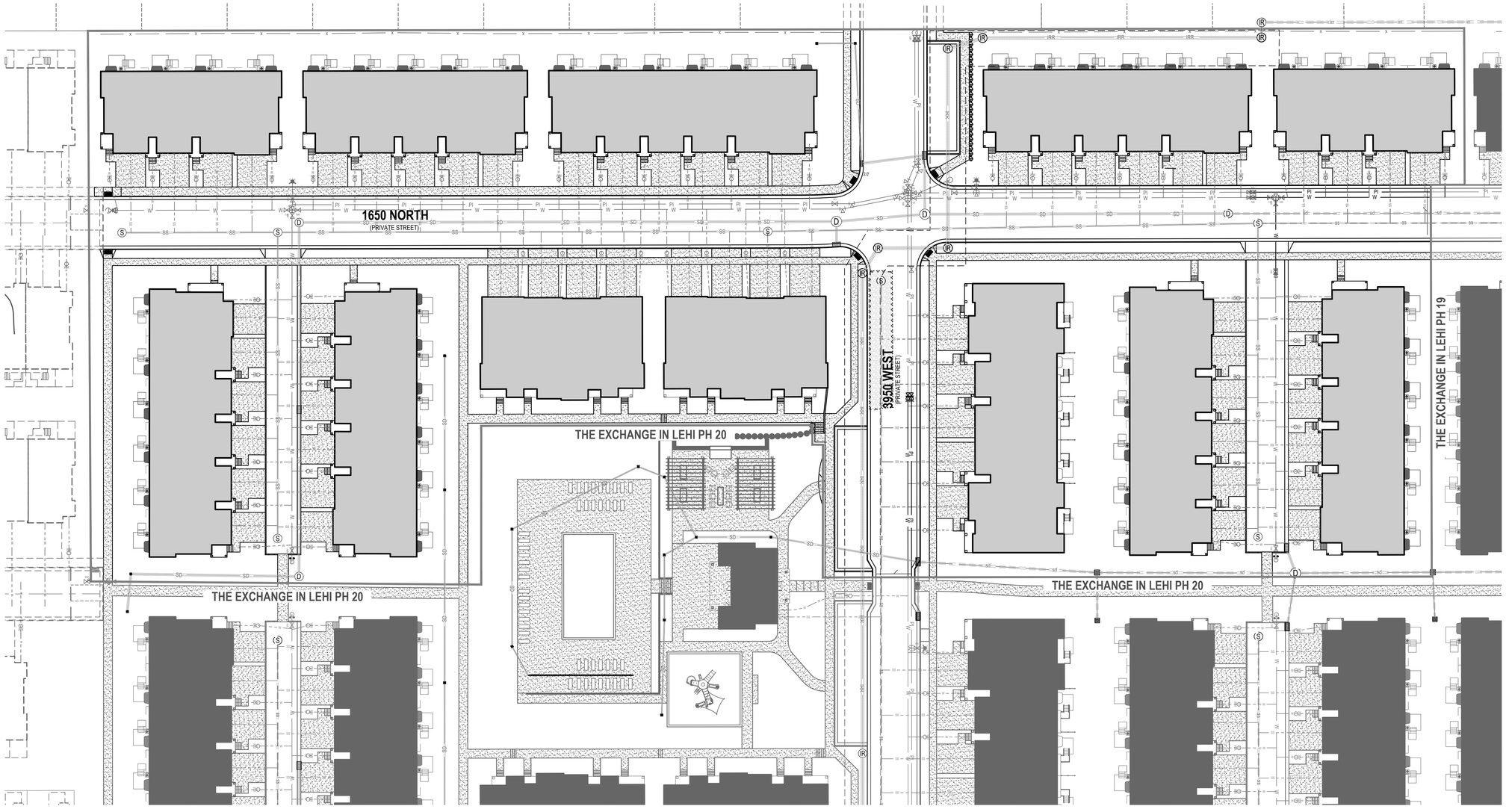
EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



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PHONE: 801-494-0150

THE EXCHANGE AT LEHI
PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
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POWER PLAN

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-302

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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 (BMPS) 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.

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 LEHI CITY DETAIL ON SHEET C-504.
2. SILT FENCE PER LEHI CITY DETAIL ON SHEET C-504.
3. PORTABLE TOILET PER LEHI CITY DETAIL ON SHEET C-504.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER LEHI CITY DETAIL ON SHEET C-504.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. EROSION CONTROL SIGN. SEE DETAIL 1/C-400.

ATTENTION CONTRACTORS

ALL MUD AND OR DEBRIS TRACKED ONTO ANY STREET SHALL BE THE RESPONSIBILITY OF THAT PERSON AS PER LEHI CITY DRAINAGE ORDINANCE 13.4

FINES ARE A CLASS C MISDEMEANOR AND THE PROJECT WILL BE SHUT DOWN UNTIL RESOLVED.

1 EROSION CONTROL SIGN
SCALE: NONE

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
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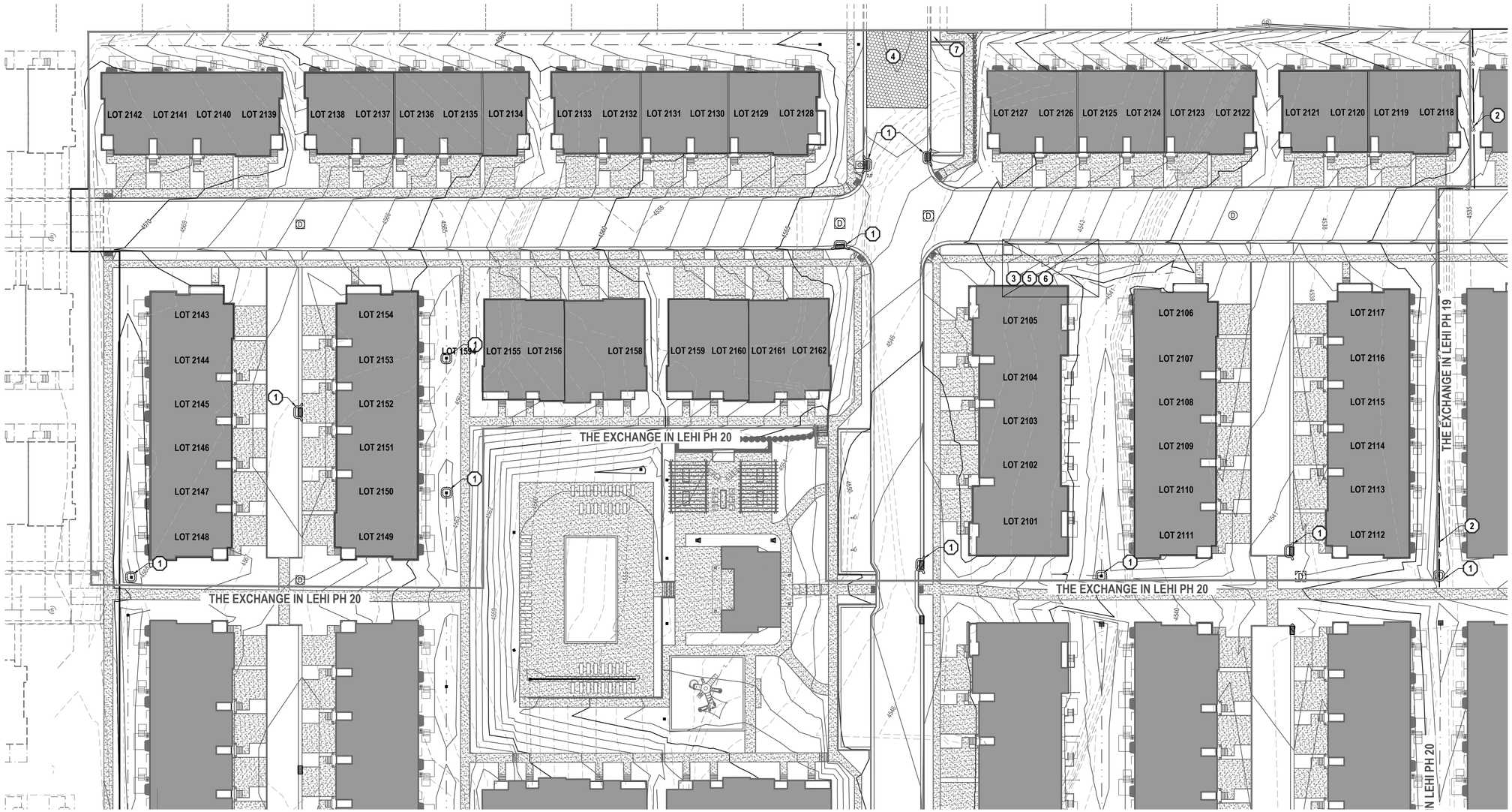
12			

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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FOR:
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13702 S. 200 W. B12
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PHONE: 801-494-0150

THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

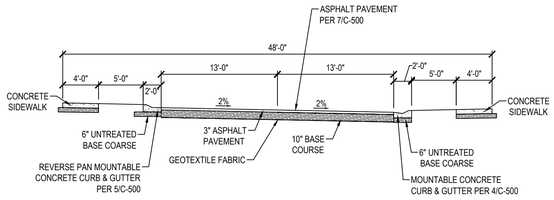
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

EROSION CONTROL PLAN

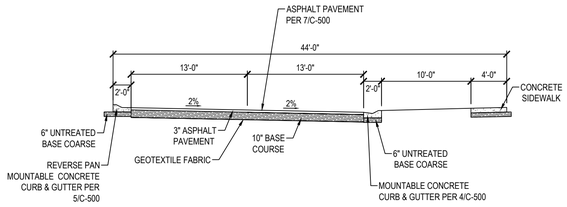
PROJECT NUMBER: 8422
PRINT DATE: 1/8/20
DRAWN BY: MAM
CHECKED BY: QE
PROJECT MANAGER: JKF

C-400



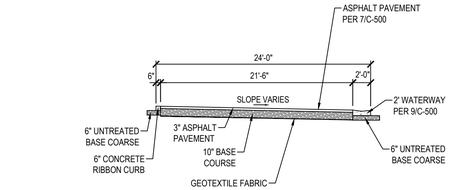
1 48' PRIVATE ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



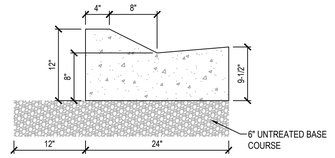
2 44' PRIVATE ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



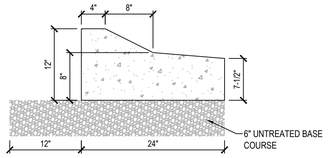
3 24' PRIVATE DRIVEWAYS CROSS SECTION

SCALE: NONE



4 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

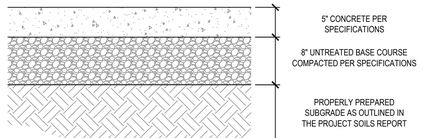


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

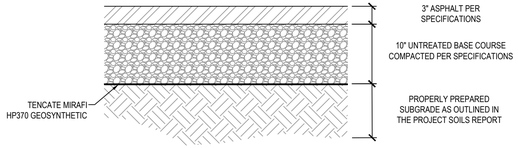
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



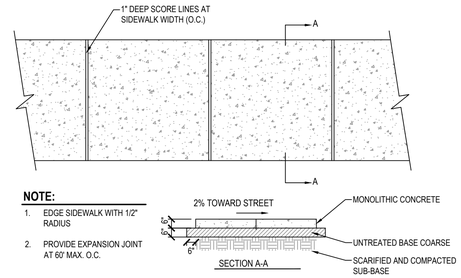
6 CONCRETE PAVEMENT SECTION

SCALE: NONE



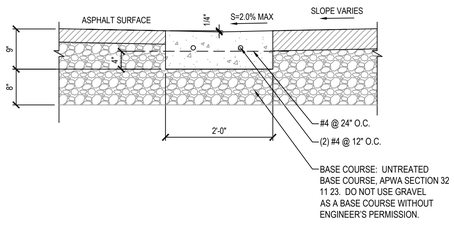
7 ASPHALT PAVEMENT SECTION (PRIVATE)

SCALE: NONE



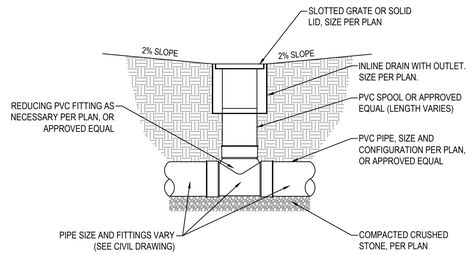
8 CONCRETE SIDEWALK

SCALE: NONE



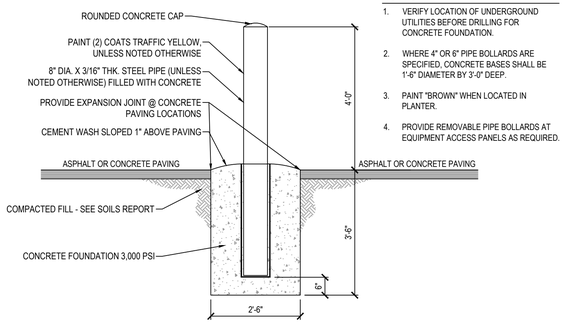
9 2' WATERWAY

SCALE: NONE



10 YARD DRAIN

SCALE: NONE

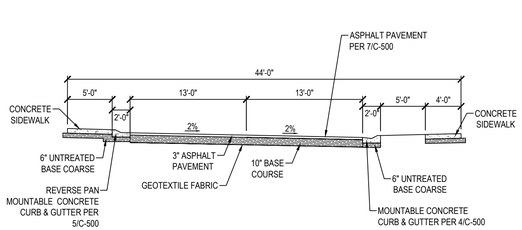


NOTES

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

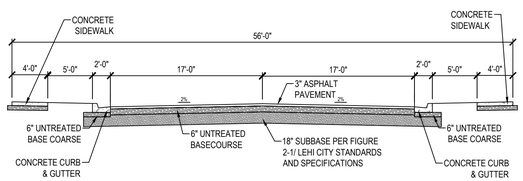
11 BOLLARD

SCALE: NONE



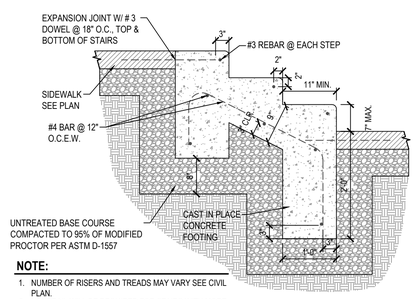
12 44' PRIVATE ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



13 56' PRIVATE ROAD CROSS SECTION

SCALE: NONE



NOTE:

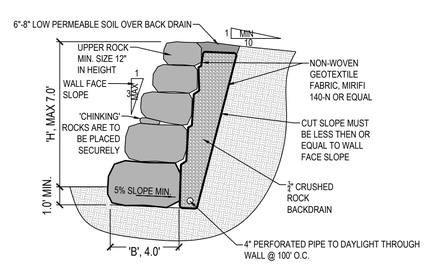
1. NUMBER OF RISERS AND TREADS MAY VARY SEE CIVIL PLAN.
2. HANDRAIL WILL BE REQUIRED FOR STAIRS WITH MORE THAN ONE STEP, SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAILS.

14 STAIR DETAIL

SCALE: NONE

NOTES:

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY BY EQUIPMENT SUITABLE FOR LIFTING, MANIPULATING AND PLACING ROCKS OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DEMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 95% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. SURROUND THE PERFORATED PIPE ON ALL SIDES BY AT LEAST 4" OF GRANULAR ROCK BACKDRAIN MATERIAL.
7. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
9. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
10. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
11. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
12. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
13. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



15 ROCK RETAINING WALL

SCALE: NONE

ENSIGN
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THE EXCHANGE AT LEHI
PHASE 21
LEHI CITY, UTAH

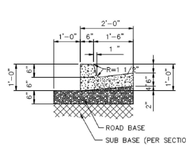
LICENSED PROFESSIONAL ENGINEER
No. 767571-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

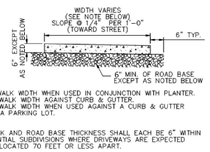
DETAILS

PROJECT NUMBER	PRINT DATE
8422	1/8/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

C-500



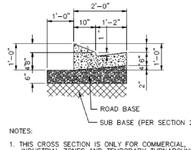
HIGH BACK CURB & GUTTER

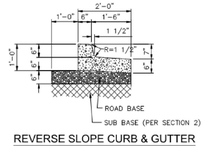


NOTES:

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

SIDEWALK



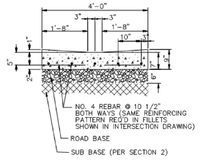


REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

GENERAL NOTES:

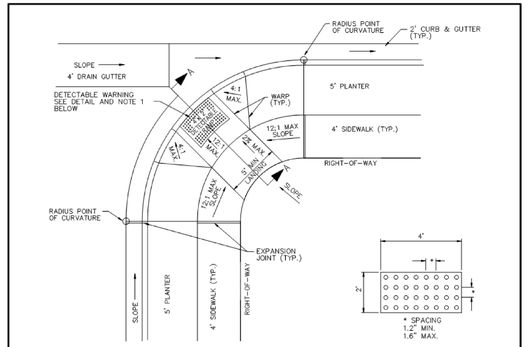
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

LEHI CITY

CURB, GUTTER AND SIDEWALK

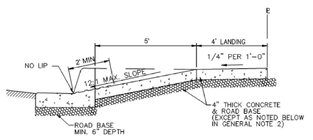
X:\Engineering Dept\Standards\Drawings\CAD Files\LeHi_Road.dwg, ROAD-5

LEHI CITY STANDARD DRAWINGS ROAD-5



DETECTABLE RAMP DETAIL

DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

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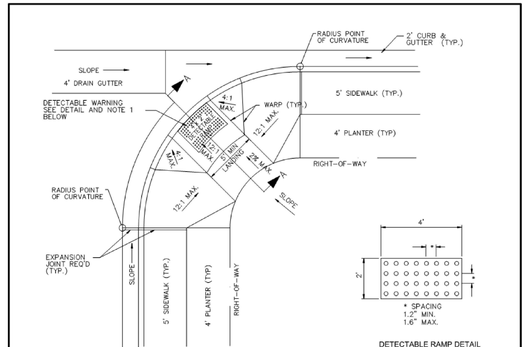
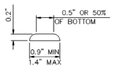
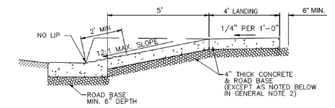
LEHI CITY STANDARD DRAWINGS ROAD-6



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

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LEHI CITY

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

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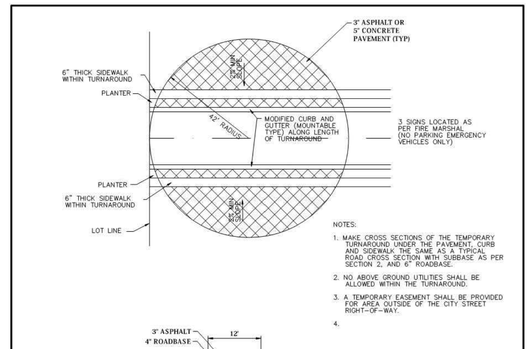
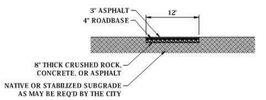
LEHI CITY STANDARD DRAWINGS ROAD-7

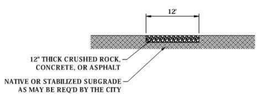


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



ALL WEATHER ACCESS

LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

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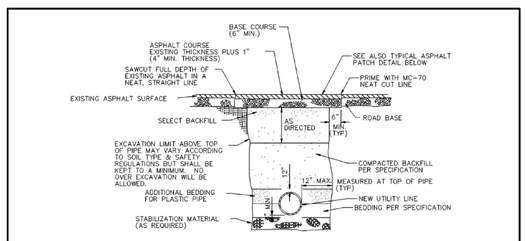
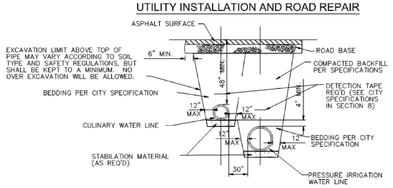
LEHI CITY STANDARD DRAWINGS ROAD-14



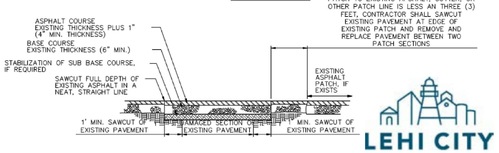
UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)

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



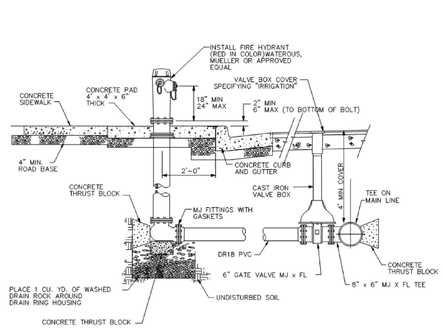
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

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

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

NOTES:

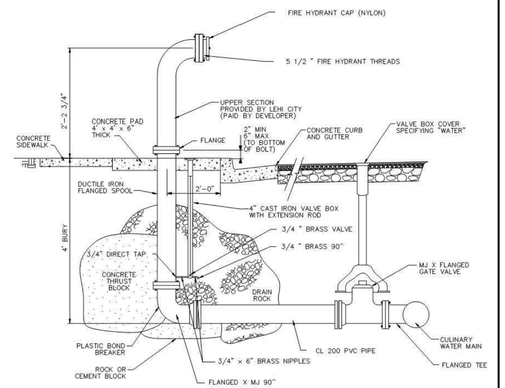
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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

LEHI CITY STANDARD DRAWINGS WATER-2



NOTE:

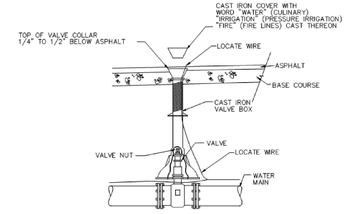
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

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

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

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

LEHI CITY

STANDARD DETAIL
VALVE BOX

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

LEHI CITY STANDARD DRAWINGS WATER-4

ENSIGN
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13702 S. 200 W. B12
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THE EXCHANGE AT LEHI
PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
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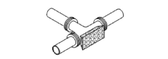
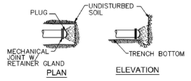
LEHI CITY DETAILS

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-501



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/BRANCH (PLUGGED)	CROSS W/BRANCH (PLUGGED)
3	1.0	1.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.0	0	2.9	1.7	2.9	2.9	2.9
8	7.1	3.9	1.9	1.0	5.0	3.1	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.8	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.0	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.9		102.0	102.0	102.0

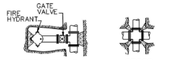
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

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

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

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



FIRE HYDRANT

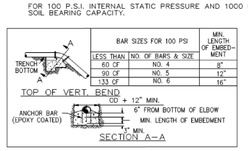
CROSS

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 EMBEDMENT
	LESS THAN	NO. OF BARS & SIZE	
A	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	13.9	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.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

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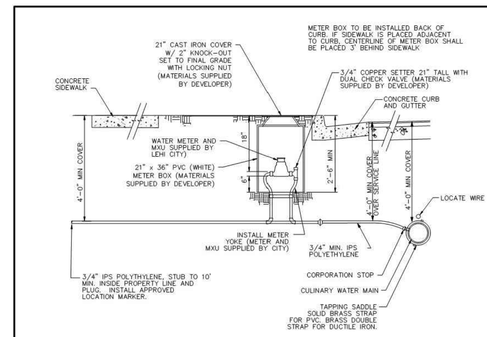
LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

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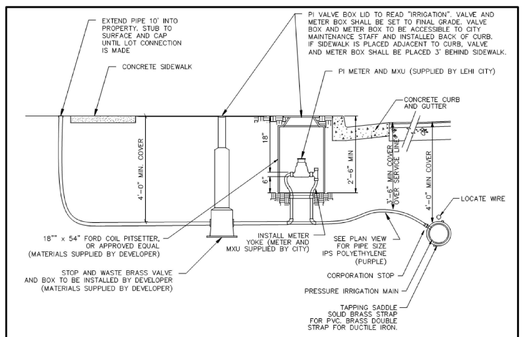
LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

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

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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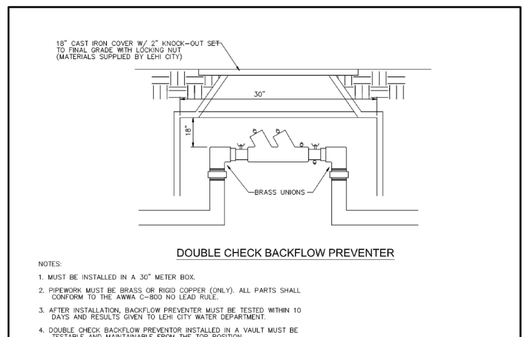
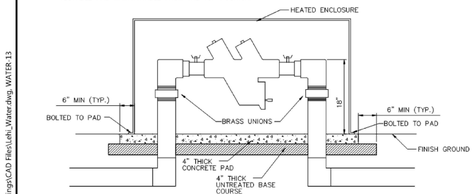
LEHI CITY STANDARD DRAWINGS WATER-8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

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



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

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

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

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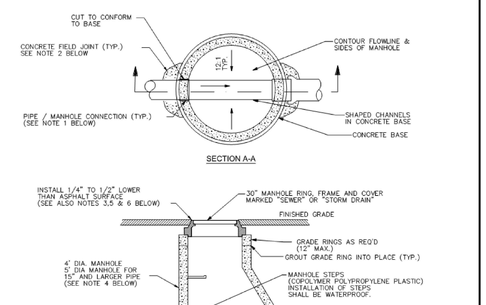
LEHI CITY STANDARD DRAWINGS WATER-13



NOTES:

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

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

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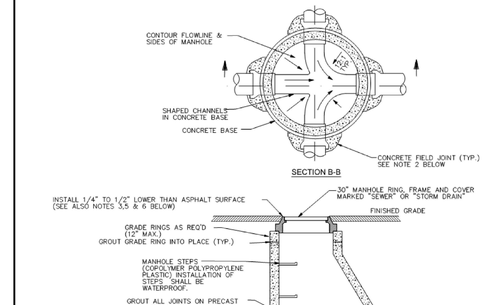
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



NOTES:

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

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

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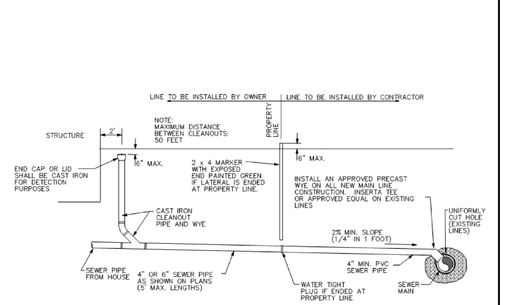
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

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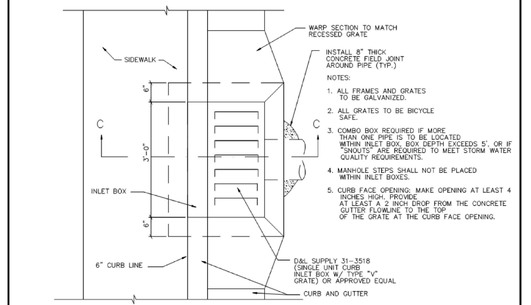
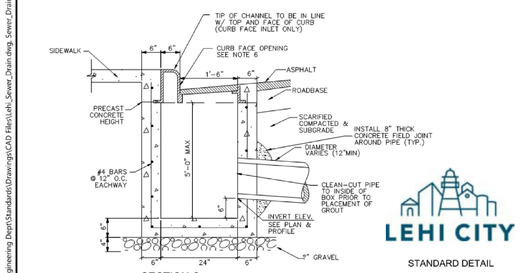
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

ENSIGN
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CEDAR CITY
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RICHFIELD
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EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
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PHONE: 801-494-0150

THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
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3			
4			
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6			
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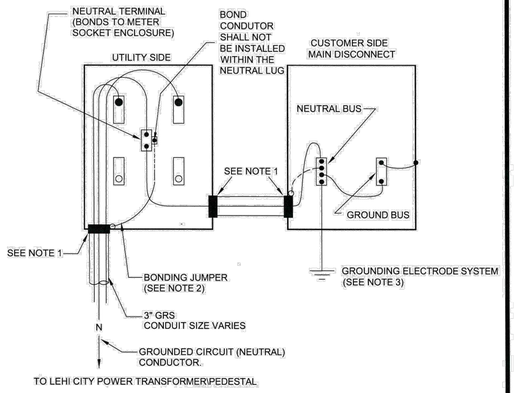
8			

LEHI CITY DETAILS

PROJECT NUMBER	PRINT DATE
8422	1/8/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

C-502



NOTES:

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

DRAWING TYPE: DWG-NEW 2016

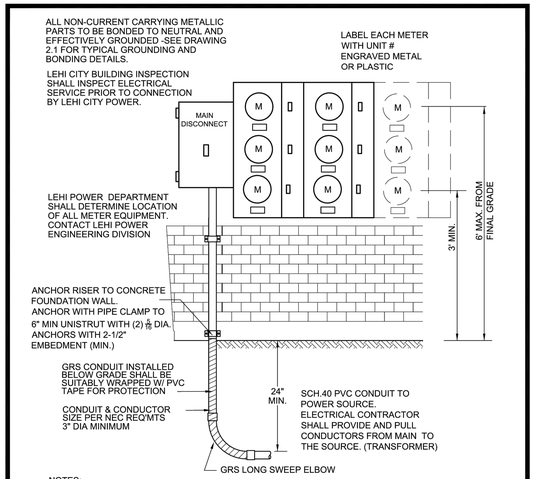
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

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

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



NOTES:

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

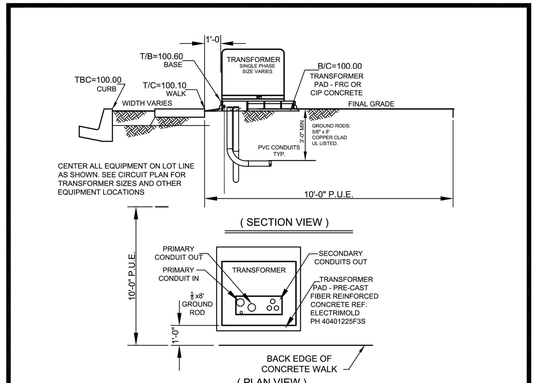
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

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



NOTES:

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

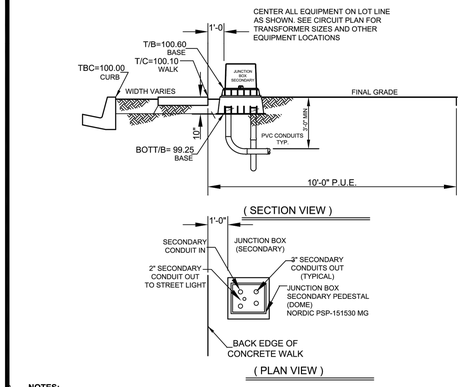
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

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



NOTES:

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

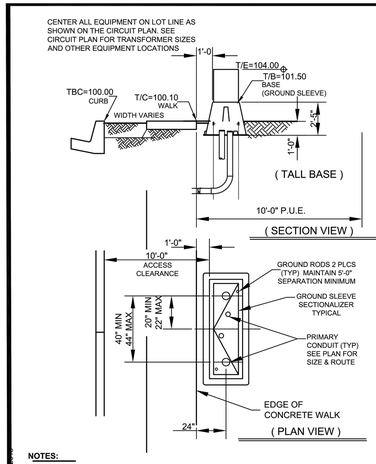
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

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



NOTES:

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

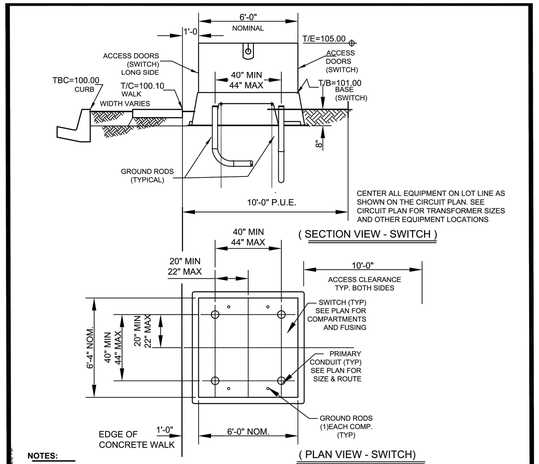
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

GROUND SLEEVE/ SECTIONALIZER

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

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



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

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

DRAWING: LPHS_12VG-H5-2_017

TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

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

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

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

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

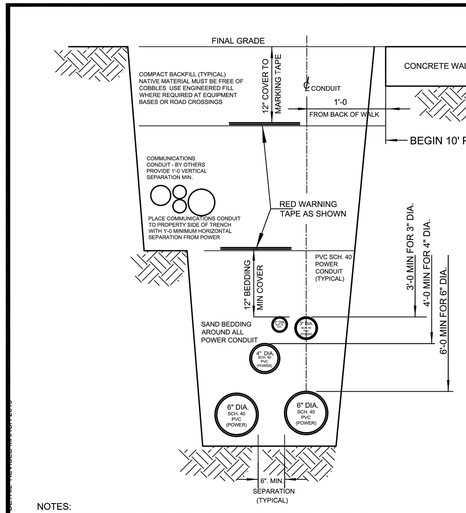
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

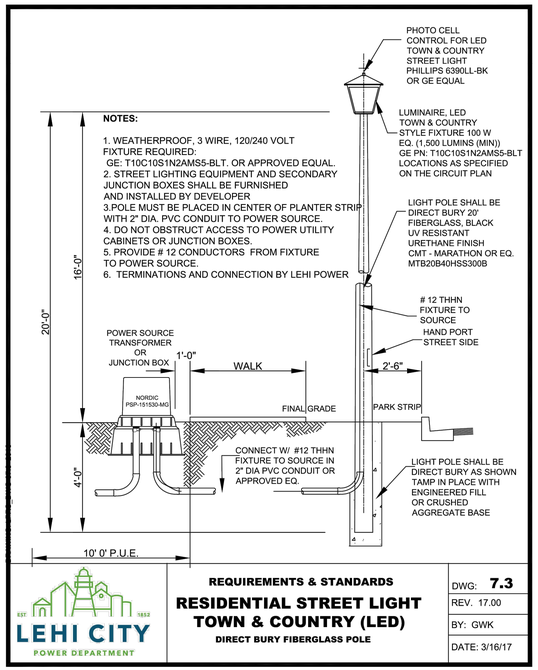
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

LEHI CITY DETAILS

PROJECT NUMBER	PRINT DATE
8422	1/8/20
DRAWN BY	CHECKED BY
MAM	QE
PROJECT MANAGER	
JKF	

C-503



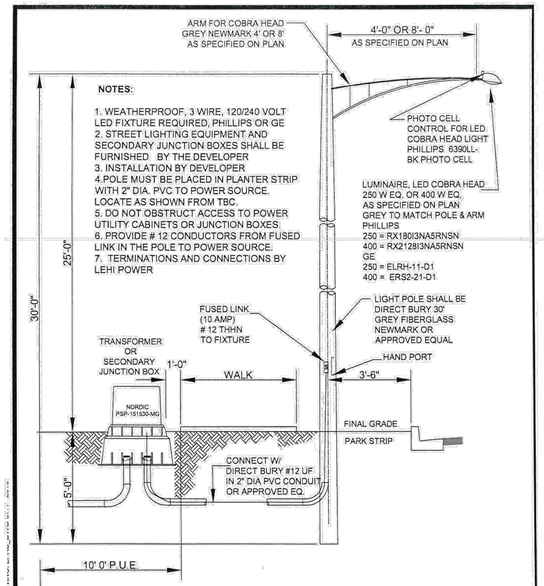
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

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



LEHI CITY
POWER DEPARTMENT

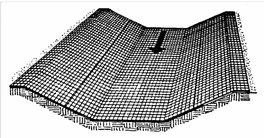
REQUIREMENTS & STANDARDS

COBRA HEAD STREET LIGHT (LED)

DIRECT BURY FIBERGLASS POLE

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

BMP: Erosion Control Blankets — ECB



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

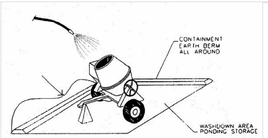
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

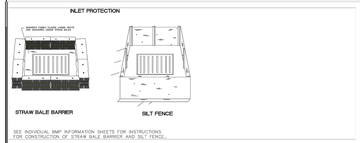
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

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



SEE INDIVIDUAL BMP INFORMATION SHEETS FOR INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER AND SILT FENCE.

Objectives

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

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

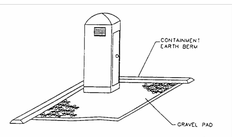
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

Objectives

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

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

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

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

LIMITATIONS:
No limitations.

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

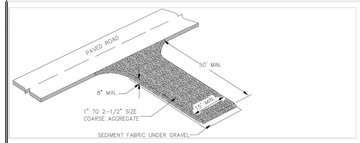
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



Objectives

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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

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

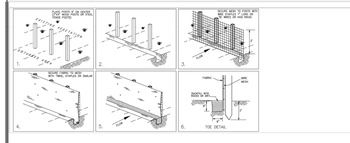
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



Objectives

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

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

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

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

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

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

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

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THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
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8			

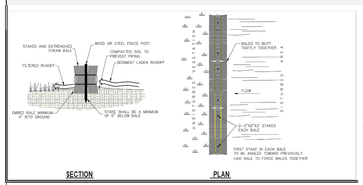
LEHI CITY DETAILS

PROJECT NUMBER: 8422
PRINT DATE: 1/8/20
DRAWN BY: MAM
CHECKED BY: QE
PROJECT MANAGER: JKF

C-504

BMP: Straw Bale Barrier

STB



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

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

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

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

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

OBJECTIVES

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

LEHI
PIONEERING UTAH'S FUTURE

ADAPTED FROM: SALT LAKE COUNTY BMP FACT SHEET

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- ☐ Oil & Grease
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- ☐ Other Waste

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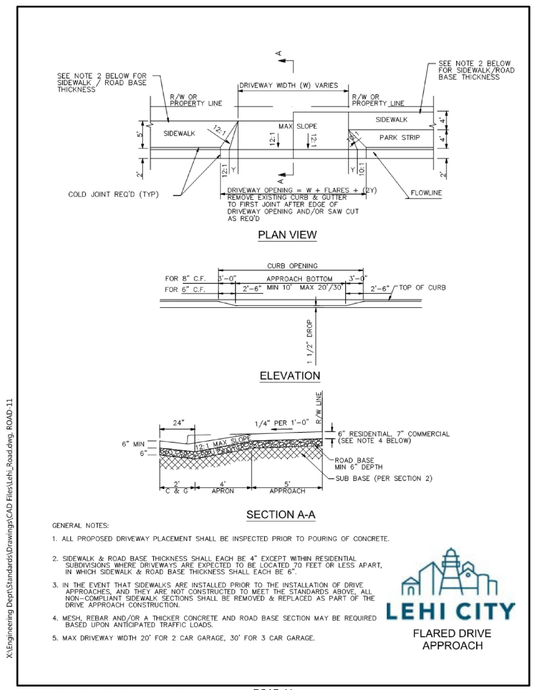
IMPLEMENTATION REQUIREMENTS

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

■	High	☒	Medium ☐ Low



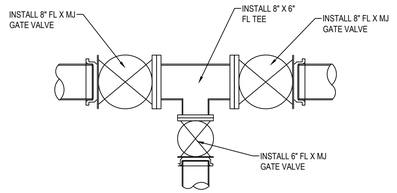
GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY
FLARED DRIVE APPROACH

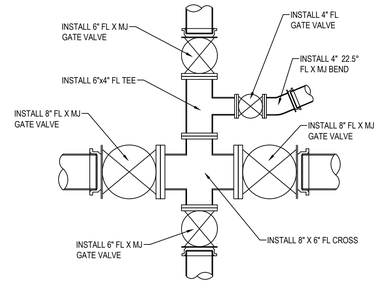
X:\Engineering Dept\Standards\Drawings\CAD Files\Utah_Road.dwg, ROAD-11

LEHI CITY STANDARD DRAWINGS ROAD-11



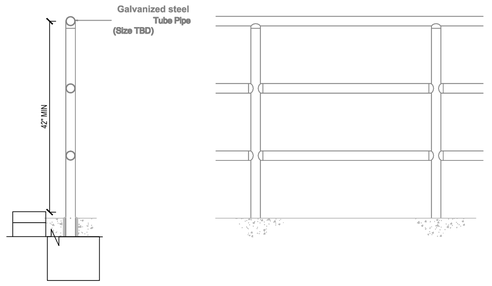
1 8" x 6" TEE W/ VALVES

SCALE: NONE



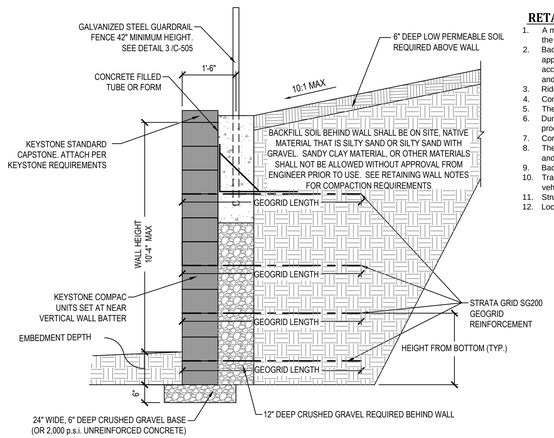
2 8"x6" CROSS W/ VALVES

SCALE: NONE



3 GUARD RAIL FENCE DETAIL

SCALE: NONE



RETAINING WALL NOTES

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

4 SEGMENTAL RETAINING WALL SECTION

SCALE: NONE

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THE EXCHANGE AT LEHI PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

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DETAILS

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

C-505

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

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3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGNECY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
4. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
5. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
6. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
7. CONNECT TO EXISTING POTABLE WATER LINE.
8. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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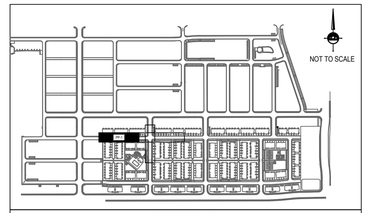
10. EXISTING SANITARY SEWER LATERAL INSTALLED IN PREVIOUS PHASE.
11. IRRIGATION DITCH PIPING TO BE BUILT WITH PHASE 20. SEE THE "IRRIGATION DITCH PIPING AT THE EXCHANGE II" PACKET SUBMITTED TO "FRANSON ENGINEERING" FOR ADDITIONAL DESIGN INFORMATION.

NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.



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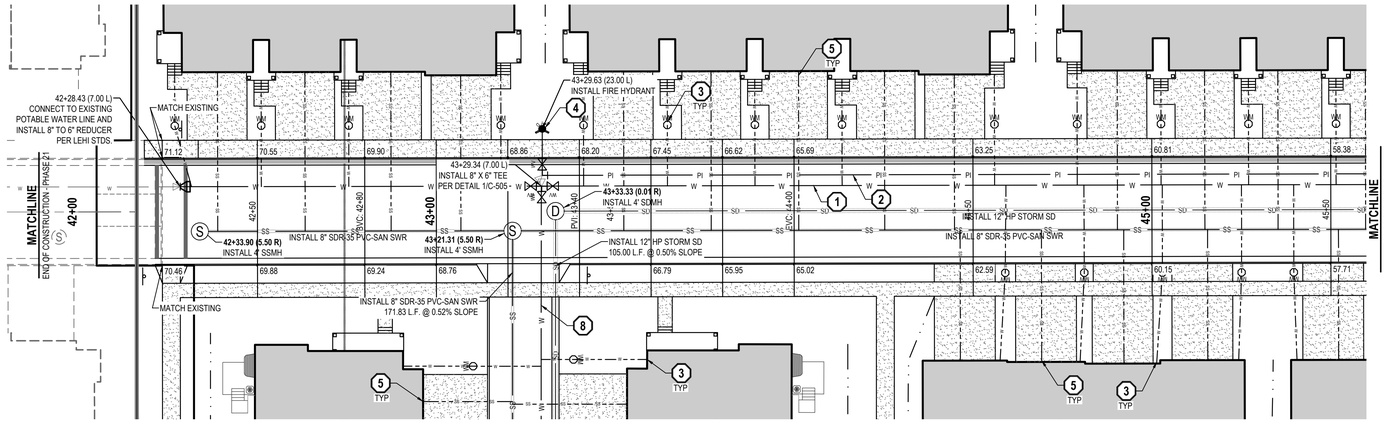
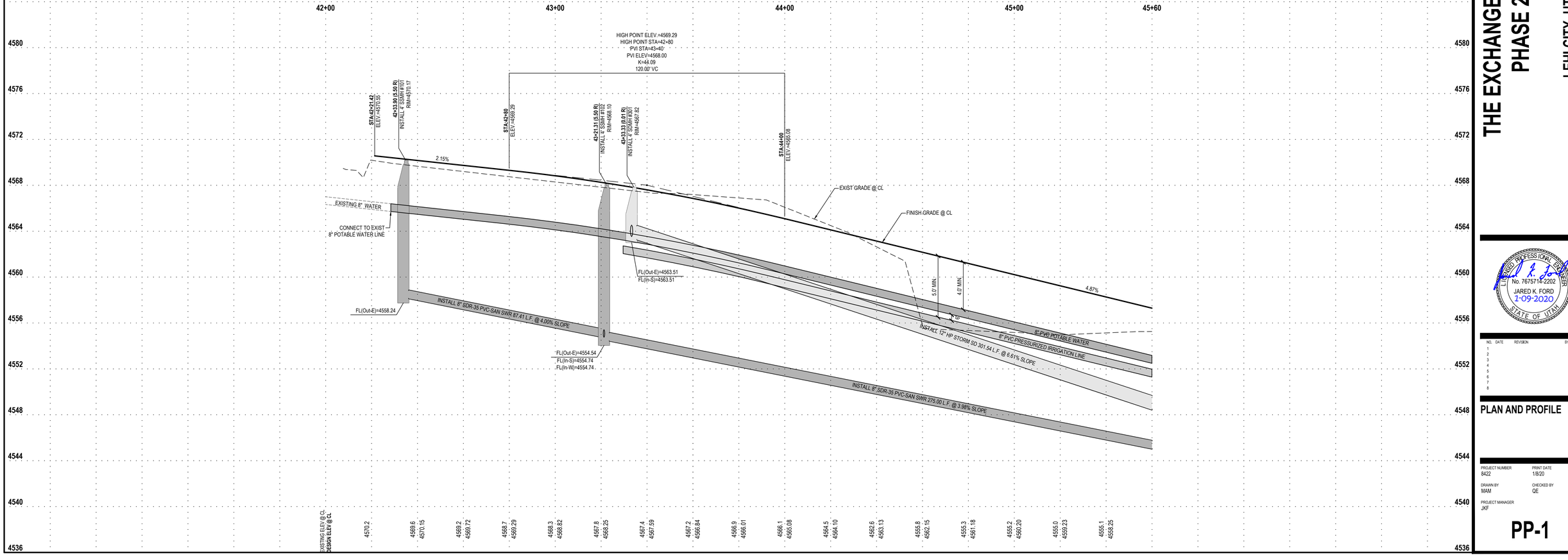


1650 NORTH



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PLAN AND PROFILE

PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

PP-1

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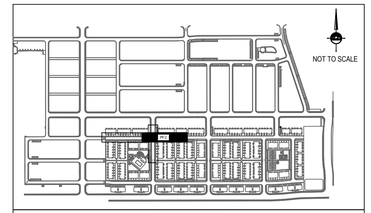

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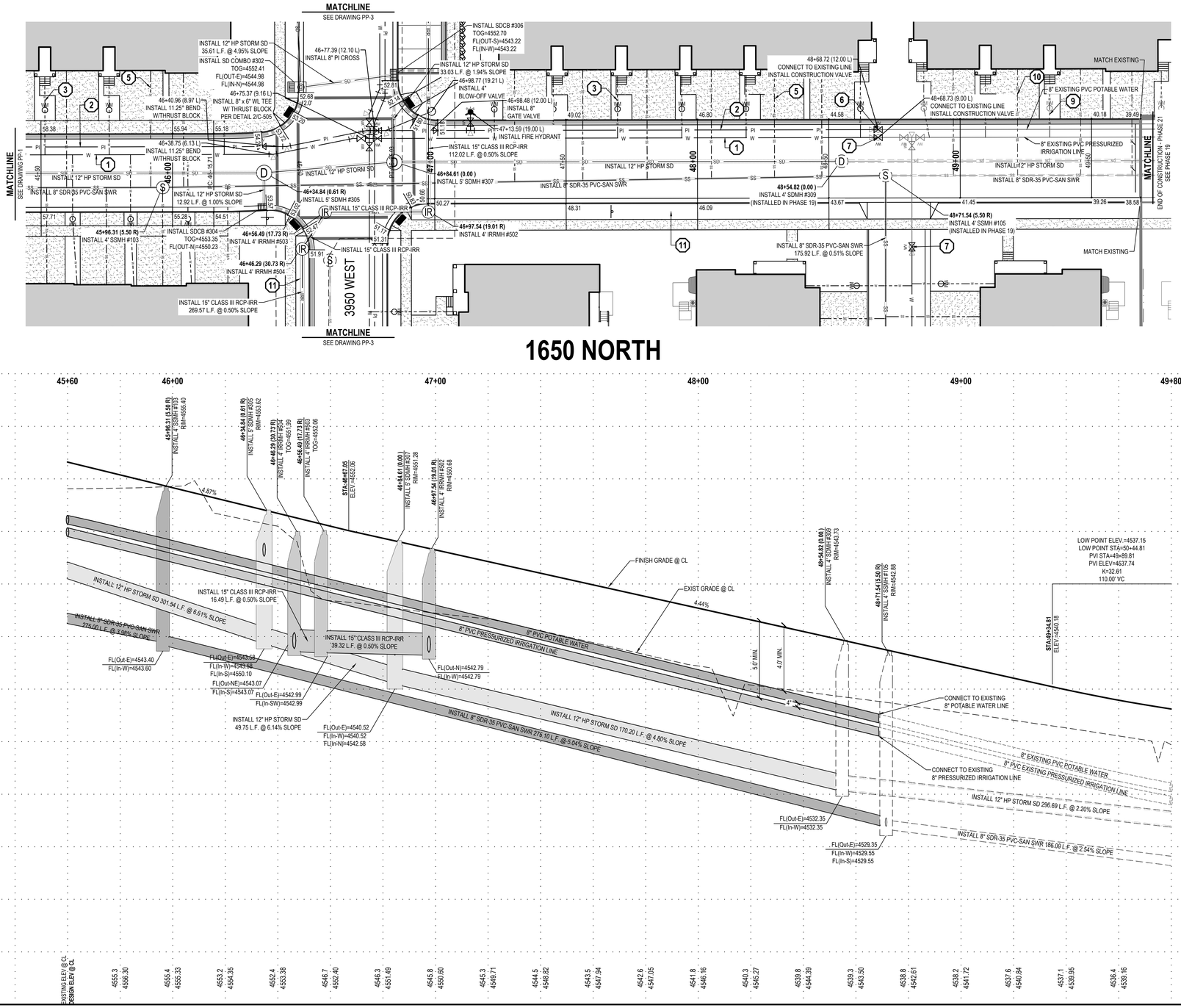

1650 NORTH

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PLAN AND PROFILE

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PRINT DATE 1/8/20
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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGNECY OR APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
5. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, UTILITY STRUCTURES OR PIPES.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

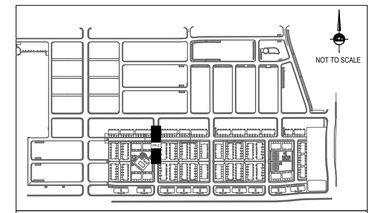
1. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
4. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
5. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
6. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
7. CONNECT TO EXISTING POTABLE WATER LINE.
8. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
9. EXISTING POTABLE WATER SERVICE LATERAL INSTALLED IN PREVIOUS PHASE.
10. EXISTING SANITARY SEWER LATERAL INSTALLED IN PREVIOUS PHASE.
11. IRRIGATION DITCH PIPING TO BE BUILT WITH PHASE 20. SEE THE "IRRIGATION DITCH PIPING AT THE EXCHANGE II" PACKET SUBMITTED TO 'FRANSON ENGINEERING' FOR ADDITIONAL DESIGN INFORMATION.

NORTH

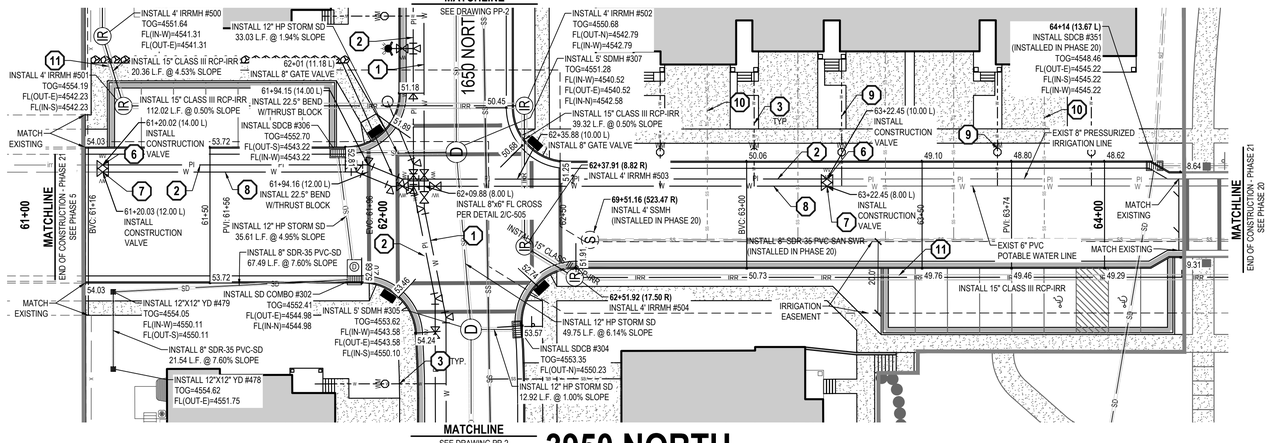
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

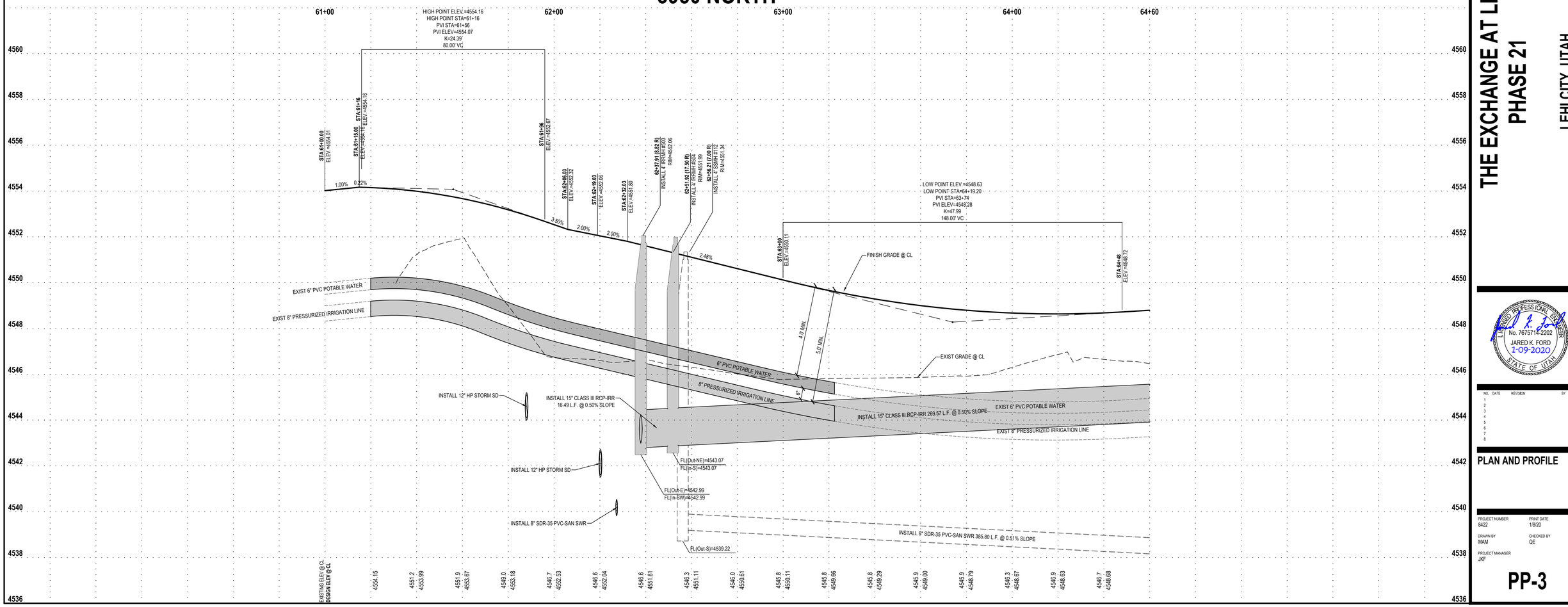
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



KEYMAP



3950 NORTH



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

THE EXCHANGE AT LEHI
PHASE 21

LEHI CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
1-09-2020
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

PLAN AND PROFILE

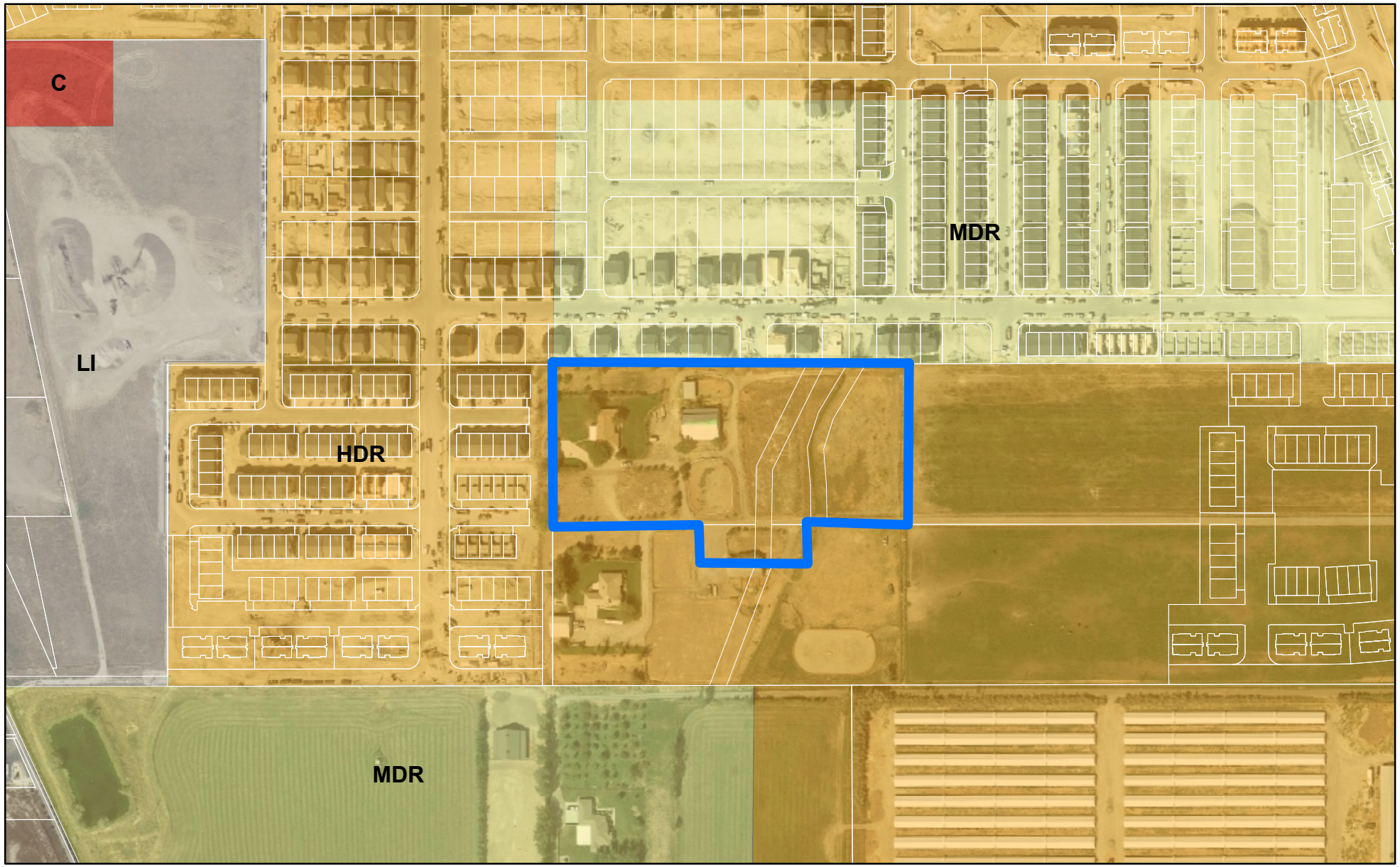
PROJECT NUMBER 8422
PRINT DATE 1/8/20
DRAWN BY MAM
CHECKED BY QE
PROJECT MANAGER JKF

PP-3

207

The Exchange II Phase 21 Final Subdivision

General Plan

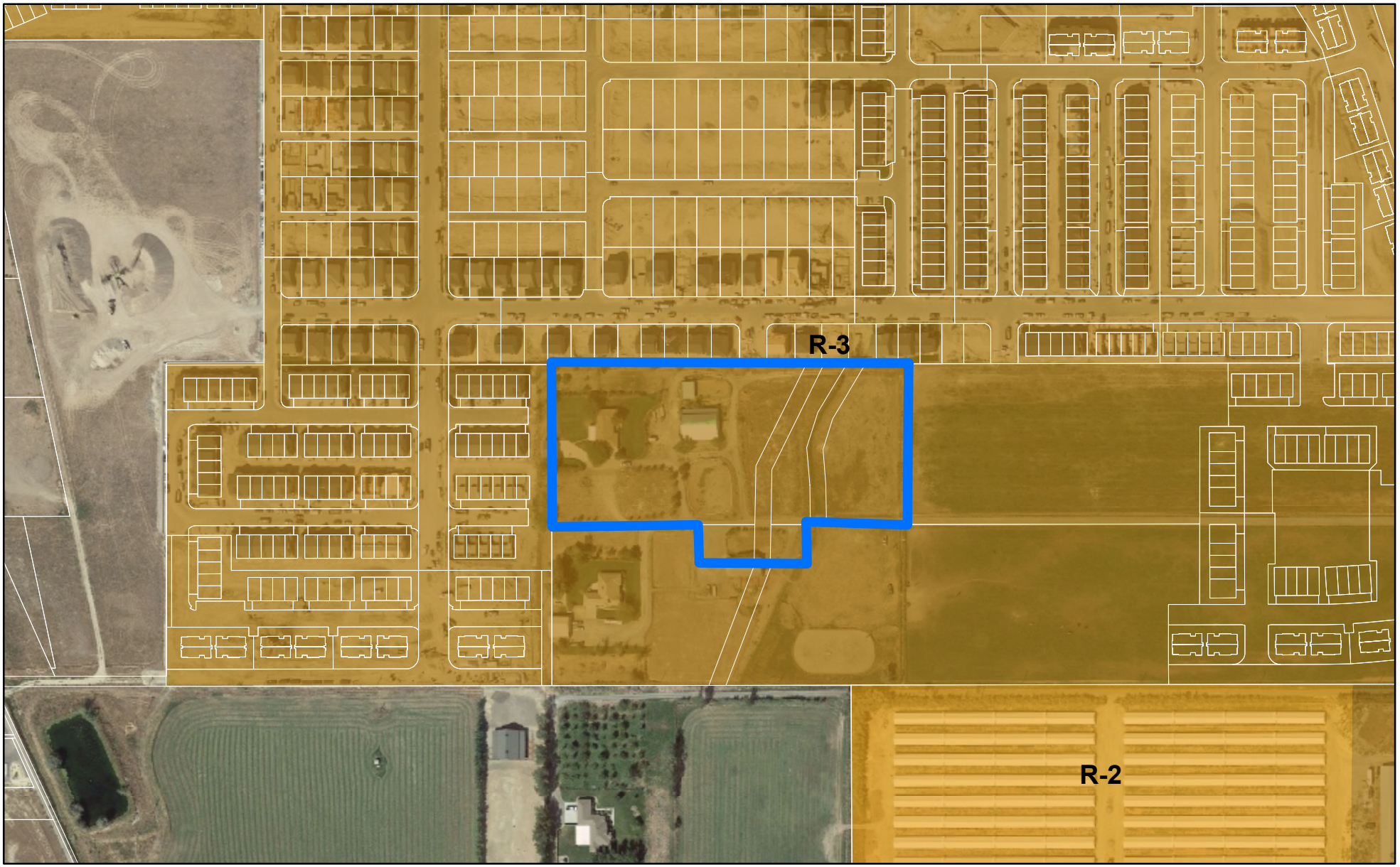


0 340 680 Feet

LEHI CITY

The Exchange II Phase 21 Final Subdivision

Zoning



0 340 680 Feet

LEHI CITY

The Exchange II Phase 21 Final Subdivision

Aerial

0 340 680 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Boundary Adjustment with Saratoga Springs
a. Public Hearing
b. Consideration of Ordinance #08-2020, approval of the Saratoga Springs Boundary Line Adjustment, designating the zoning of the Newman Property to TH-5, McLachlan Property to R-2 and R-3, and Boyd Brown Property to Commercial, Light Industrial, and TH-5.
Petitioner: Edge Homes/Lehi City

Suggested Action:

Attachments:
CCR Saratoga Springs Boundary Line Adjustment Zone Change 1.28.20.docx

Ord 08-2020.docx

Saratoga Springs Boundary Line Adjustment zoning amendment DRC 12.04.19.docx

McLachlan Property Boundary Line Adjustment zoning.pdf

Saratoga Springs Boundary Line Adjustment Zone Change Map - Aerial.pdf

Saratoga Springs Boundary Line Adjustment Zone Change Map - General Plan.pdf

Saratoga Springs Boundary Line Adjustment Zone Change Map - Zoning.pdf

SARATOGA SPRINGS BOUNDARY LINE ADJUSTMENT ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Edge Homes/Lehi City		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1400 North 3800 West		
Project Area	186-acres		
Existing Zoning	Newman Property: None (Saratoga Springs) McLachlan Property: R-2, R-3, and None (Saratoga Springs) Boyd Brown Property: None (Saratoga Springs) Property east of 3600 West: R-3		
Proposed Zoning	Newman Property: TH-5 McLachlan Property: R-2 and R-3 Boyd Brown Property: LI, C, and TH-5 Property east of 3600 West: R-1-8		
Existing General Plan Land Use Designation	Newman Property: C (Commercial), LDR (Low Density Residential) McLachlan Property: MDR (Medium Density Residential), HDR (High Density Residential) Boyd Brown Property: LI (Light Industrial), C (Commercial) Property east of 3600 West: LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-3, C	The Exchange, The Exchange II, Agriculture/Undeveloped
	South	PC, R-2, R-3	Cold Spring Ranch, Agriculture/Undeveloped
	East	R-2, TH-5	Agriculture/Undeveloped
	West	None	Saratoga Springs
Date of DRC Review	December 4, 2019		
Date of Planning Commission Review	January 23, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Commercial (C)
The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

Low Density Residential (LDR)
The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient

implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City provides a range of Zoning District classifications that may be used under the Low Density Residential. Applicable Zoning District classifications, depending on the area, include R-1-12, R-1-10, R-1-8.

Medium Density Residential (MDR)
The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.

High Density Residential (HDR)
The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

Light Industrial (LI)
The LI classification identifies and provides locations for light industrial uses that produce no appreciable impact on adjacent properties and seek a clean and attractive industrial setting. Uses allowed in the LI classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and manufacturing activity. The Light Industrial Zone is applicable here.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.020. Zoning Districts Purpose.

Consistent with the goals and policies of the Lehi City General Plan the zoning districts are formulated to provide and achieve the following purposes:

A. The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

D. The purpose of the Low Density Residential Districts **(RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, and R-1-Flex)** is to provide for single-family residential areas and single-family dwelling units on larger individual lots.

F. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and two family dwellings.

H. The purpose of the **High Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

L. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and insure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

R. **Light Industrial District (LI).** The purpose of the LI District is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties, a desire for clean and attractive industrial locations, and to provide employment opportunities for residents of Lehi City.

PROPERTY HISTORY

September 26, 2008	A portion of this property was included in the Holbrook Annexation.
September 24, 2019	The City Council approved a General Plan amendment for the McLachlan property changing the designation to Medium Density and High Density Residential.
September 24, 2019	The City Council approved the M90 concept plan for the McLachlan property.
October 22, 2019	The City Council approved a Resolution expressing intent to adjust the municipal boundary with Saratoga Springs. These properties were included in the Resolution.
November 19, 2019	The City Council approved a General Plan amendment for the Boyd Brown property changing the designation to Light Industrial and Commercial.
November 19, 2019	The City Council approved The Hub concept plan for the Boyd Brown property.
December 10, 2019	The City Council approved a Development Agreement for the Boyd Brown property to regulate existing approvals, land uses, and development standards for the site.
December 10, 2019	The City Council approved a General Plan amendment for the Newman property changing the designation to Commercial and Low Density Residential.

REPORT ANALYSIS

The applicants are seeking approval of a proposed zone change for the Saratoga Springs Boundary Line Adjustment. The zone change will affect approximately 186-acres of property located at approximately 1400 North and 3800 West and would include the Boyd Brown, Newman, McLachlan properties, and a portion of property east of 3600 West (see maps provided with the report).

The proposed zone change is in response to the Resolution for a municipal boundary line adjustment approved by the City Council on October 22, 2019. The municipal boundary line adjustment will bring in approximately 90-acres of property currently located in Saratoga Springs into Lehi City's boundaries. As part of the municipal boundary line adjustment, the properties are required to have zoning designations as the properties come into the city. The proposed zone change will designate zoning for the properties located in Saratoga Springs and alter the zoning on property currently in Lehi City.

The proposed zone change includes the following designations: the Newman property as TH-5; McLachlan property as R-2 and R-3; and the Boyd Brown property as TH-5, Light Industrial, and Commercial. The proposed changes are consistent with the General Plan land use map designations for each of the properties. The Boyd Brown and McLachlan properties both had concept plans for the property approved by the City Council and the proposed zone changes are consistent with the land uses from the concept plans.

The DRC also included a comment about adding a piece of property east of 3600 West to the zone change. This has been included in the packet and report in response to the comment. The zone change is in response to the density of this property having been re-allocated to properties west of 3600 West. The zoning designation for this property has been proposed to be changed to R-1-8.

The DRC had two comments regarding the proposed zone change, including the following:

1. In 2018, the City approved a General Plan Amendment for the re-allocation of density from properties east of 3600 West to areas west of 3600 West, however the property east of 3600 west is currently zoned as R-3. As part of this zone change, we need to include the R-3 property east of 3600 West being rezoned to R-1-8 to reflect the agreed upon density transfer previously approved.
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2, R-3, C, LI zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

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

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Saratoga Springs Boundary Line Adjustment zone change, including DRC comments from December 4, 2019. This recommendation is based on the following findings:

1. The zone change is consistent with recently approved concept plans in the area.
2. The proposed zone change is consistent with the goals and policies of the General Plan.
3. The proposed change is consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will not unduly affect the uses, or proposed uses for nearby and adjoining properties.
5. The proposed change does not affect the health, safety, and welfare of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on January 23, 2020. The minutes and motion from this meeting will be provided at the time of the City Council meeting.

ORDINANCE NO: 08-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR THE SARATOGA SPRINGS BOUDNARY LINE ADJUSTMENT

WHEREAS, Edge Homes, authorized agent for the owner of properties located at approximately 1400 North and 3800 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential); and

WHEREAS, following a public hearing on January 23, 2020, 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 January 28, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 23, 2020; 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 October 25, 2011 (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 TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 08-2020 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 28th day of January, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

SARATOGA SPRINGS BOUNDARY LINE ADJUSTMENT ZONE CHANGE
LEGAL DESCRIPTIONS

NEWMAN PROPERTY

COM N 89 DEG 54' 48" E 264.9 FT & S 1735.9 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 9 DEG 58' 15" E .83 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 32' 11" W 314.7 FT, RADIUS = 394.5 FT); S 37 DEG 2' 37" W 221.27 FT; S 35 DEG 38' 37" W 133.11 FT; S 39 DEG 37' 9" W 205.43 FT; ALONG A CURVE TO L (CHORD BEARS: S 30 DEG 59' 19" W 289.93 FT, RADIUS = 1230.18 FT); ALONG A CURVE TO R (CHORD BEARS: S 35 DEG 58' 6" W 157.43 FT, RADIUS = 597.9 FT); S 42 DEG 25' 27" W 92.85 FT; ALONG A CURVE TO L (CHORD BEARS: S 36 DEG 13' 35" W 202.72 FT, RADIUS = 680.78 FT); S 33 DEG 27' 26" W 10.88 FT; S 12 DEG 1' 40" E 98.8 FT; N 43 DEG 6' 48" E 13.16 FT; N 47 DEG 25' 7" E 358.58 FT; N 53 DEG 9' 5" E 495.38 FT; S 68 DEG 27' 22" E 96.59 FT; N 54 DEG 10' 0" E 57.99 FT; N 39 DEG 41' 0" E 216 FT; N 56 DEG 20' 41" E 487.56 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; W 7.14 FT TO BEG. AREA 14.831 AC.

MCLACHLAN PROPERTY

COM S 584.1 FT & E 1202.56 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 13' 17" E 1352.8 FT; S 56 DEG 22' 29" W 501.79 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; N 10 DEG 53' 58" W 387.62 FT; N 44 DEG 56' 58" W 236.65 FT; N 19 DEG 23' 58" W 516.7 FT; N 43 DEG 17' 58" W 161.69 FT; N 89 DEG 54' 48" E 825.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 22 DEG 22' 35" W 116.85 FT, RADIUS = 887 FT); S 65 DEG 52' 58" E 93.46 FT; S 64 DEG 18' 54" E 63.6 FT; S 63 DEG 36' 44" E 100 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 8' 22" E 232.85 FT, RADIUS = 1144 FT); N 89 DEG 54' 48" E 286.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 2' 9" E 74.45 FT, RADIUS = 1039 FT) TO BEG. AREA 32.791 AC.

COM N 89 DEG 53' 54" E 781.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 409.6 FT; S 0 DEG 12' 38" E 586.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 15' 45" W 156.21 FT, RADIUS = 1039 FT); N 79 DEG 57' 4" W 12.37 FT; N 84 DEG 4' 51" W 88.61 FT; N 79 DEG 57' 4" W 87.61 FT; ALONG A CURVE TO R (CHORD BEARS: S 19 DEG 8' 11" W 272.65 FT, RADIUS = 1144 FT); N 63 DEG 36' 44" W 100 FT; N 64 DEG 18' 54" W 63.6 FT; N 65 DEG 52' 58" W 93.46 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 38' 29" E 262.52 FT, RADIUS = 887 FT); N 89 DEG 53' 54" E 173.069 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 7.005 AC.

COM N 89 DEG 53' 54" E 581.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 200 FT; S 0 DEG 6' 6" E 440 FT; S 89 DEG 53' 54" W 200 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 2.019 AC.

COM S 273.66 FT & E 581.96 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 6' 6" E 165.46 FT; N 89 DEG 53' 53" E 26.92 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 49' 20" W 144.77 FT, RADIUS = 887 FT); S 89 DEG 54' 48" W 835.75 FT; N 43 DEG 17' 58" W 59.11 FT; N 24 DEG 58' 58" W 592.6 FT; N 89 DEG 55' 2" E 9.77 FT; S 24 DEG 58' 58" E 373.62 FT; N 79 DEG 19' 57" E 222.47 FT; N 89 DEG 57' 9" E 180.97 FT; N 0 DEG 1' 27" W 21.17 FT; N 89 DEG 53' 38" E 100 FT; S 0 DEG 1' 27" E 21.3 FT; N 89 DEG 59' 32" E 148 FT; N 0 DEG 1' 27" W 21.56 FT; N 89 DEG 53' 38" E 200 FT; N 87 DEG 11' 4" E 48.06 FT; N 89 DEG 58' 33" E 70.79 FT TO BEG. AREA 6.217 AC.

COM AT N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 581.47 FT; S 0 DEG 6' 6" E 274.69 FT; S 89 DEG 58' 33" W 70.79 FT; S 87 DEG 11' 4" W 48.06 FT; S 89 DEG 53' 38" W 200 FT; S 0 DEG 1' 27" E 21.56 FT; S 89 DEG 59' 32" W 148 FT; N 0 DEG 1' 27" W 21.3 FT; S 89 DEG 53' 38" W 100 FT; S 0 DEG 1' 27" E 21.17 FT; S 89 DEG 57' 9" W 180.97 FT; S 79 DEG 19' 57" W 222.47 FT; N 24 DEG 58' 58" W 373.54 FT; N 89 DEG 55' 2" E 542.18 FT TO BEG. AREA 7.115 AC.

BOYD BROWN PROPERTY

COM N 20.71 FT & W 200.68 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 229.16 FT; N 24 DEG 5' 1" W 18.06 FT; N 89 DEG 55' 0" E 8.27 FT; N 12 DEG 1' 31" W 319.05 FT; N 89 DEG 52' 2" E 96.13 FT; N 12 DEG 1' 31" W 1000.01 FT; N 89 DEG 52' 4" E 607.38 FT; S 0 DEG 0' 36" E 664.59 FT; W 200.56 FT; S 643.3 FT TO BEG. AREA 11.822 AC.

COM N 36.88 FT & W 428.93 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 7" W 8.28 FT; N 24 DEG 5' 1" W 341.61 FT; N 89 DEG 52' 3" E 81.2 FT; S 12 DEG 1' 31" E 319.05 FT TO BEG. AREA 0.321 AC.

COM S 89 DEG 55' 2" W 429.85 FT & N 21 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 794.28 FT; N 12 DEG 1' 39" W 335.32 FT; N 89 DEG 52' 4" E 446.18 FT; S 24 DEG 5' 1" E 341.47 FT; N 89 DEG 55' 1" E 139.61 FT; N 24 DEG 5' 1" W 341.6 FT; N 89 DEG 52' 3" E 131.61 FT; S 24 DEG 5' 1" E 359.78 FT TO BEG. AREA 4.698 AC.

PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 591.58 FT & N 89 DEG 59' 59" W 1353.58 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 902.22 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 894.06 FT; N 13 DEG 50' 38" W 251.81 FT TO BEG. AREA 5.044 AC.

PART LOT 3, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 836.09 FT & N 89 DEG 59' 59" W 1405.65 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 902.21 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.22 FT; N 12 DEG 1' 20" W 250 FT TO BEG. AREA 5.067 AC.

PART LOT 2, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 0 DEG 0' 1" E 1081.77 FT & N 89 DEG 59' 59" W 954.96 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 399.43 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.21 FT; N 12 DEG 1' 39" W 196.02 FT; N 2 DEG 36' 46" W 52.87 FT; N 89 DEG 52' 4" E 315.44 FT; N 89 DEG 52' 4" E 178.5 FT TO BEG. AREA 5.061 AC.

PART LOT 1, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:; COM N 1082.68 FT & W 555.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 52' 4" W 893.37 FT; N 9 DEG 10' 48" W 247.71 FT; N 89 DEG 52' 4" E 880.79 FT; S 12 DEG 1' 30" E 250 FT TO BEG. AREA 4.982 AC.

PROPERTY EAST OF 3600 WEST

COM S 293.43 FT & E 1.85 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; N 89 DEG 50' 0" E 8.28 FT; N 89 DEG 50' 4" E 298.4 FT; S 89 DEG 49' 25" E 701.63 FT; S 251.73 FT; S 89 DEG 49' 25" E 30 FT; S 121.27 FT; S 36 DEG 7' 50" W 135.53 FT; S 9 DEG 46' 58" E 19.32 FT; N 89 DEG 49' 25" W 958.54 FT; N 0 DEG 21' 39" W 499.92 FT TO BEG. AREA 11.627 AC.

COM S 793.34 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 49' 25" E 958.54 FT; S 9 DEG 46' 58" E 211.85 FT; S 72 DEG 22' 29" E 322.62 FT; S 216.73 FT; S 10.27 FT; S 2 FT; N 89 DEG 39' 12" W 281.13 FT; N 89 DEG 39' 12" W 1017.55 FT; N 0 DEG 21' 39" W 530.52 FT TO BEG. AREA 13.993 AC.

COM S 1335 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; E 1302 FT; N 160 FT; S 85 DEG 4' 0" E 633.6 FT; N 74 DEG 45' 0" E 529.6 FT; S 60 DEG 44' 0" E 400 FT; S 62 DEG 11' 0" E 136.5 FT; S 32 DEG 6' 0" W 90.6 FT; S 89 DEG 19' 0" W 197.18 FT; N 81.7 FT; W 198 FT; S 121.16 FT; S 69 DEG 19' 0" W 119.72 FT; S 24 DEG 0' 0" W 270 FT; S 2 DEG 50' 0" E 211.11 FT; W 434.52 FT; N 87.6 FT; N 16 DEG 58' 50" W 198.28 FT; N 76 DEG 43' 4" W 331.76 FT; S 13 DEG 13' 25" W 171.36 FT; S 76 DEG 43' 52" E 430.48 FT; S 87.83 FT; W 1823.65 FT; N 632.84 FT TO BEG. AREA 38.073 AC.

Saratoga Springs Boundary Line Adjustment Zoning Amendment
DRC Redline Comments

*Lehi City – requests review of the **Saratoga Springs Boundary Line Adjustment Zoning Amendment,** amending the zoning of the Newman Property to TH-5, McLachlan Property to R-2 and R-3, and Boyd Brown Property to Commercial, Light Industrial, and TH-5.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/26/19
Time Start: 2:23PM
Time End: 2:27PM

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Kim – Planning:

1. In 2018, the City approved a General Plan Amendment for the re-allocation of density from properties east of 3600 West to areas west of 3600 West, however the property east of 3600 West is currently zoned as R-3. As part of this zone change, we need to include the R-3 property east of 3600 W being rezoned to R-1-8 to reflect the agreed upon density transfer previously approved.
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2, R-3, C, LI zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Trent – Parks: No comment

Consistency with the elements of the Lehi City General Plan.

The Newman Property is currently located in Saratoga Springs and does not have a General Plan Designation; however, it is currently in process of applying for a General Plan designation of Commercial and Low Density Residential. The McLachlan property has a General Plan designation of Medium Density and High Density Residential. The Boyd Brown property has a General Plan Designation of Light Industrial and Commercial.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

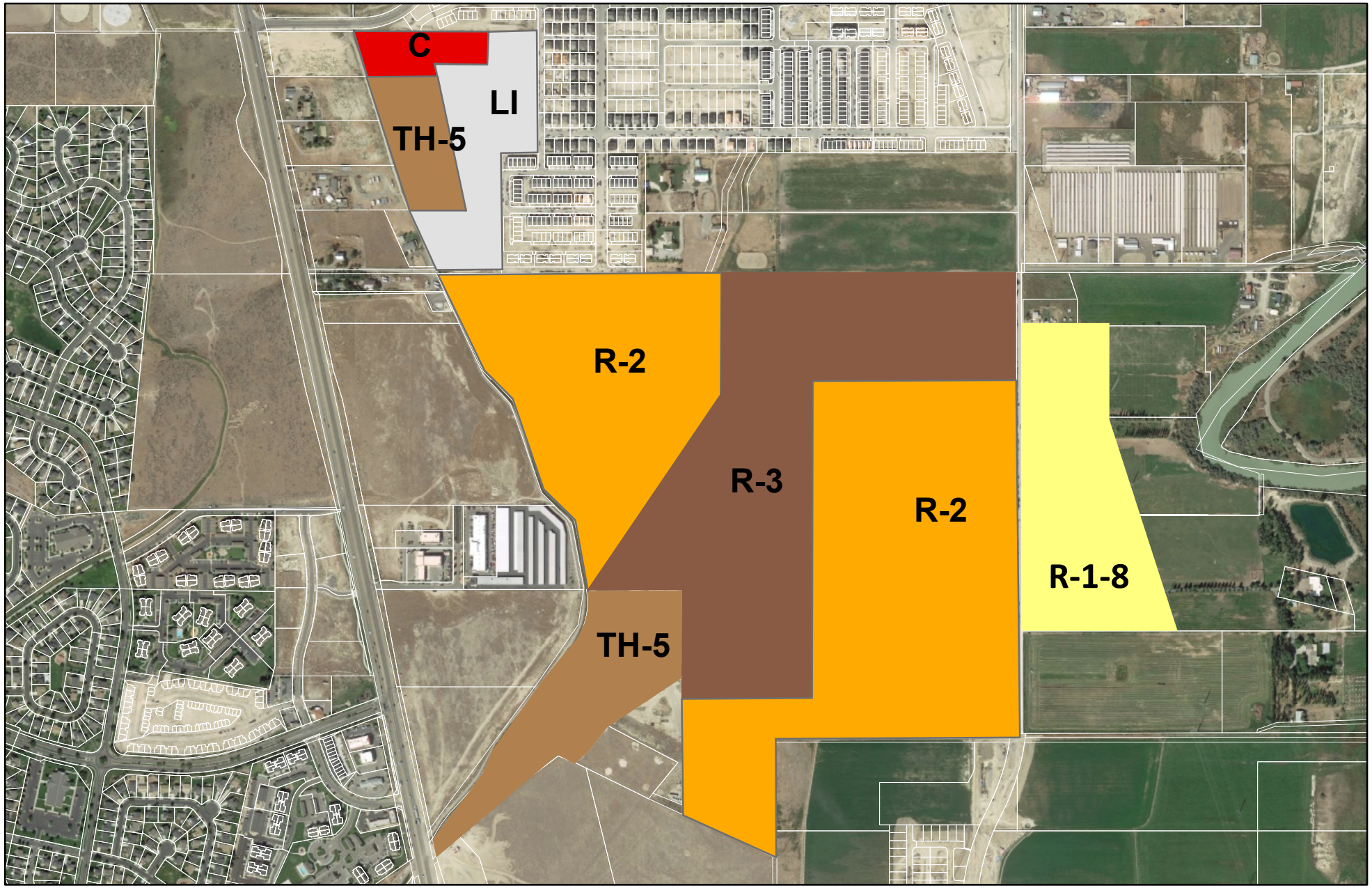
From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.
2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.
3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM CAN GO TO PLANNING COMMISSION ON JANUARY (NEED ENVELOPES BEFORE SCHEDULING)

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

Saratoga Springs Boundary Line Adjustment Zoning Amendment

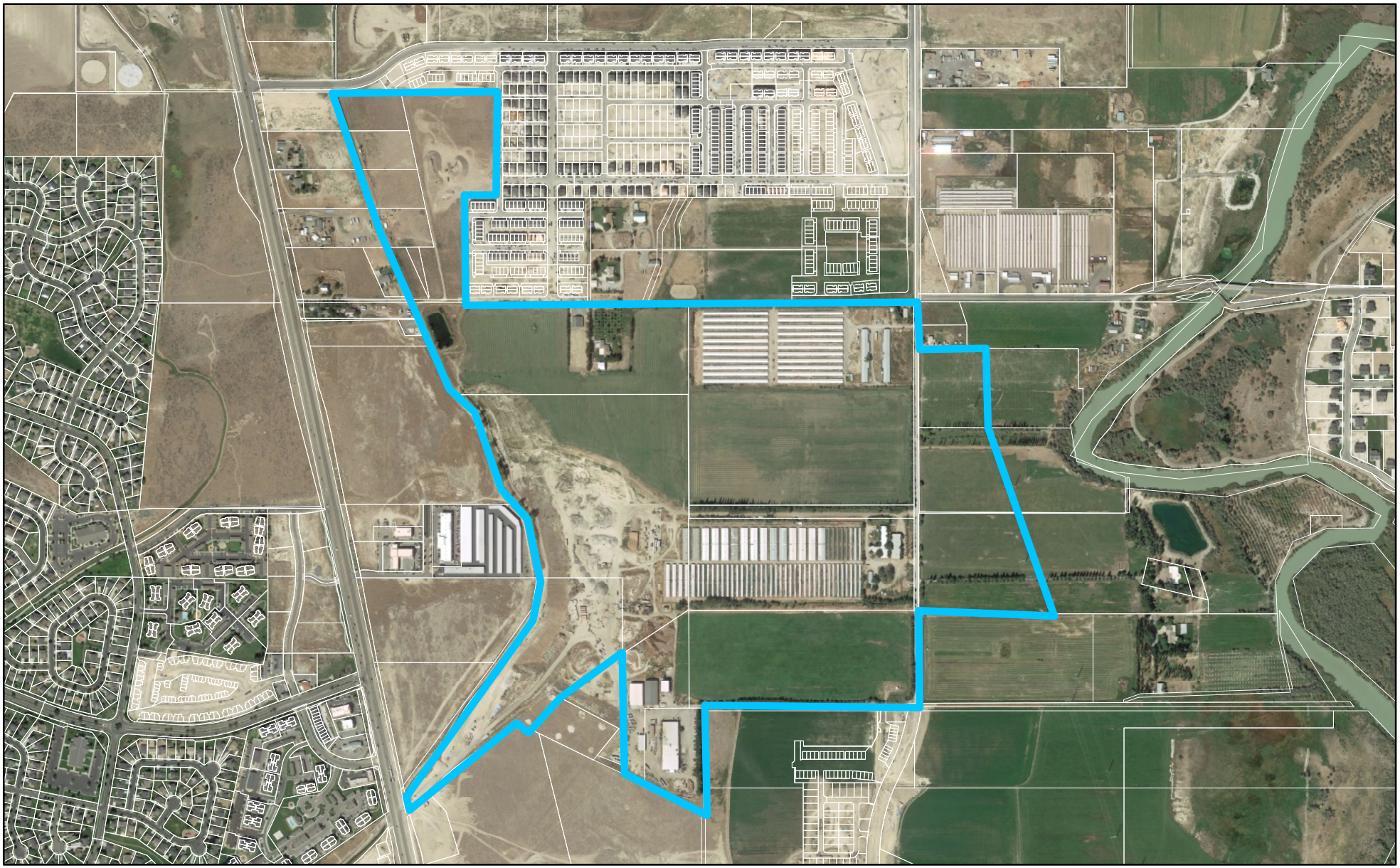


0 890 1,780 Feet

LEHI CITY

Saratoga Springs Boundary Line Adjustment Zone Change

Aerial



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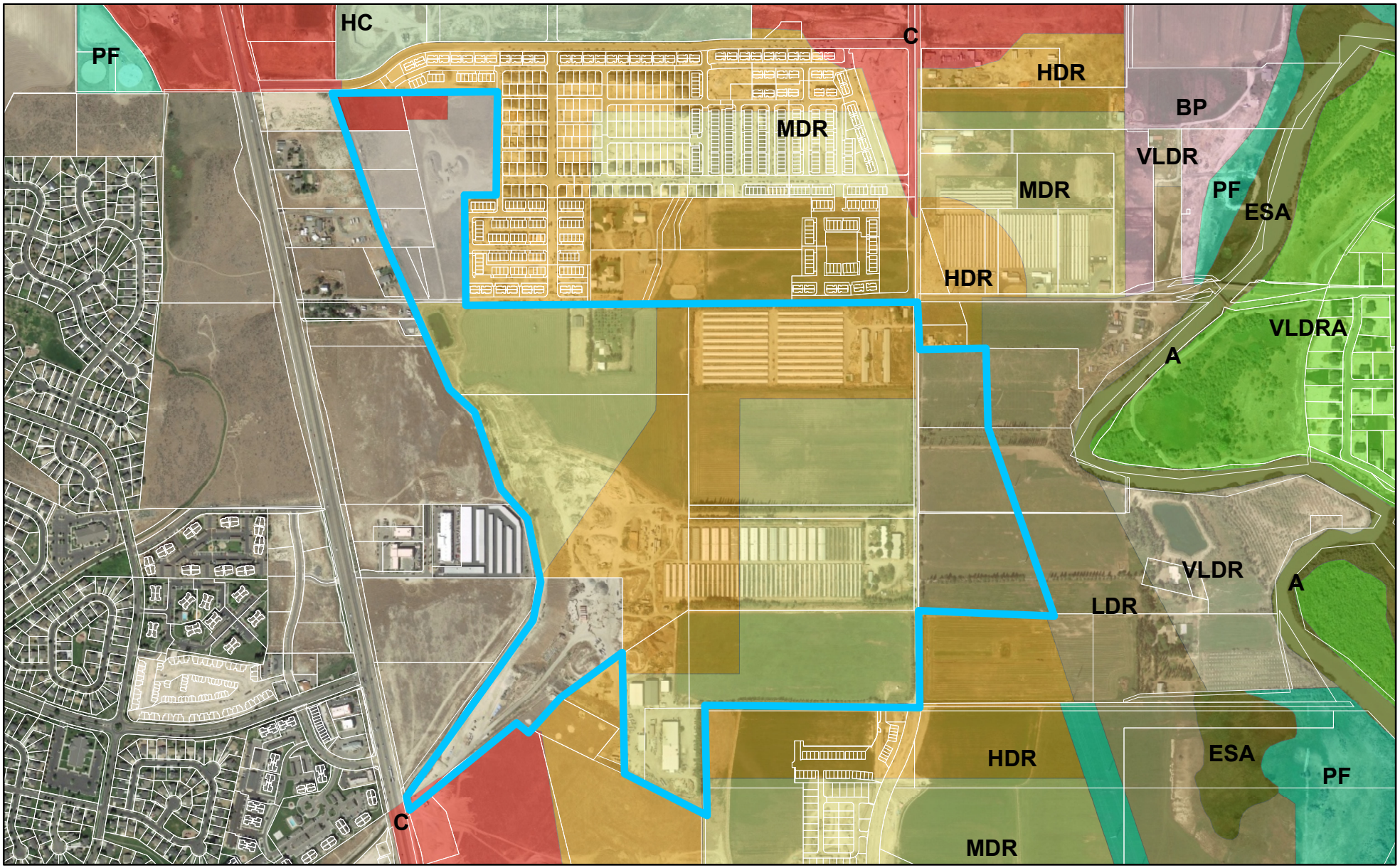
LEHI CITY

Saratoga Springs Boundary Line Adjustment Zone Change

General Plan



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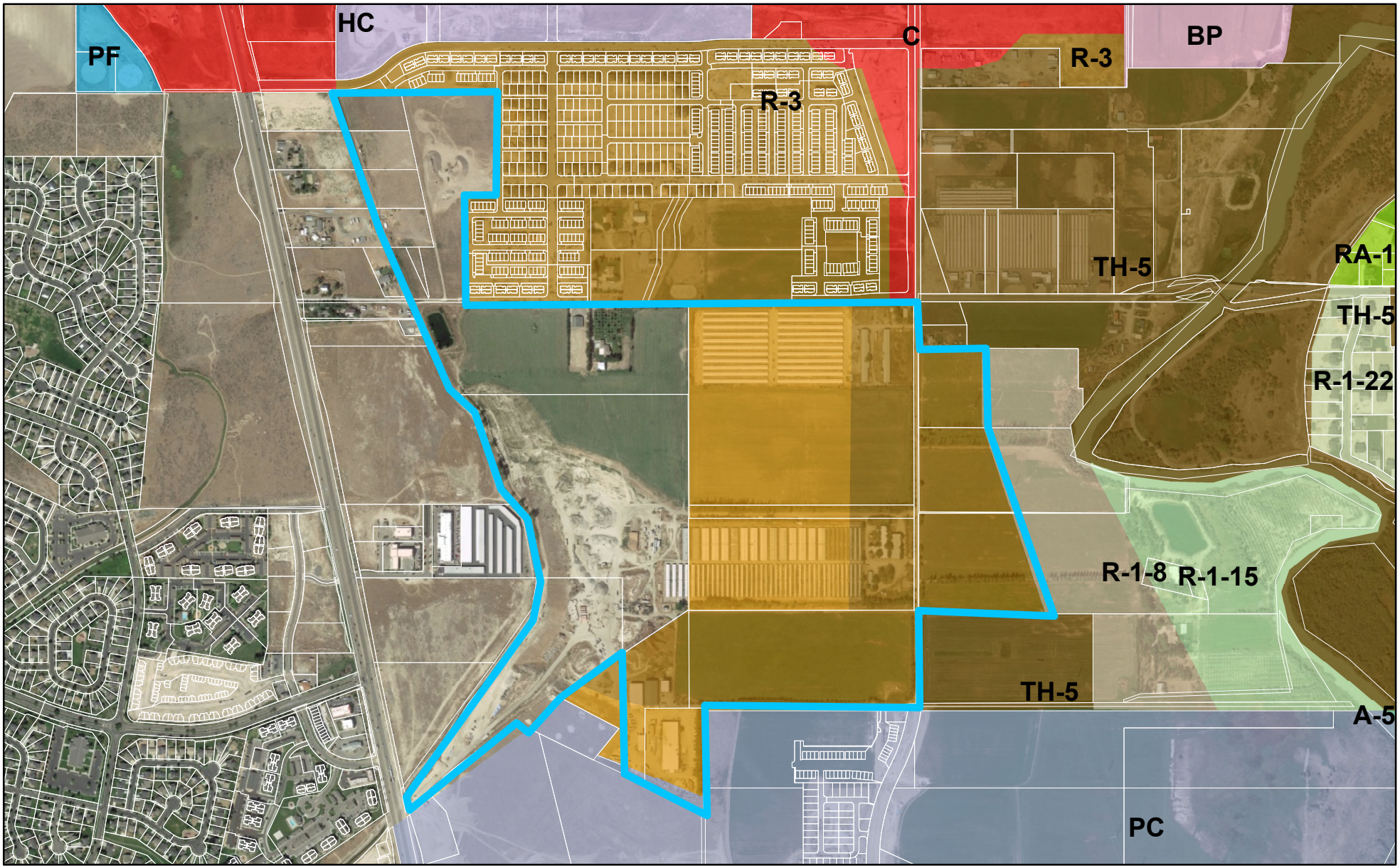
LEHI CITY

Saratoga Springs Boundary Line Adjustment Zone Change

Zoning



0 1,000 2,000 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final Subdivision approval of The Hub at Lehi Backbone, a backbone road located at approximately 1700 North 4400 West.
Petitioner: Boyd Brown

Suggested Action:

Attachments:
CCR The Hub Backbone Final Subdivision 1.28.20.docx

Boyd Brown The Hub Backbone DRC 1.15.20.docx

The Hub at Lehi Backbone civil plans 1.9.2020.pdf

The Hub Backbone Map - General Plan.pdf

The Hub Backbone Map - Zoning.pdf

The Hub Backbone Map - Aerial.pdf

THE HUB BACKBONE FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Boyd Brown		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	1700 North 4400 West		
Existing Land Use	Agriculture		
Existing Zoning	Commercial, Light Industrial, TH-5		
General Plan Land Use Designation	Commercial, Light Industrial		
Number of Lots/Units	None		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange
	South	R-2	Agriculture
	East	R-3	The Exchange
	West	None	Saratoga Springs
Date of DRC Review	January 15, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

October 22, 2019	The City Council approved a Resolution expressing intent to adjust the municipal boundary with Saratoga Springs. These properties were included in the Resolution.
November 19, 2019	The City Council approved a General Plan amendment for the Boyd Brown property changing the designation to Light Industrial and Commercial.
November 19, 2019	The City Council approved The Hub concept plan for the Boyd Brown property.
December 10, 2019	The City Council approved a Development Agreement for the Boyd Brown property to regulate existing approvals, land uses, and development standards for the site.

REPORT ANALYSIS

The applicant is requesting final subdivision approval of The Hub Backbone plat. The backbone plat includes the major roadway and infrastructure required for The Hub development. This plat does not include any development lots, rather it serves as a road dedication and overall utility extension plat to service the future development of the

property.

The DRC had seven comments regarding this development, including the following:
1. If location of drive approach are known for future sites, add to this set of plans
2. Show the 10’ PUE on both sides of all roads and provide reference to a subdivision plat that grants the easements.

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

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed The Hub Backbone final subdivision including the DRC comments from January 15, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

The Hub Backbone Final Subdivision
DRC Redline Comments

*Boyd Brown – requests final subdivision review of **The Hub Backbone**, located at approximately 1700 North 4400 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Boyd Brown, Mike Winters
Date of Plans Reviewed: 1/9/2020
Time Start: 3:38 pm
Time End: 3:53 pm

CRITICAL COMMENTS:
1. The water pressures are below safe firefighting standards. No more building on the west side of the river until the water pressure issues are resolved. Recommend that this plan set not move past final submittal.

DRC REDLINE COMMENTS:
Glade – Power:
1. Show the 10' PUE on both sides of all roads and provide reference to a subdivision plat that grants the easements.

Kerry – Fire: No comment
Greg – Water/Sewer:
2. Temp blow off on culinary line will require a mainline valve, show valve symbol
3. Show mainline valve symbol at both hot tap connections
4. Remove stray 3rd water meter symbol at each location
5. Add the following note to the utility plans, "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"
6. Add note to water line connections on 4190 West, "Hot tap connections to existing water mains to be determined by Lehi City Water department based on existing conditions.

Kim – Planning: No comment
Gary – Building/Inspections: No comment
JD – Streets:
7. If location of drive approach are known for future sites, add to this set of plans.

Ross – Engineering: No comment
Trent – Parks: No comment

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Irrigation Company signature on the construction drawings for the irrigation piping.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
11. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
12. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).

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

13. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
14. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
15. Address any comments or conditions from City Council approval.
16. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
17. Planner needs to sign off on building plans prior to the precon meeting
18. PI source and storage must be provided prior to recording of any plat

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

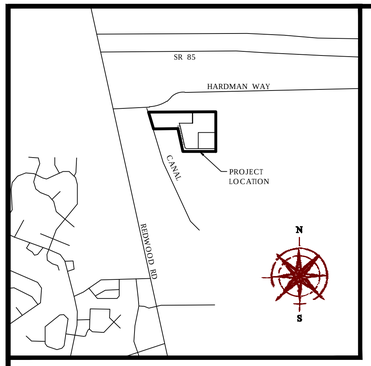
1. All riser rooms are stand alone rooms and not to be used for storage, electrical, Internet, etc.
2. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
3. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
4. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
5. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
6. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 28TH

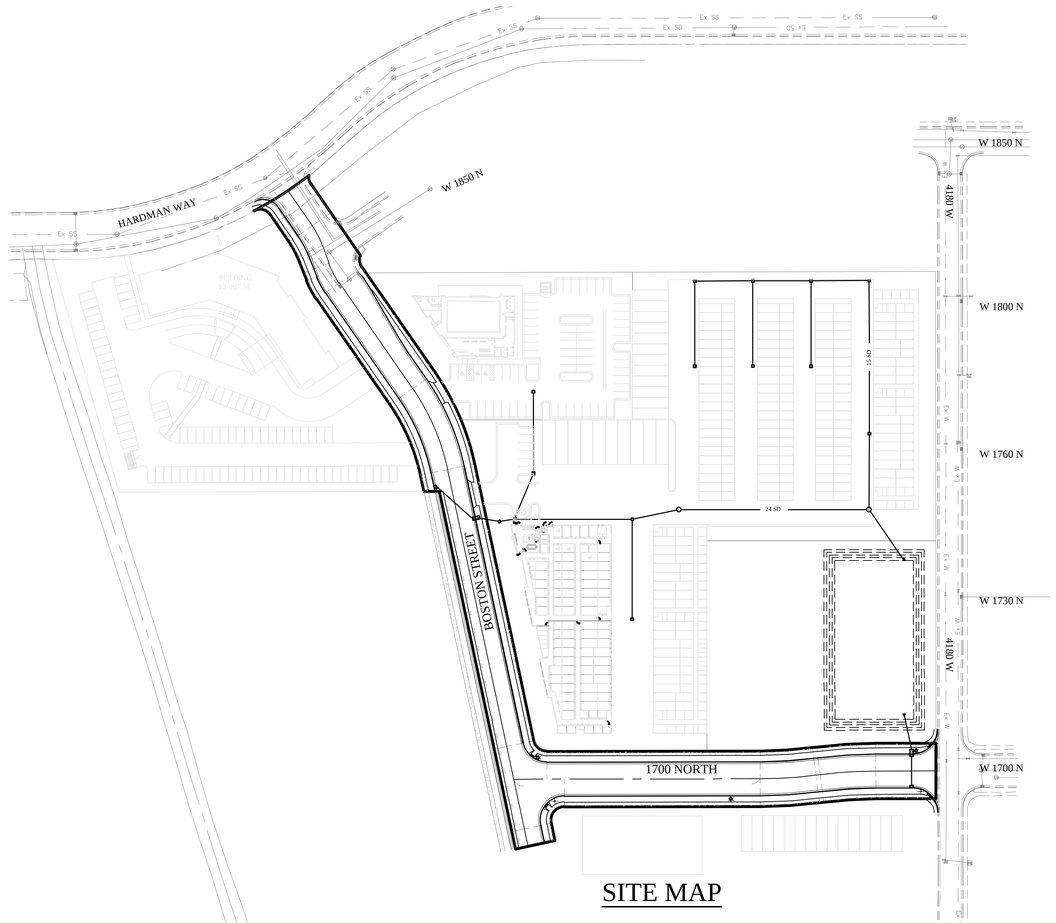
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

THE HUB AT LEHI

PREPARED FOR:
BOYD BROWN
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PLAT
C3	SITE PLAN
C4	MASTER GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5	OVERALL DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL
C9	POWER PLAN
PP1	BOSTON STREET
PP2	BOSTON STREET
PP3	1700 NORTH
D1	DETAILS

LEHI CITY NOTES

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

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
KELLER WILLIAMS
2121 SOUTH McCLELLAND STREET, STE 201
SALT LAKE CITY, UTAH 84106
(801) 326-8800
CONTACT: BOYD BROWN

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

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI
LEHI, UT
COVER SHEET

REVISION BLOCK

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

COVER SHEET

Scale:	1"=70'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C1		

Z:_2019\19-0401 the hub at lehi\design\dwg\sheets\C1 - CoverSheet.dwg

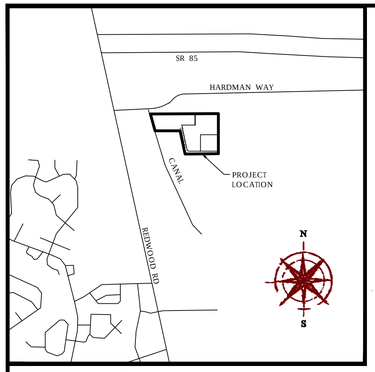
THE HUB BUSINESS PARK ROADWAY DEDICATION

(INCLUDING AN AMENDMENT OF PARCEL A & COMMON AREA OF THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT AND LOT 1, 2 & 3 PLAT "A" COUNTRY MILE SUBDIVISION)
LOCATED IN THE SW1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)

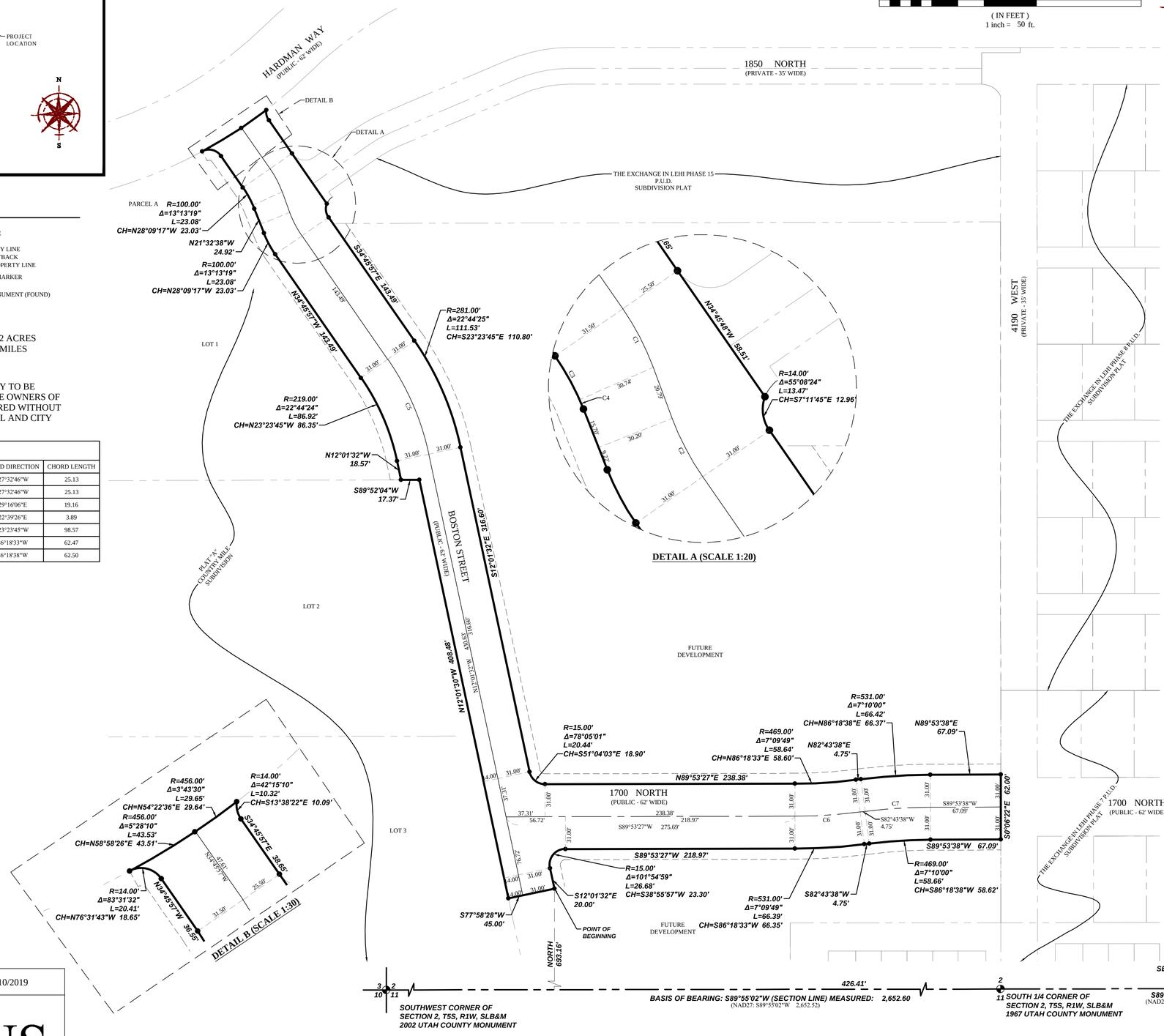
TOTAL AREA = 1.62 ACRES
TOTAL ROADWAY ACREAGE = 1.62 ACRES
TOTAL ROADWAY LENGTH = 0.24 MILES

NOTE:

PERMANENT RETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

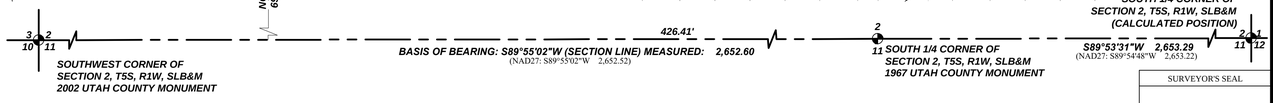
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00	14°26'21"	25.20	N27°32'46"W	25.13
C2	100.00	14°26'21"	25.20	N27°32'46"W	25.13
C3	100.00	10°59'42"	19.19	S29°16'06"E	19.16
C4	100.00	2°13'37"	3.89	S22°39'26"E	3.89
C5	250.00	22°44'25"	99.22	N23°23'45"W	98.57
C6	500.00	7°09'49"	62.51	S86°18'33"W	62.47
C7	500.00	7°10'00"	62.54	S86°18'38"W	62.50



DETAIL A (SCALE 1:20)

DETAIL B (SCALE 1:30)



SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(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 STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°55'02"W along the Section line 426.41 feet and North 693.16 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S77°58'28"W 62.00 feet; thence N12°01'32"W 428.28 feet; thence along the arc of a curve to the left with a radius of 260.50 feet a distance of 103.38 feet through a central angle of 22°44'14" Chord: N23°23'39"W 102.70 feet; thence N34°45'46"W 155.51 feet; thence along the arc of a curve to the right with a radius of 200.00 feet a distance of 15.56 feet through a central angle of 04°27'29" Chord: N32°32'02"W 15.56 feet; thence N30°18'17"W 31.64 feet; thence along the arc of a curve to the left with a radius of 200.00 feet a distance of 15.57 feet through a central angle of 04°27'40" Chord: N32°32'07"W 15.57 feet; thence N34°45'57"W 17.57 feet; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 21.84 feet through a central angle of 83°25'57" Chord: N75°51'07"W 19.97 feet to the Southerly line of Hardman Way; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 456.00 feet (radius bears: N27°34'12"W) a distance of 78.92 feet through a central angle of 09°54'57" Chord: N57°28'19"E 78.82 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 14.00 feet (radius bears: S82°30'47"E) a distance of 10.34 feet through a central angle of 42°15'10" Chord: S13°38'22"E 10.09 feet; thence S34°45'57"E 38.65 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S79°45'57"E 21.21 feet; thence S34°45'57"E 35.00 feet; thence S55°14'03"W 7.00 feet; thence S34°45'57"E 5.83 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 16.00 feet (radius bears: S50°20'13"E) a distance of 21.78 feet through a central angle of 77°58'43" Chord: S00°40'26"W 20.13 feet; thence S34°45'46"E 127.39 feet; thence along the arc of a curve to the right with a radius of 322.50 feet a distance of 127.98 feet through a central angle of 22°44'14" Chord: S23°23'39"E 127.14 feet; thence S12°01'32"E 314.26 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 20.44 feet through a central angle of 78°05'01" Chord: S51°04'03"E 18.90 feet; thence N89°53'27"E 238.38 feet; thence along the arc of a curve to the left with a radius of 469.00 feet a distance of 58.64 feet through a central angle of 07°09'49" Chord: N86°18'33"E 58.60 feet; thence N82°43'38"E 4.75 feet; thence along the arc of a curve to the right with a radius of 531.00 feet a distance of 66.42 feet through a central angle of 07°10'00" Chord: N86°18'38"E 66.37 feet; thence N89°53'38"E 67.09 feet to the Westerly line of THE EXCHANGE IN LEHI PHASE 7 P.U.D. SUBDIVISION PLAT, according to the Official Plat thereof recorded December 29, 2017 as Entry No. 129839:2017 of the Official Records of Utah County; thence S00°06'22"E along said plat 62.00 feet; thence S89°53'38"W 67.09 feet; thence along the arc of a curve to the left with a radius of 469.00 feet a distance of 58.66 feet through a central angle of 07°10'00" Chord: S86°18'38"W 58.62 feet; thence S82°43'38"W 4.75 feet; thence along the arc of a curve to the right with a radius of 531.00 feet a distance of 66.39 feet through a central angle of 07°09'49" Chord: S86°18'33"W 66.35 feet; thence S89°53'27"W 218.97 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 26.68 feet through a central angle of 101°54'59" Chord: S38°55'57"W 23.30 feet; thence S12°01'32"E 20.00 feet to the point of beginning.

Contains: 1.78 acres+/-

OWNER'S DEDICATION

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

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

BY: _____
(PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY — CHAIRMAN, PLANNING COMMISSION

THE HUB BUSINESS PARK
ROADWAY DEDICATION

(INCLUDING AN AMENDMENT OF PARCEL A & COMMON AREA OF THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT AND LOT 1, 2 & 3 PLAT "A" COUNTRY MILE SUBDIVISION)
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

PAGE 1 OF 1	12/10/2019

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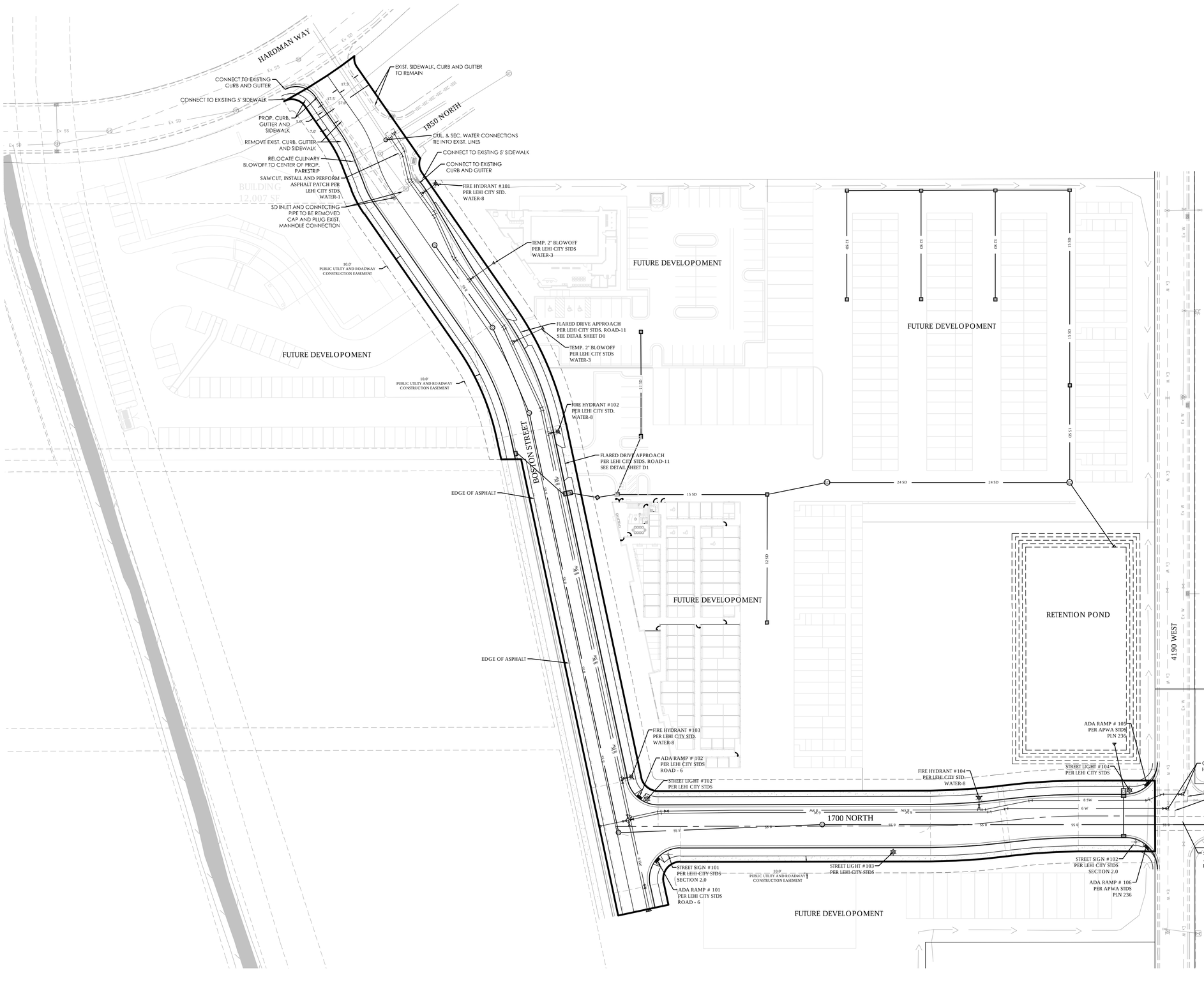
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

z:_2019\19-0401 the hub at lehi\design_19-0401\dwg\sheets\C2 - Roadway Dedication Plat.dwg



LEGEND

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

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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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale: 1"=40' | Drawn: MW
Date: 01/09/2020 | Job #: 19-0401
Sheet: C3

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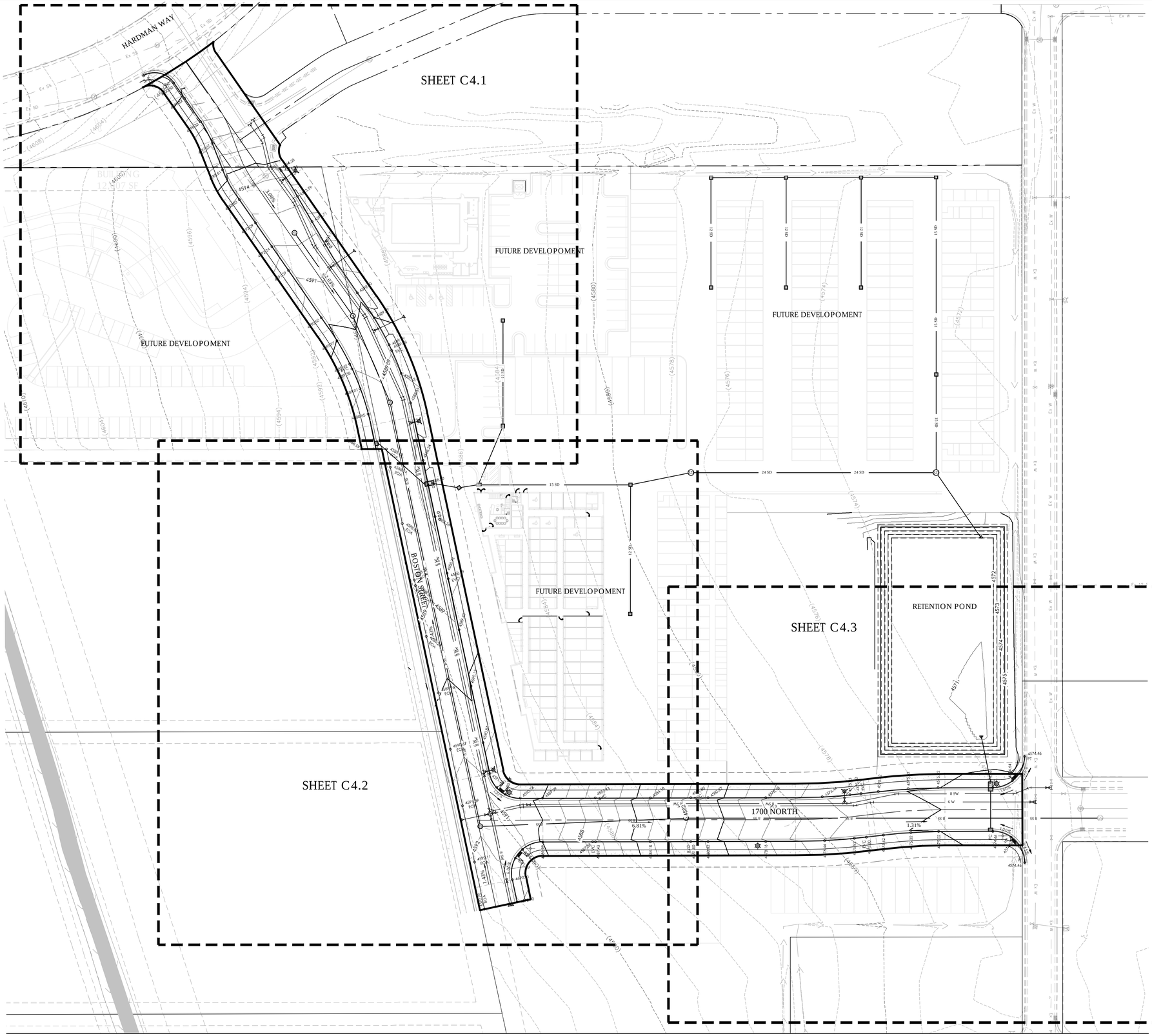

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S

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No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

MASTER GRADING PLAN

REVISION BLOCK

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

MASTER GRADING PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C4		

Z:_2019\19-0401 the hub at lehi\design 19-0401 dwg\sheets\C4- Master Grading Plan.dwg

LEGEND

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

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1 inch = 40 ft.

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No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C4.1		

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LEGEND

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- REVERSE PAN CURB AND GUTTER

GRAPHIC SCALE

40 0 20 40 80 100

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THE HUB AT LEHI

LEHI, UT

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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GRADING PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C4.2		

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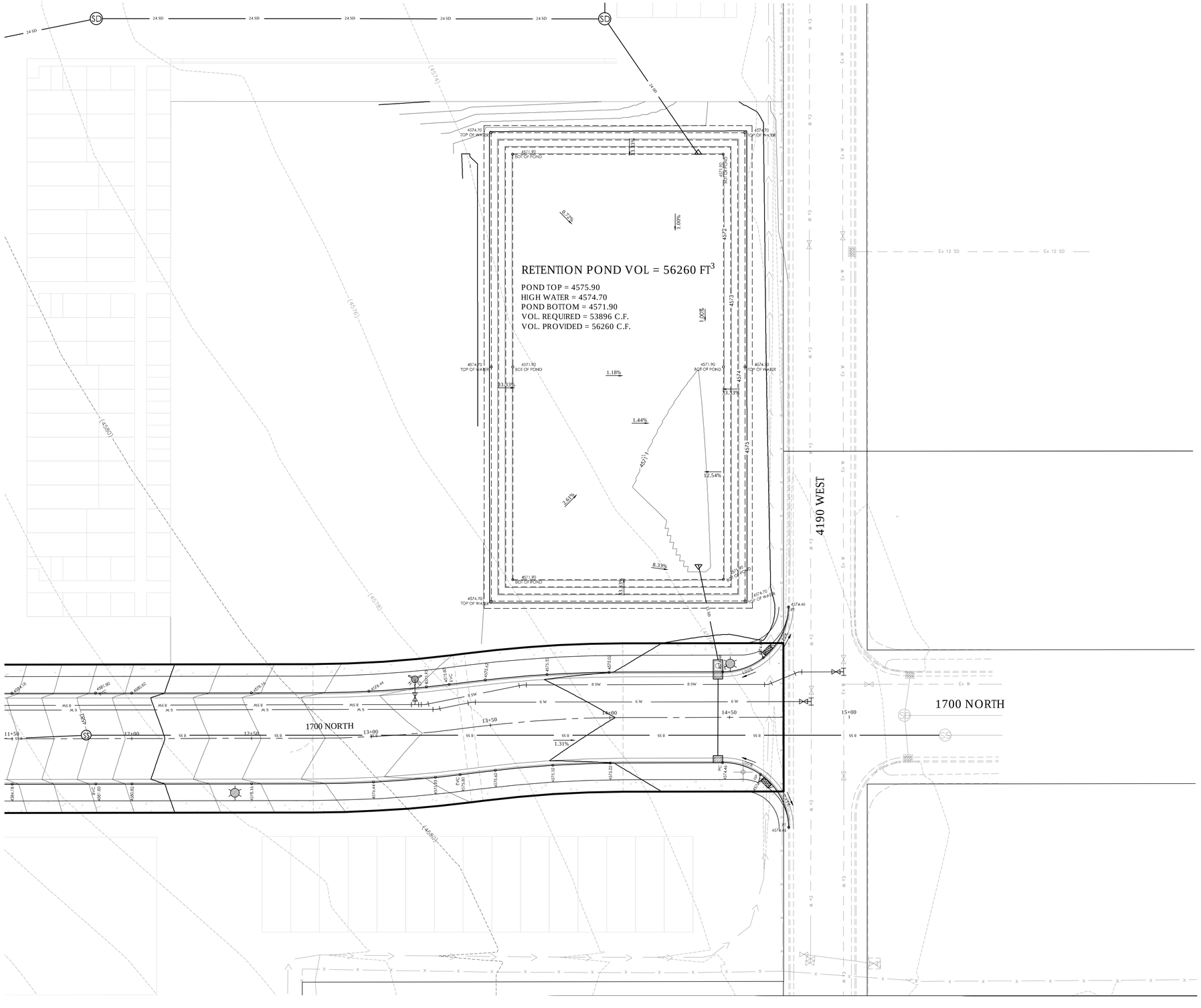

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LEHI, UT

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale: 1"=40'	Drawn: MW
Date: 01/09/2020	Job #: 19-0401
Sheet: C4.3	

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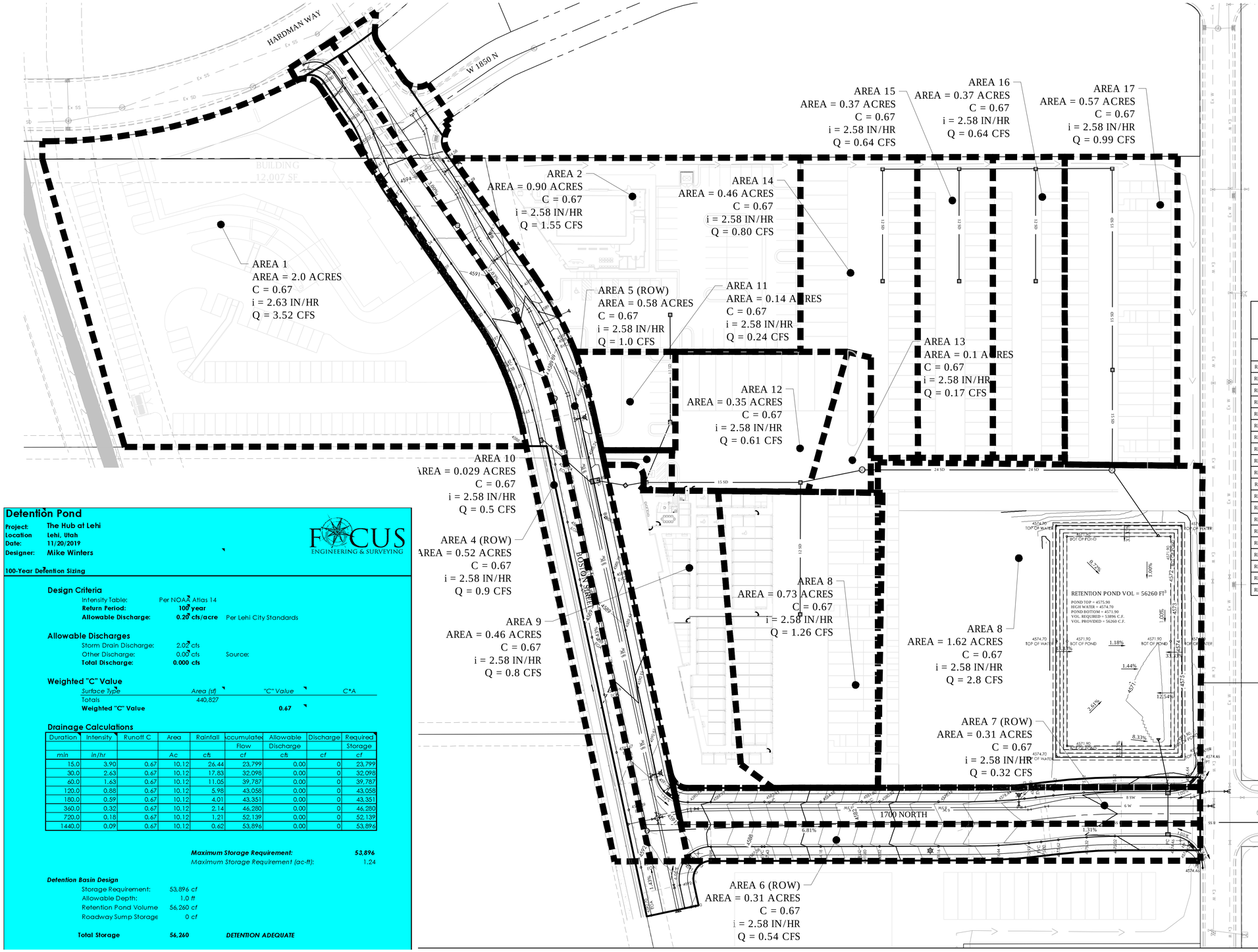

Detention Pond

Project: The Hub at Lehi
Location Lehi, Utah
Date: 11/20/2019
Designer: Mike Winters

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per Lehi City Standards

Allowable Discharges

Storm Drain Discharge: 2.02 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.000 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Totals	440,827		
Weighted "C" Value		**0.67**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		Ac	cfs	cf	cfs	cf	cf
15.0	3.90	0.67	10.12	26.44	23,799	0.00	0	23,799
30.0	2.63	0.67	10.12	17.83	32,098	0.00	0	32,098
60.0	1.63	0.67	10.12	11.05	39,787	0.00	0	39,787
120.0	0.88	0.67	10.12	5.98	43,058	0.00	0	43,058
180.0	0.59	0.67	10.12	4.01	43,351	0.00	0	43,351
360.0	0.32	0.67	10.12	2.14	46,280	0.00	0	46,280
720.0	0.18	0.67	10.12	1.21	52,139	0.00	0	52,139
1440.0	0.09	0.67	10.12	0.62	53,896	0.00	0	53,896

Maximum Storage Requirement: **53,896**
Maximum Storage Requirement (ac-ft): 1.24

Detention Basin Design

Storage Requirement: 53,896 cf
Allowable Depth: 1.0 ft
Retention Pond Volume 56,260 cf
Roadway Sump Storage 0 cf

Total Storage **56,260** ***DETENTION ADEQUATE***

LEGEND

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

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH #101	15	54	0.52%	0.67	2.58	15	4.7	4.420
REACH #102	12	25	8.76%	0.67	2.58	15	10.6	5.420
REACH #103	12	16	8.00%	0.67	2.58	15	10.1	6.220
REACH #104	12	91	0.50%	0.67	2.58	15	2.5	1.550
REACH #105	12	54	0.50%	0.67	2.58	15	2.5	1.790
REACH #106	15	129	1.77%	0.67	2.58	15	8.6	8.010
REACH #107	12	112	3.93%	0.67	2.58	15	7.1	1.260
REACH #108	24	53	0.51%	0.67	2.58	15	16.1	9.247
REACH #109	24	212	1.43%	0.67	2.58	15	27.1	9.440
REACH #110	12	95	0.50%	0.67	2.58	15	2.5	0.800
REACH #111	12	65	1.92%	0.67	2.58	15	5.0	0.800
REACH #112	12	95	0.50%	0.67	2.58	15	2.5	0.640
REACH #113	12	65	1.31%	0.67	2.58	15	4.1	1.440
REACH #114	12	96	0.50%	0.67	2.58	15	2.5	0.640
REACH #115	12	65	0.50%	0.67	2.58	15	2.5	2.080
REACH #116	15	171	0.50%	0.67	2.58	15	4.6	3.070
REACH #117	15	85	0.50%	0.67	2.58	15	4.6	3.070
REACH #118	24	69	0.58%	0.67	2.58	15	17.3	11.520
REACH #119	15	38	0.00%	0.67	2.58	15	0.0	0.540
REACH #120	15	41	9.05%	0.67	2.58	15	19.5	0.860

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

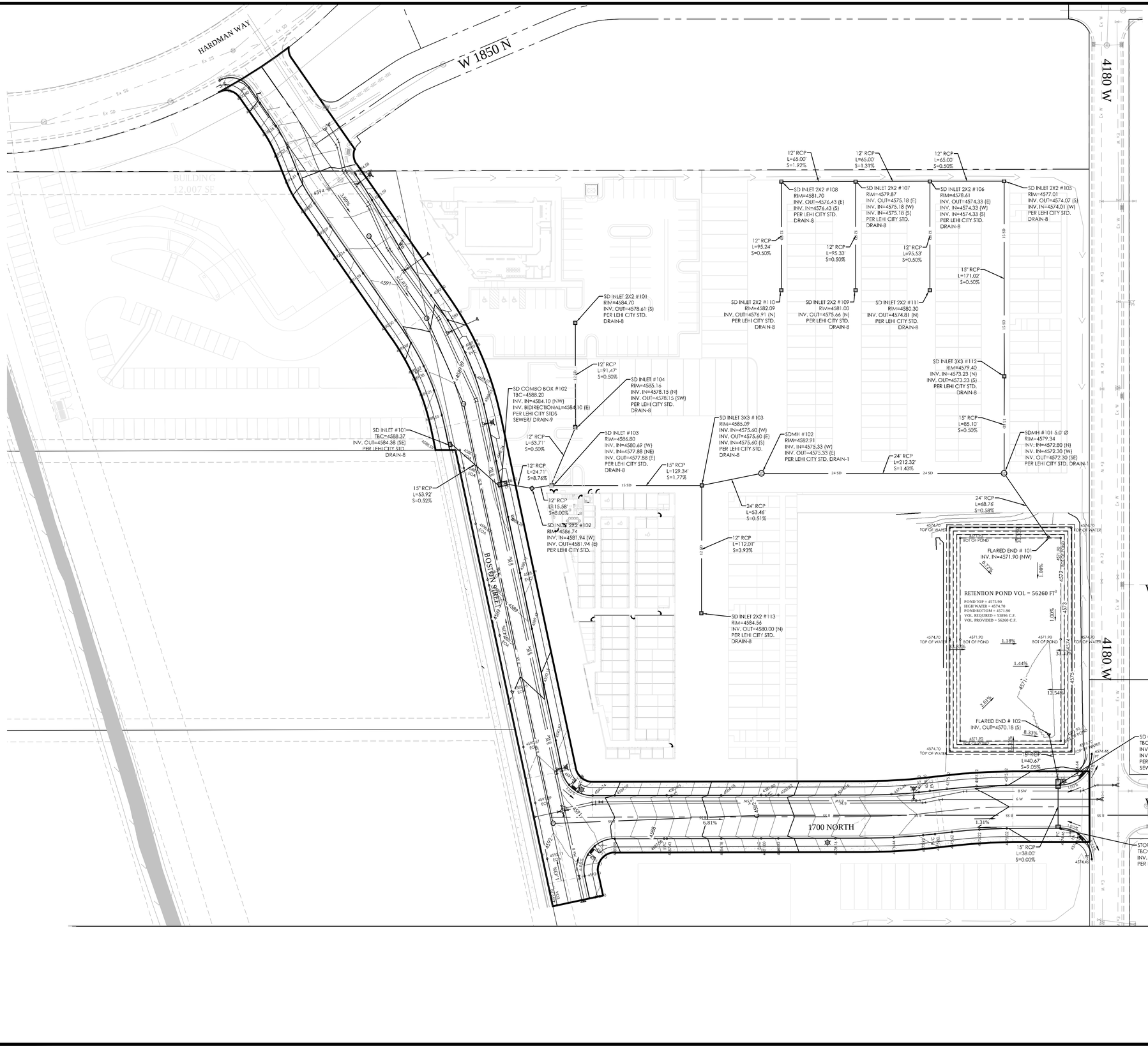
OVERALL DRAINAGE PLAN

REVISION BLOCK	DESCRIPTION	DATE
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL DRAINAGE PLAN

Scale: 1"=40' | Drawn: MW
Date: 01/09/2020 | Job #: 19-0401
Sheet: C5

z:_2019\19-0401 the hub at lehi design 19-0401\dwg\sheets\C5.1 - Overall Drainage Plan.dwg



LEGEND

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

NOTES:

1. STORM DRAIN SYSTEM AND POND TO BE INSTALLED AS SHOWN AS PART OF THIS PROJECT
2. ALL INTERIOR STORM DRAIN (STORM DRAIN PIPES AND STRUCTURES NOT WITHIN THE RIGHT OF WAY, AS WELL AS THE PROPOSED RETENTION POND) ARE PRIVATE, AND ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL PARCEL OWNERS

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THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C5.1		

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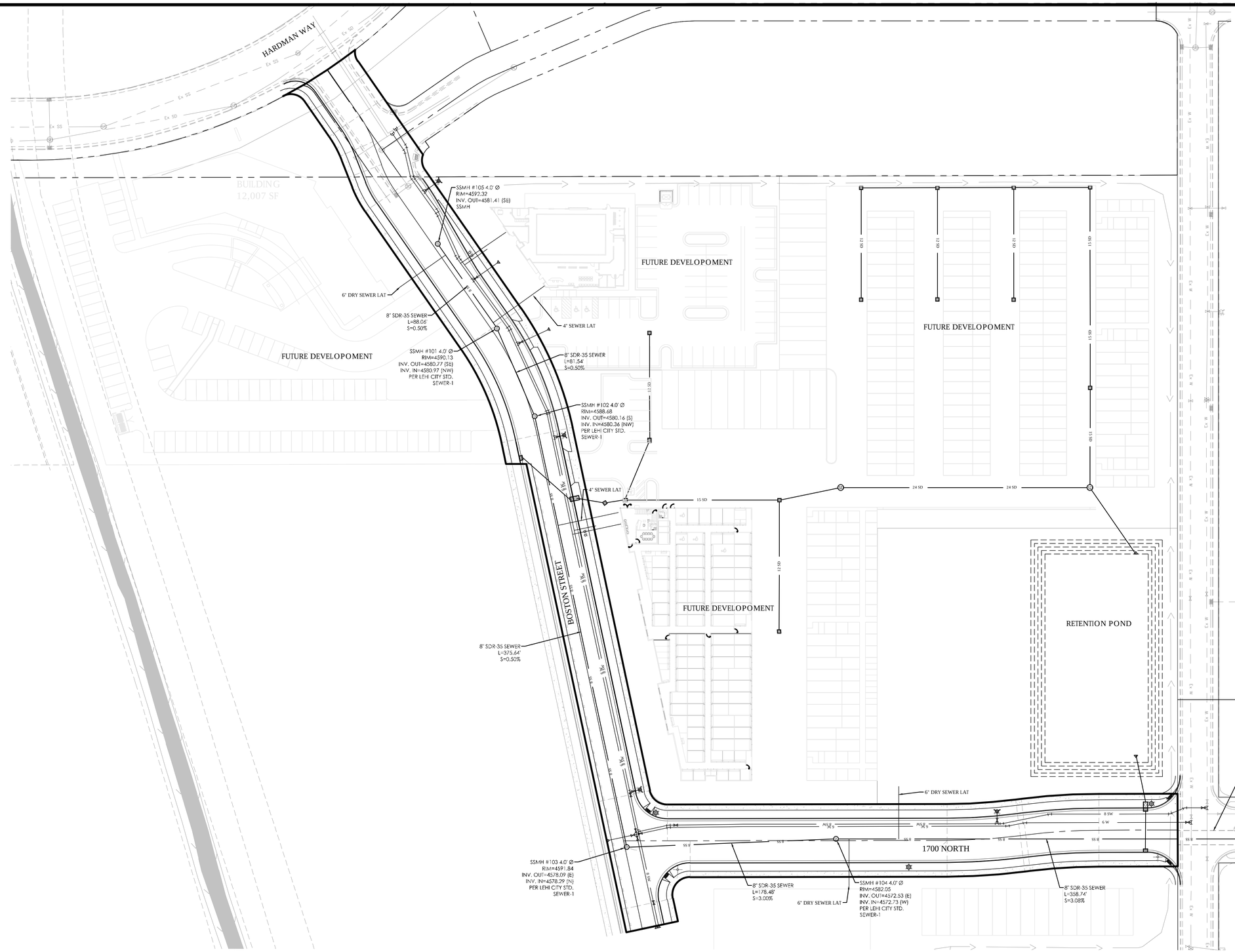

LEGEND

- BOUNDARY
- ROW
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- EASEMENT
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- SPOT ELEVATION
- REVERSE PAN CURB AND GUTTER

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

SEWER PLAN

REVISION BLOCK

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

SEWER PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C6		

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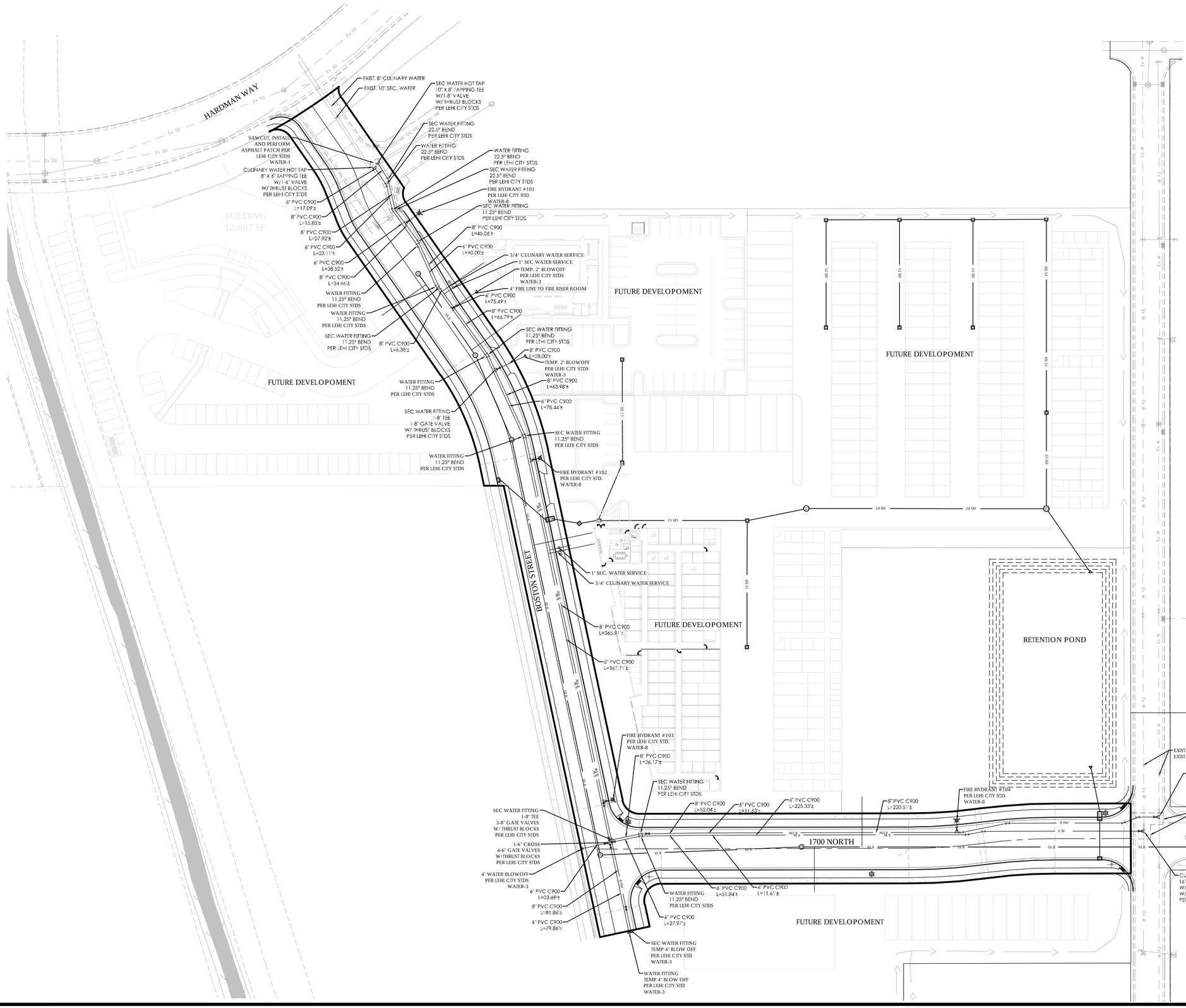

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — EXIST. FENCE
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- o XXXX.XX — SPOT ELEVATION
- REVERSE PAN CURB AND GUTTER

NOTE:

ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.

GENERAL NOTE:

ALL RISER ROOMS ARE STAND ALONE ROOMS AND NOT TO BE USED FOR STORAGE, ELECTRICAL, INTERNET, ETC.

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STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

WATER PLAN

REVISION BLOCK

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

WATER PLAN

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C7		

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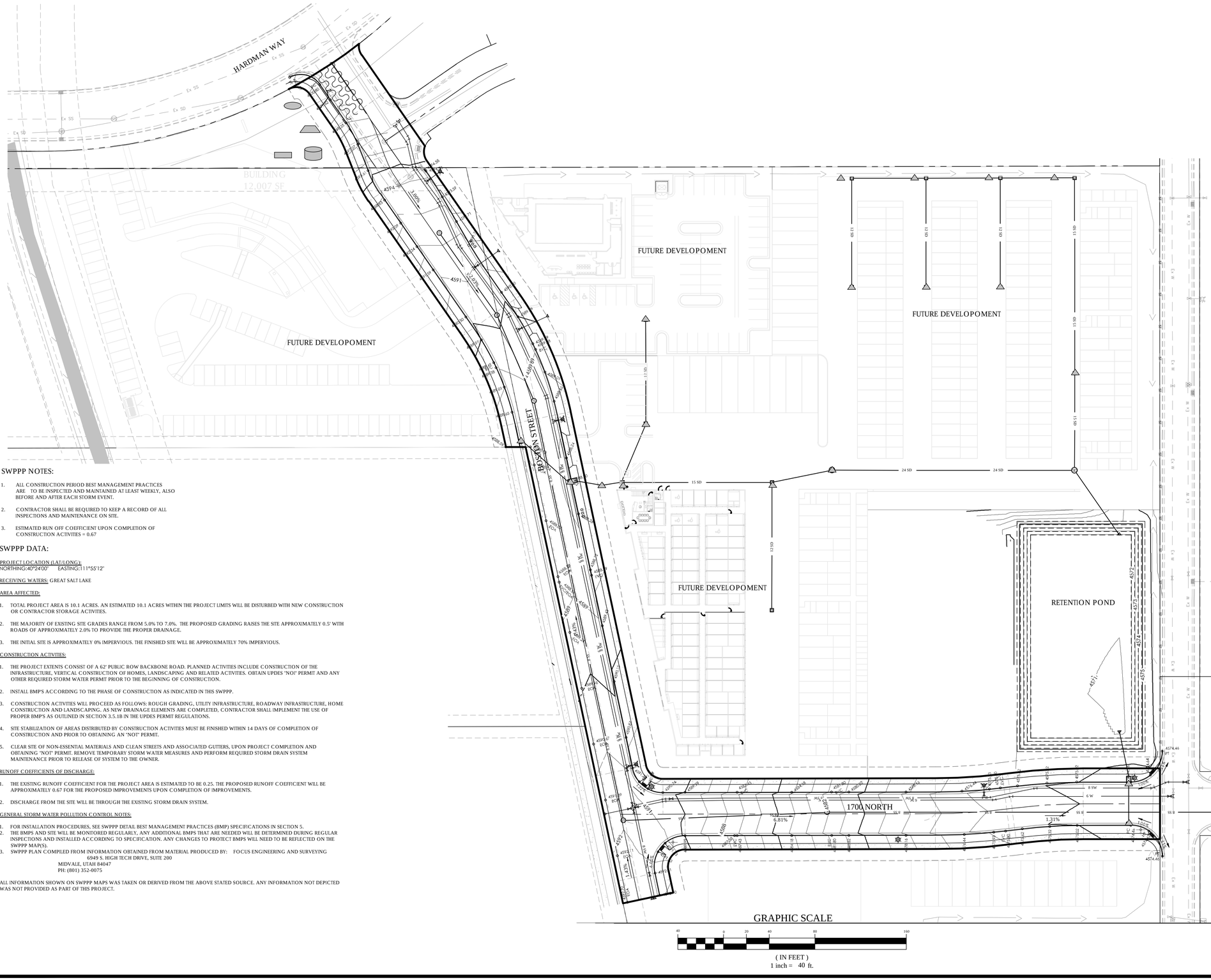

EROSION CONTROL LEGEND

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

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.67

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'00" EASTING:111°55'12"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 10.1 ACRES. AN ESTIMATED 10.1 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 5.0% TO 7.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 0.5' WITH ROADS OF APPROXIMATELY 2.0% TO PROVIDE THE PROPER DRAINAGE.
3. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 70% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF A 62' PUBLIC ROW BACKBONE ROAD. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.25. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.67 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
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   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

EROSION CONTROL

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

EROSION CONTROL

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	C8		

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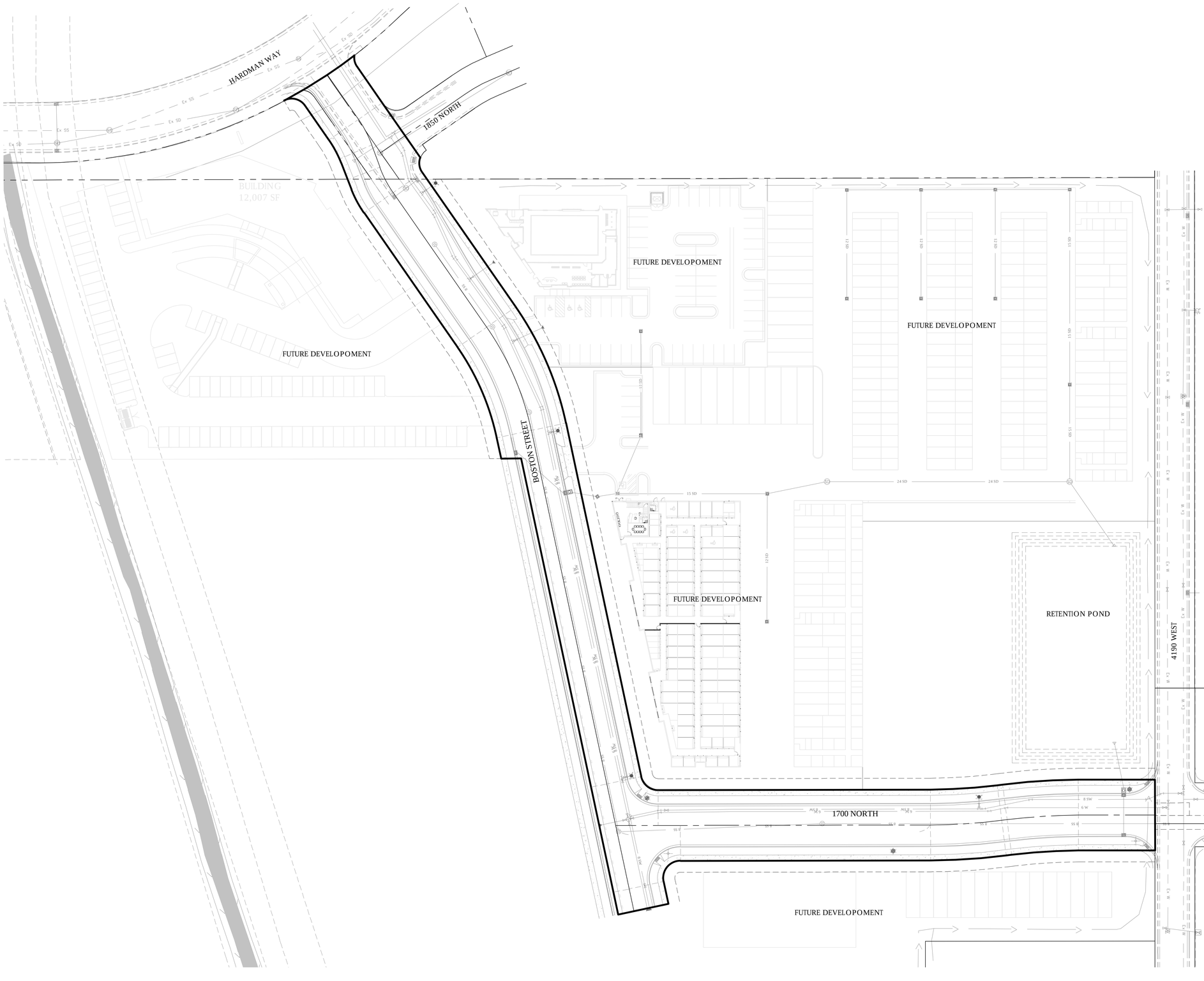

LEGEND

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- REVERSE PAN CURB AND GUTTER

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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THE HUB AT LEHI

LEHI, UT

POWER PLAN

REVISION BLOCK

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

POWER PLAN

Scale:	1"=40'	Drawn:	MW
Date:	12/12/2019	Job #:	19-0401
Sheet:	C9		

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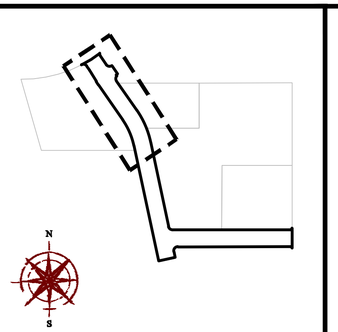
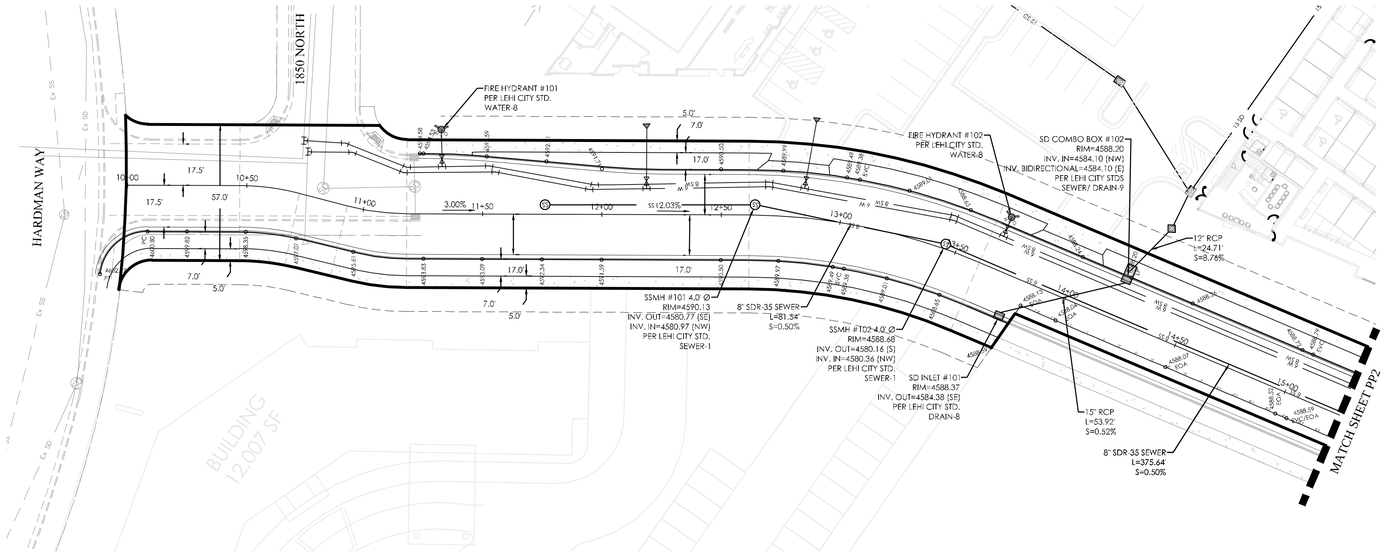


KEY MAP
N.T.S



BOSTON STREET PLAN

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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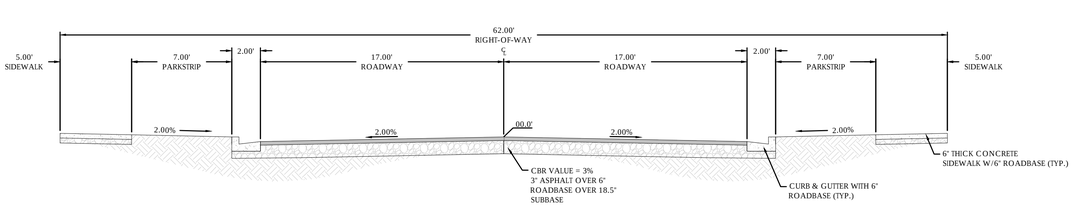
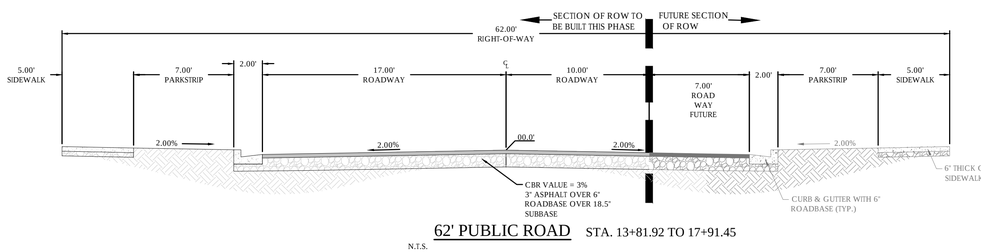
- REVERSE PAN CURB AND GUTTER

NOTE:

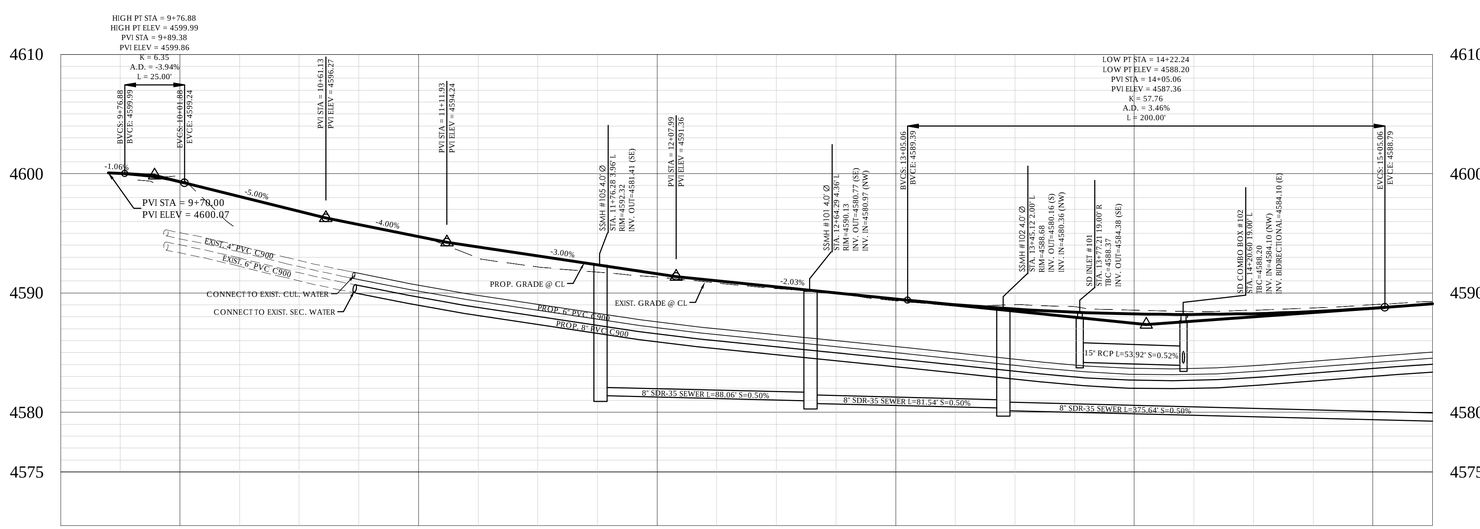
WHIRLYGIG MANHOLES ARE REQUIRED ON ALL ROADS WITH SLOPES GREATER THAN 5%.



62' PUBLIC ROAD STA. 12+24.53 TO 13+81.92
N.T.S.



62' PUBLIC ROAD STA. 13+81.92 TO 17+91.45
N.T.S.



BOSTON STREET PROFILE

BENCHMARK

EAST 1/4 CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM: NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LEHI, UT
BOSTON STREET

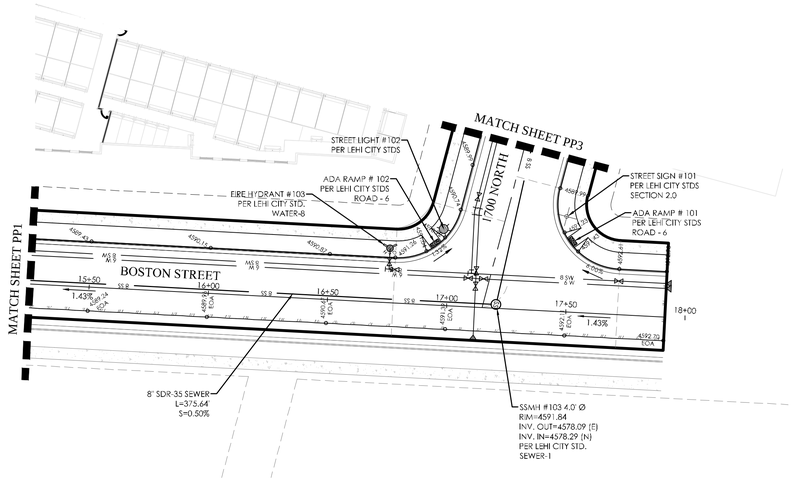
REVISION BLOCK

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

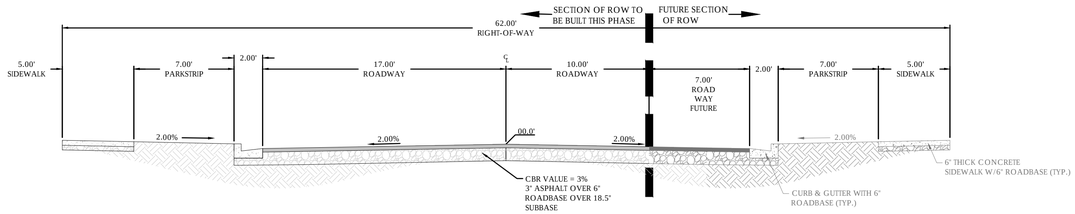
BOSTON STREET

Scale:	1"=30'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	PP1		

z:_2019\19-0401 the hub at lehi\ design\19-0401 dwg\ sheets\ PP1 - Boston Street.dwg

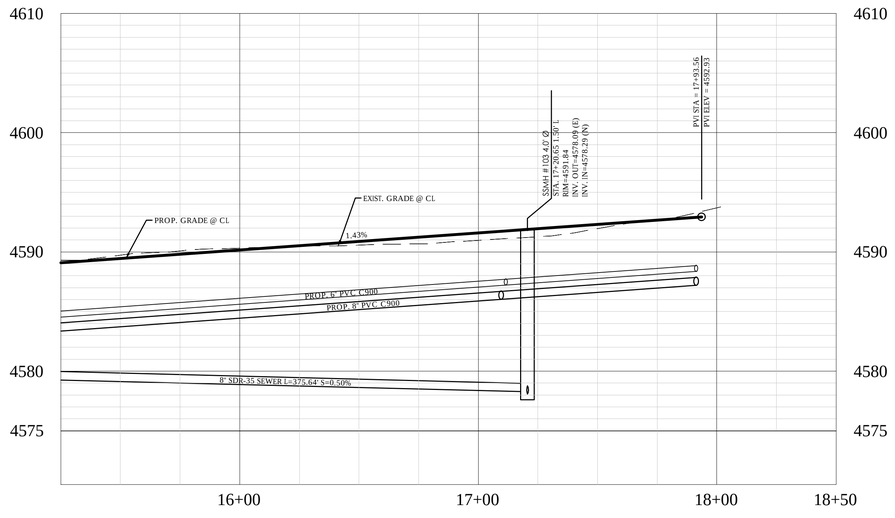


BOSTON STREET PLAN



62' PUBLIC ROAD STA. 13+81.92 TO 17+91.45

N.T.S.



BOSTON STREET PROFILE

LEGEND

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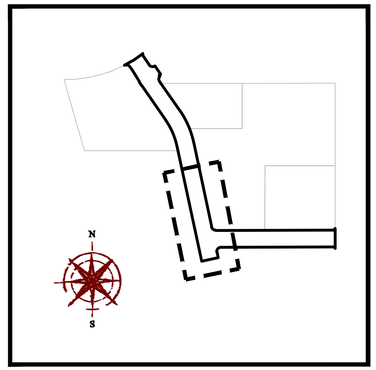
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE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



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM: NGVD 29

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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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

BOSTON STREET

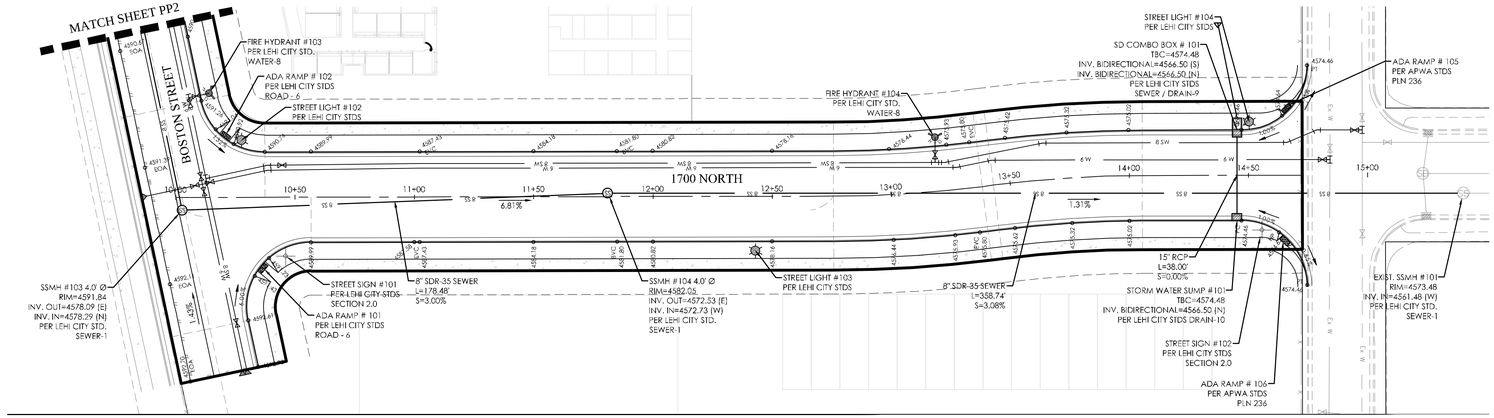
REVISION BLOCK

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

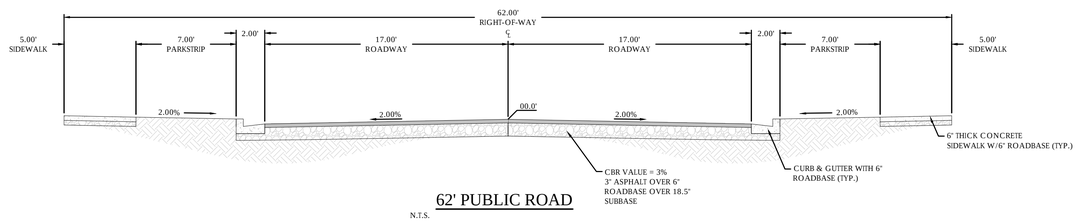
BOSTON STREET

Scale:	1"=30'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	PP2		

z:\...2019\19-0401 the hub at lehi\design\19-0401 sheets PP2 - Boston Street.dwg



1700 NORTH PLAN

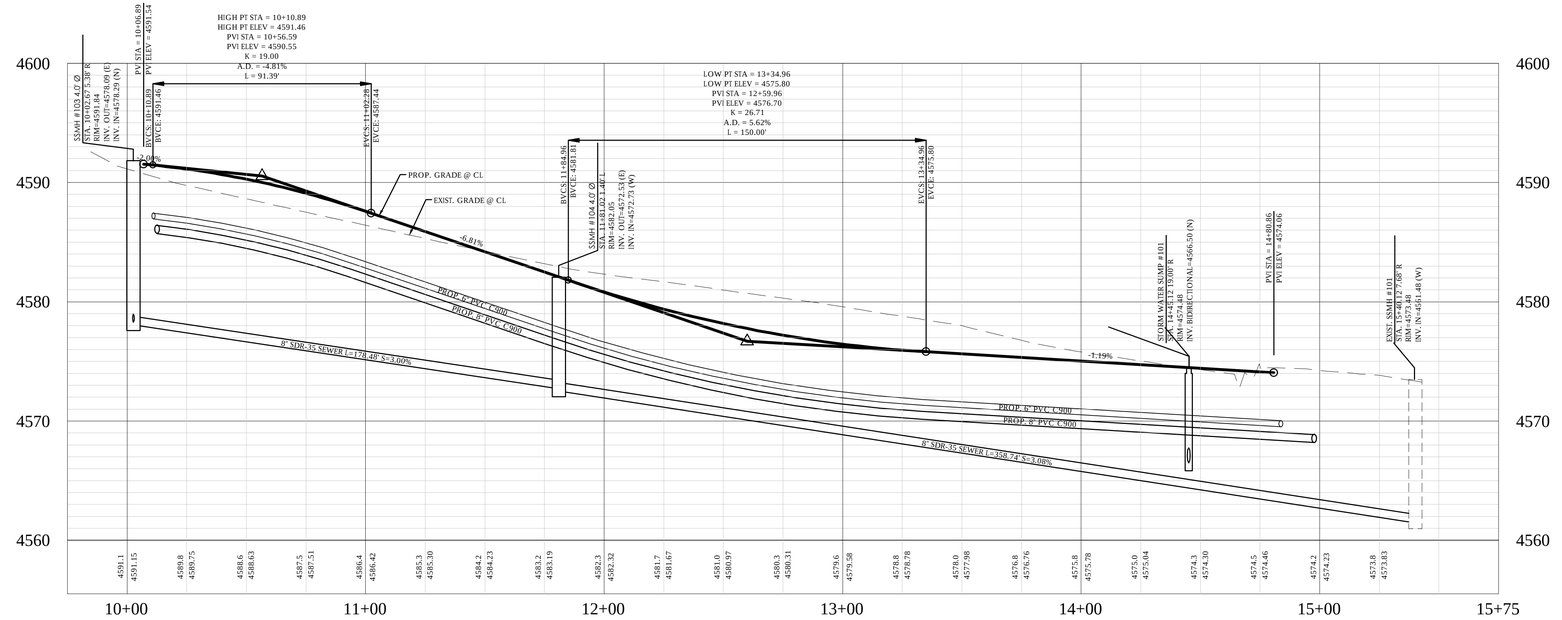


62' PUBLIC ROAD

N.T.S.

NOTE:

WHIRLYGIG MANHOLES ARE REQUIRED ON ALL ROADS WITH SLOPES GREATER THAN 5%.



1700 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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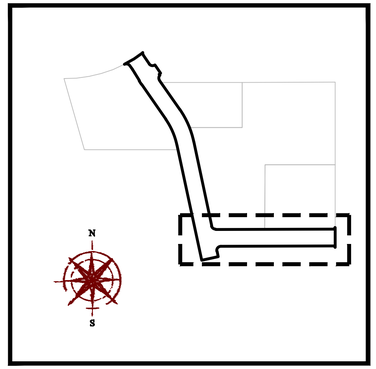

KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LICENSED PROFESSIONAL ENGINEER
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THOMAS M. ROMNEY
STATE OF UTAH

THE HUB AT LEHI

LEHI, UT

1700 NORTH

REVISION BLOCK

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

1700 NORTH

Scale:	1"=30'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	PP3		

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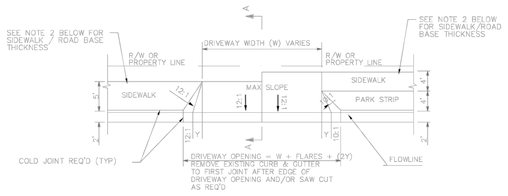
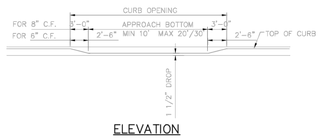
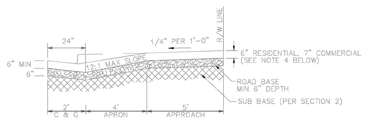


PLAN VIEW



ELEVATION



SECTION A–A

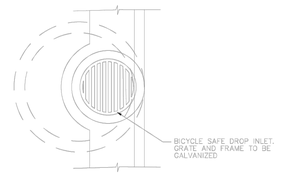
GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

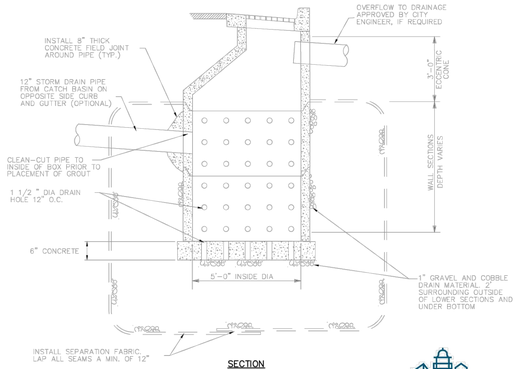
LEHI CITY

FLARED DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD–11



PLAN



SECTION

NOTE:

1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

NOTE:
NOT ALLOWED EXCEPT AS INDICATED IN DESIGN STANDARDS AND SPECIFICATIONS

LEHI CITY

STANDARD DETAIL
STORM WATER SUMP

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–10

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THE HUB AT LEHI

LEHI, UT

DETAILS

REVISION BLOCK

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

DETAILS

Scale:	1"=40'	Drawn:	MW
Date:	01/09/2020	Job #:	19-0401
Sheet:	D1		

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

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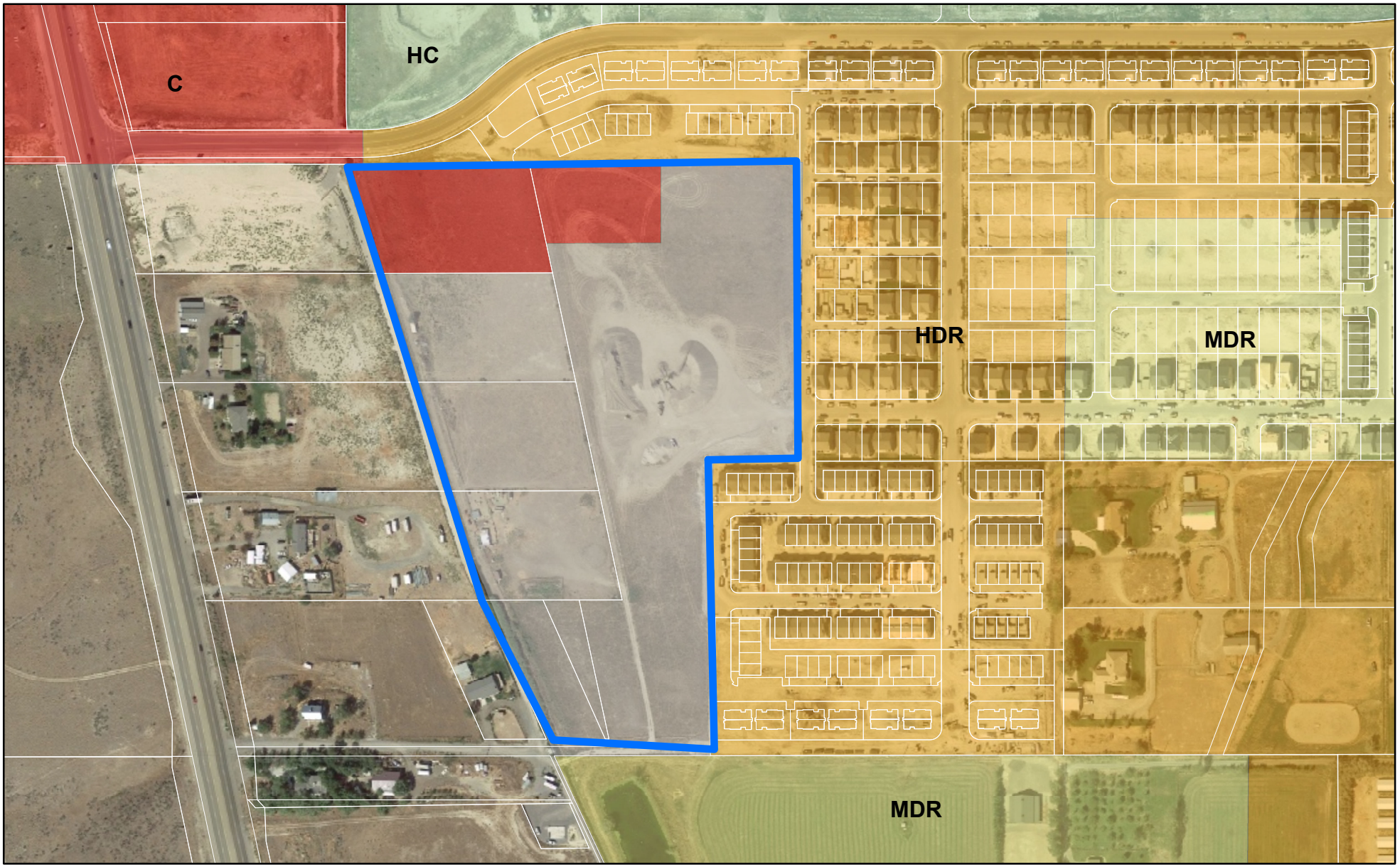
The Hub Backbone Final Subdivision

General Plan



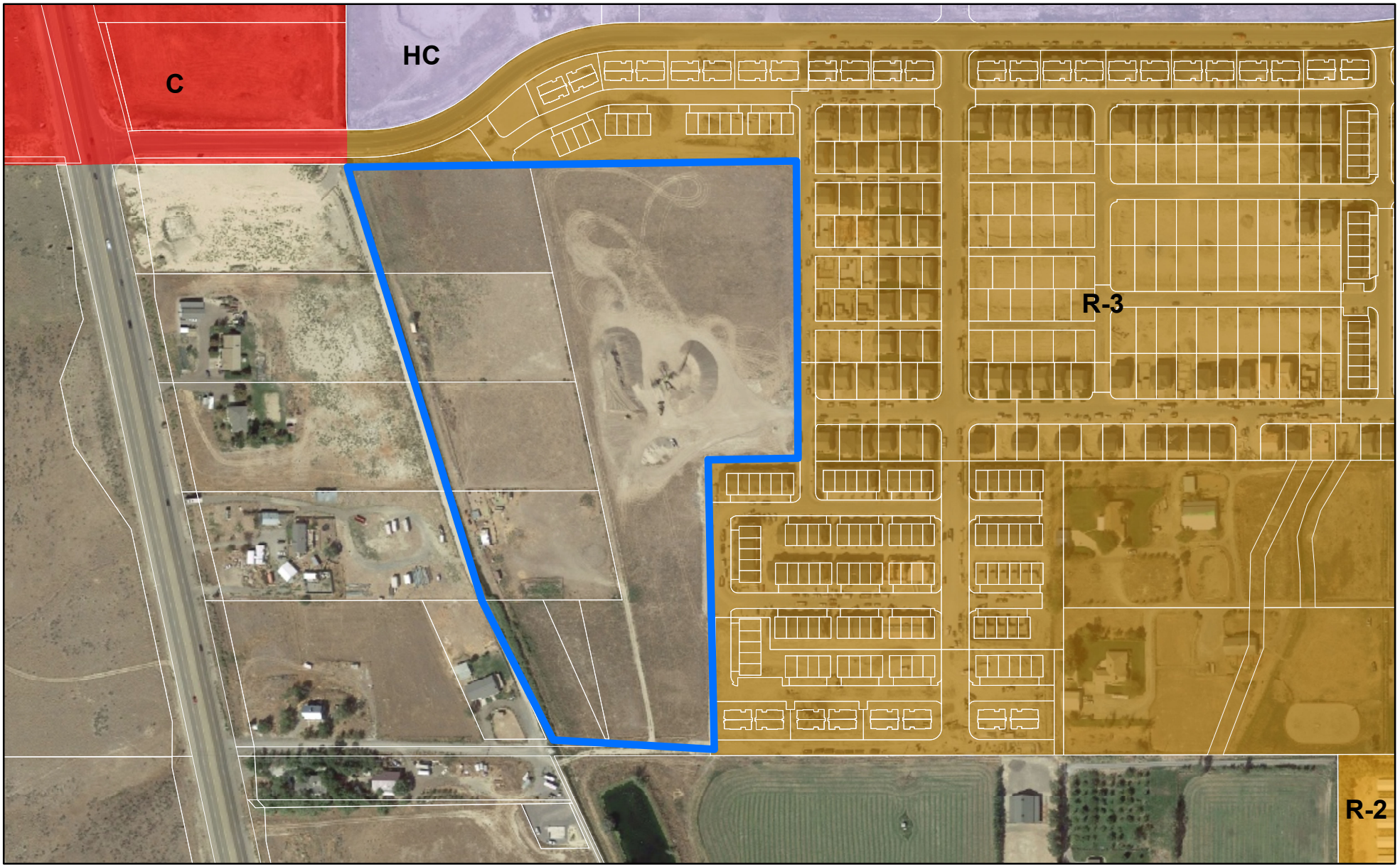
0 370 740 Feet

250

LEHI CITY

The Hub Backbone Final Subdivision

Zoning

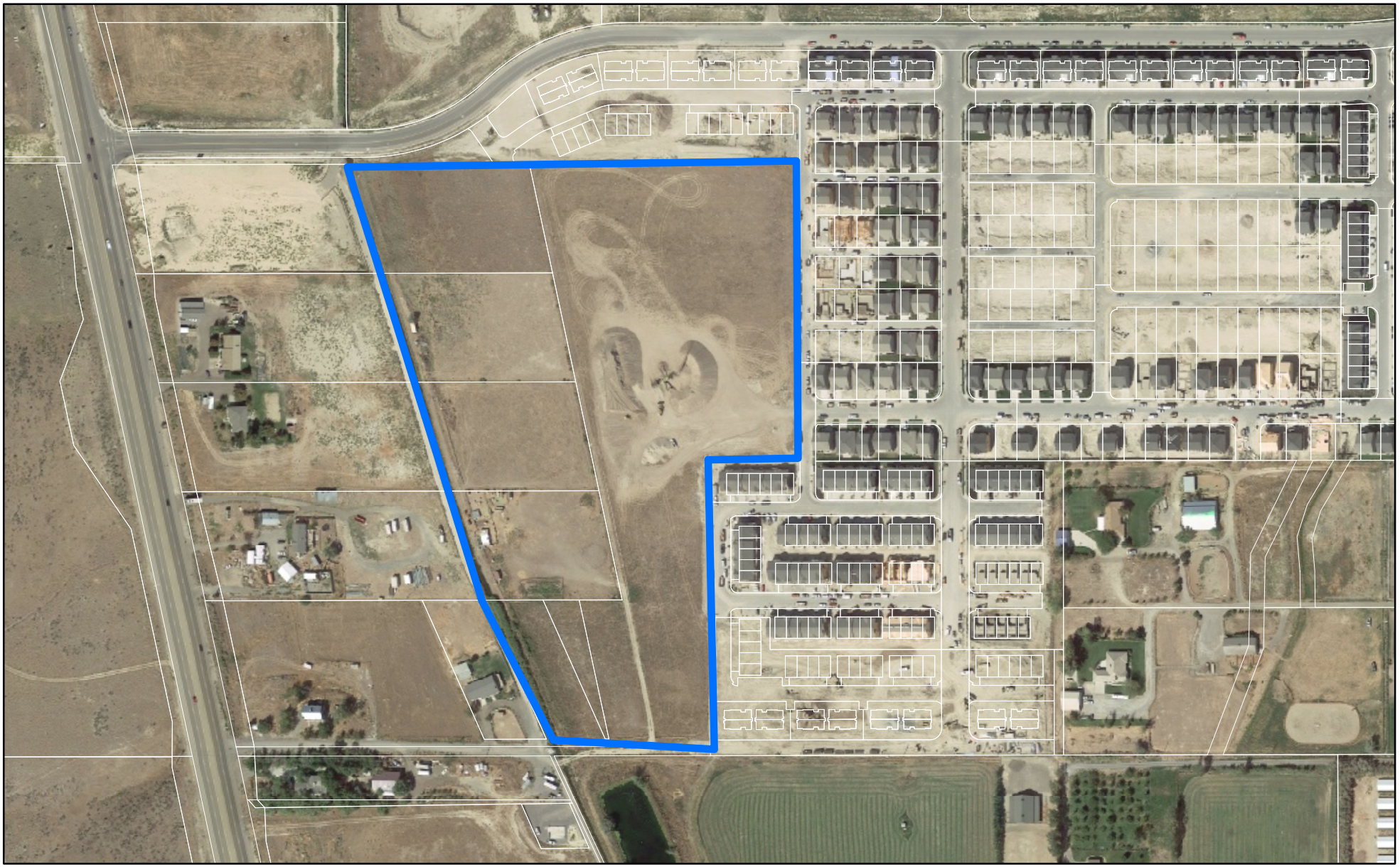


0 370 740 Feet

LEHI CITY

The Hub Backbone Final Subdivision

Aerial



0 370 740 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #05-2020, approval of the Public Facility General Plan Land Use Designation for the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East.
Petitioner: Lehi City

Suggested Action:

Attachments:
CCR Dry Creek BLA GP Designation 01.28.20.docx

Dry Creek GP Designation DRC 11.13.19.docx

Ord 07-2020.docx

Dry Creek Boundary Adjustment MYLAR.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

DRY CREEK BOUNDARY LINE ADJUSTMENT GENERAL PLAN LAND USE DESIGNATION

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed General Plan Land Use Designation		
Location	Lehi/ Highland Border near SR-92		
Acreage	Approximately 18.48 acres		
Proposed Land Use Designation	Public Facility		
Existing Land Use	Undeveloped open space		
Adjacent Zoning and Land Use	*North*	Highland	Timpanogos Highway
	South	Highland	Single Family Homes
	East	Highland	Single Family Homes
	West	Public Facility	Undeveloped Open Space
Date of DRC Review	November 13, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The City Council should consider the following factors, among others, when reviewing a General Plan amendment:

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

REPORT ANALYSIS

Lehi City requests is approval of a General Plan land use designation on property located along the Lehi and Highland border south of SR-92. Recently, Lehi City and Highland City have agreed to adjust the boundary line between them at Dry Creek. The adjustment will allow Lehi City to create a regional park utilizing the water and natural features of this area as well as a water storage facility. A boundary adjustment agreement resolution of intent went to City

Council on November 19, 2019 and was unanimously approved. Highland City has also approved a resolution for this adjustment.

Planning Staff initially proposed an Environmentally Sensitive Area (ESA) General Plan Land Use designation to preserve the natural features of this area. After receiving DRC feedback, the request was changed to a Public Facility (PF) designation. This designation will allow for the necessary facilities (i.e. parking, bathrooms, power) while still allowing for the preservation of the area.

DRC reviewed this item and only had the previously mentioned comment to change the designation from Environmentally Sensitive Area to Public Facility. This change is reflected in the proposed land use designation.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Dry Creek Boundary Line Adjustment General Plan Land Use Designation. This recommendation is based on the following findings:

1. The proposed General Plan Land Use designation will allow for the recreational use of Dry Creek while also preserving its natural features.
2. The proposed General Plan Land Use designation conforms to the goals and policies of the General Plan.
3. The proposed General Plan Land Use designation does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on December 12, 2019. The minutes and motion from this meeting are as follows:

> Brittney Harris presented information on agenda item. Lehi City and Highland City have agreed on boundary line adjustment. Lehi City Council passed a resolution of intent and Highland approved a similar resolution. DRC comments suggested change to public facility to utilize the space.
>
> Commissioner Everett asked for clarification on the acreage. Kim Struthers stated the boundary adjustment plat has the actual acreage with a little over 18 acres.
>
> Commissioner Nielsen opened public hearing to agenda item 3.11.
>
> Chris Bowerbank serves as the Chair of the Dry Creek Lake Citizen Advisory Committee. He stated this moves the boundary down the boundary of the lake. He stated he wanted to thank that City Staff as it will help things move forward from here on out. He thinks the partnership with both communities is good because crime is high in areas like this and coordination with police and fire will be beneficial. He publicly thanked staff.
>
> Commissioner Nielsen closed public hearing on agenda item 3.11.

Motion: Commissioner Everett moved to recommend approval Lehi City's request for review of the Public Facility General Plan Land Use Designation for the Dry Creek Municipal Boundary Line Adjustment with Highland City, approximately 25 acres of property located at approximately 3200 North 1800 East; including all DRC comments and findings stated in the report. Commissioner Jackson seconded.

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

Dry Creek General Plan Designation
DRC Redline Comments

Lehi City- requests review of the General Plan Land Use Designation for the Dry Creek Municipal Boundary Line Adjustment with Highland City

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/4/19
Time Start: 2:52
Time End: 2:56

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

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Environmentally Sensitive Area (ESA)

The Environmentally Sensitive Area classification is intended to protect sensitive lands that are either prone to natural hazards such as flooding and slope failure, or are otherwise unsuitable for development due to ecological constraints. The ESA designation includes areas within the 100-year flood plains of the Jordan River and Dry Creek, areas below the high water elevation of Utah Lake, and areas with slopes exceeding 30%.

Due to the characteristics of these Environmentally Sensitive Areas, development is not allowed. Where development is allowed in areas adjacent to an ESA, it should be approached with care to ensure there is no long-term loss of property or human life. Special consideration should be given to development along the Dry Creek corridor, due to flood hazards as well as the steep slopes along the creek ravine from Center Street to the Lehi/Highland boarder. New vehicular crossings of the creek should be limited. New cuts and fills for roads and building pads along the slopes of the ravine are highly discouraged. PRDs and PUDs will be encouraged to allow clustering of units on the least sensitive areas. The applicable Zoning District classification for areas identified as Environmentally Sensitive Area is A-5. However, for the purposes of calculating density applicable to ESA's, no density is applicable to any identified ESA unless the property is part of a PRD or PUD development in which case a density of 1 unit per 5 acres may be allowed at the discretion of the City. Also at the discretion of the City, lot lines may extend into ESA's.

THIS ITEM NEED ENVELOPES BEFORE SCHEDULING AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12th

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: 07-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR PUBLIC FACILITIES

WHEREAS, on JANUARY 28, 2020, following all necessary public hearings, the Lehi City Council adopted a comprehensive amendment to the Lehi City General Plan which included the 2017 Land Use Element text together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on December 12, 2019 to review and make a recommendation on the land use designation on the General Plan Map as shown on Exhibit "A", and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on January 28, 2020 pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan text and General Plan Land Use Map and desires to amend the plan to show the beforementioned area as Public Facility on the Land Use Map;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to include the new Public Facility land use designation at the location of the Dry Creek Municipal Boundary Line Adjustment more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various 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.

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 28th day of January, 2020.

ATTEST

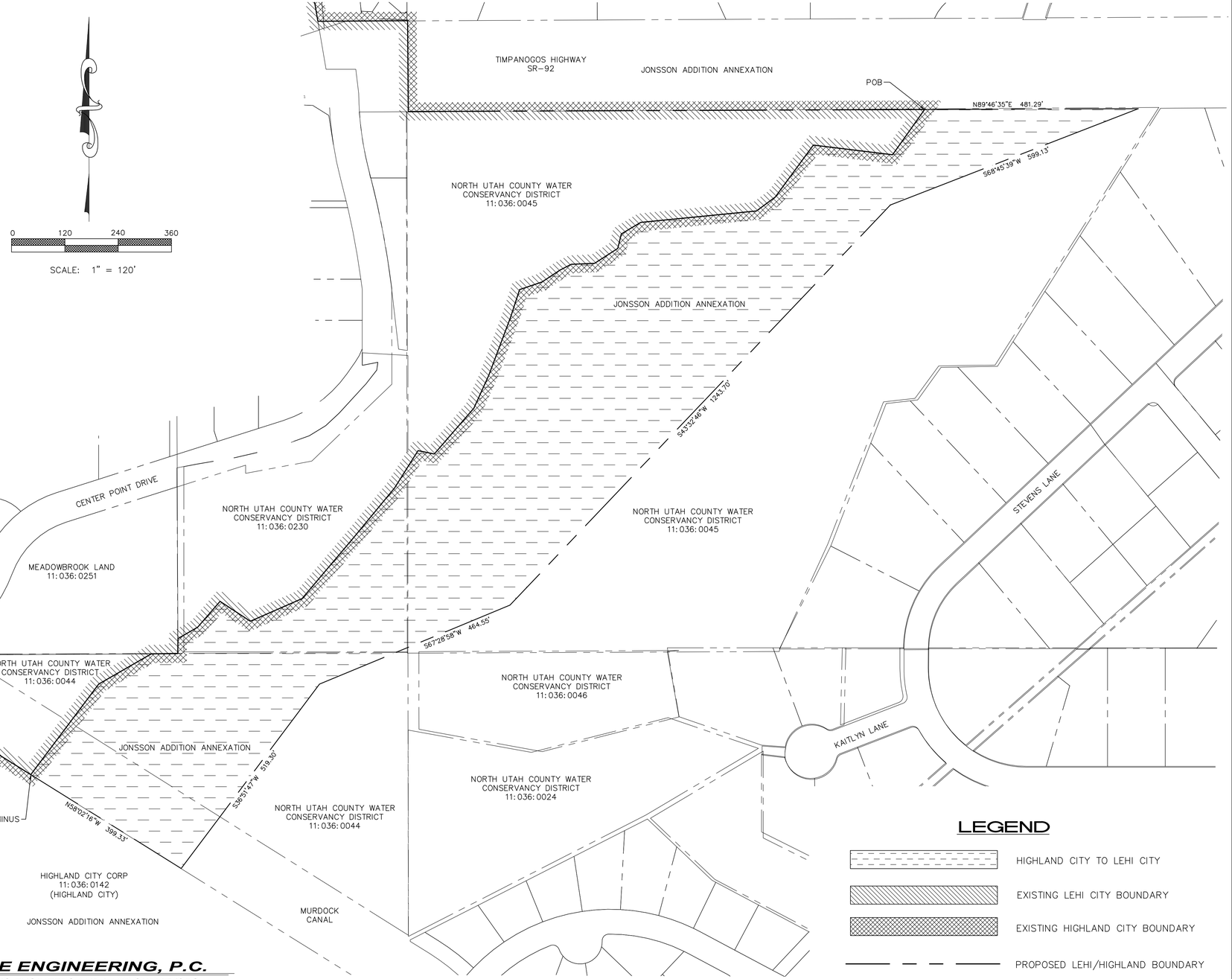
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

COMMENCING AT A THE NORTHEAST CORNER OF AREA 2 DRY CREEK LAKE ANNEXATION WHICH IS NORTH 00°01'29" EAST 1235.36 FEET ALONG THE SECTION LINE AND EAST 3810.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'35" EAST 481.29 FEET; THENCE SOUTH 68°45'39" WEST 599.13 FEET; THENCE SOUTH 43°32'46" WEST 1243.70 FEET; THENCE SOUTH 67°28'58" WEST 464.55 FEET; THENCE SOUTH 36°51'47" WEST 519.30 FEET; THENCE NORTH 58°02'16" WEST 399.33 FEET TO THE SOUTHERLY CORNER OF AREA 1 DRY CREEK LAKE ANNEXATION

DRY CREEK LAKE BOUNDARY LINE ADJUSTMENT LEHI / HIGHLAND

LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE

NARRATIVE

THIS MAP AND BOUNDARY DESCRIPTION HAS BEEN PREPARED FOR LEHI CITY AND HIGHLAND CITY UPON REQUEST TO ADJUST THE COMMON CORPORATE BOUNDARY LINE BETWEEN LEHI CITY AND HIGHLAND CITY.

LEHI / HIGHLAND BOUNDARY

COMMENCING AT A THE NORTHEAST CORNER OF AREA 2 DRY CREEK LAKE ANNEXATION WHICH IS NORTH 00°01'29" EAST 1235.36 FEET ALONG THE SECTION LINE AND EAST 3810.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'35" EAST 481.29 FEET; THENCE SOUTH 68°45'39" WEST 599.13 FEET; THENCE SOUTH 43°32'46" WEST 1243.70 FEET; THENCE SOUTH 67°28'58" WEST 464.55 FEET; THENCE SOUTH 36°51'47" WEST 519.30 FEET; THENCE NORTH 58°02'16" WEST 399.33 FEET TO THE SOUTHERLY CORNER OF AREA 1 DRY CREEK LAKE ANNEXATION

BASIS OF BEARING: NAD 83 BEARINGS AS PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY PLAT FOUND AT THE COUNTY SURVEYORS OFFICE.

ACCEPTANCE BY COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

COUNTY SURVEYOR DATE

LEHI CITY MAYOR

APPROVED THIS____DAY OF_____, 2019
AS A FINAL LOCAL ENTITY PLAT BY LEHI CITY MAYOR

LEHI CITY MAYOR DATE

HIGHLAND CITY MAYOR

APPROVED THIS____DAY OF_____, 2019
AS A FINAL LOCAL ENTITY PLAT BY HIGHLAND CITY MAYOR

HIGHLAND CITY MAYOR DATE

BOUNDARY LINE ADJUSTMENT-LOCAL ENTITY PLAT

DRY CREEK LAKE BOUNDARY LINE ADJUSTMENT LEHI / HIGHLAND

LEHI CITY / HIGHLAND CITY, UTAH COUNTY, UTAH

SCALE 1" = 120 FEET

Dry Creek Municipal Boundary Adjustment

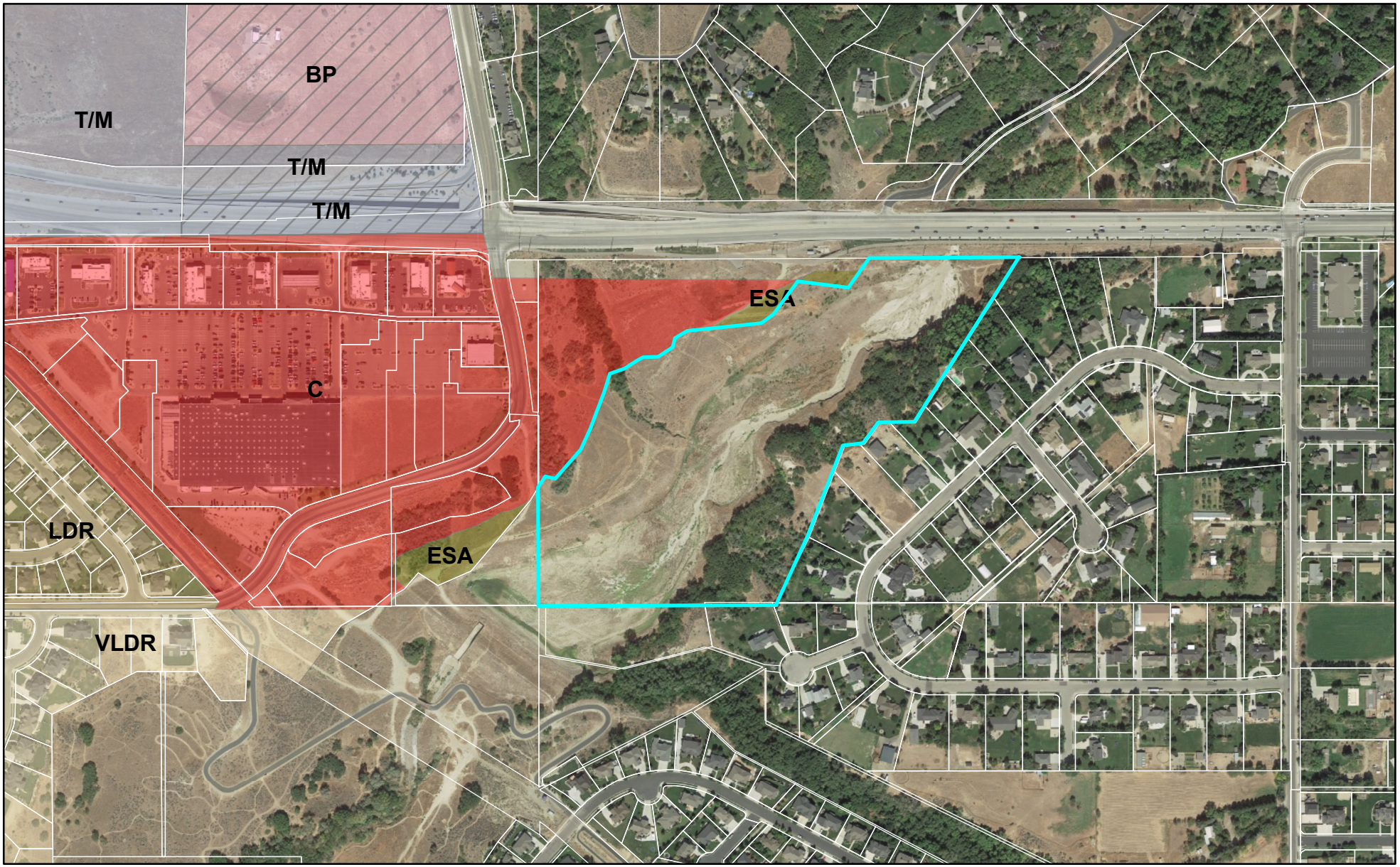
Aerial

0 580 1,160 Feet

LEHI CITY

Dry Creek Municipal Boundary Adjustment

Zoning

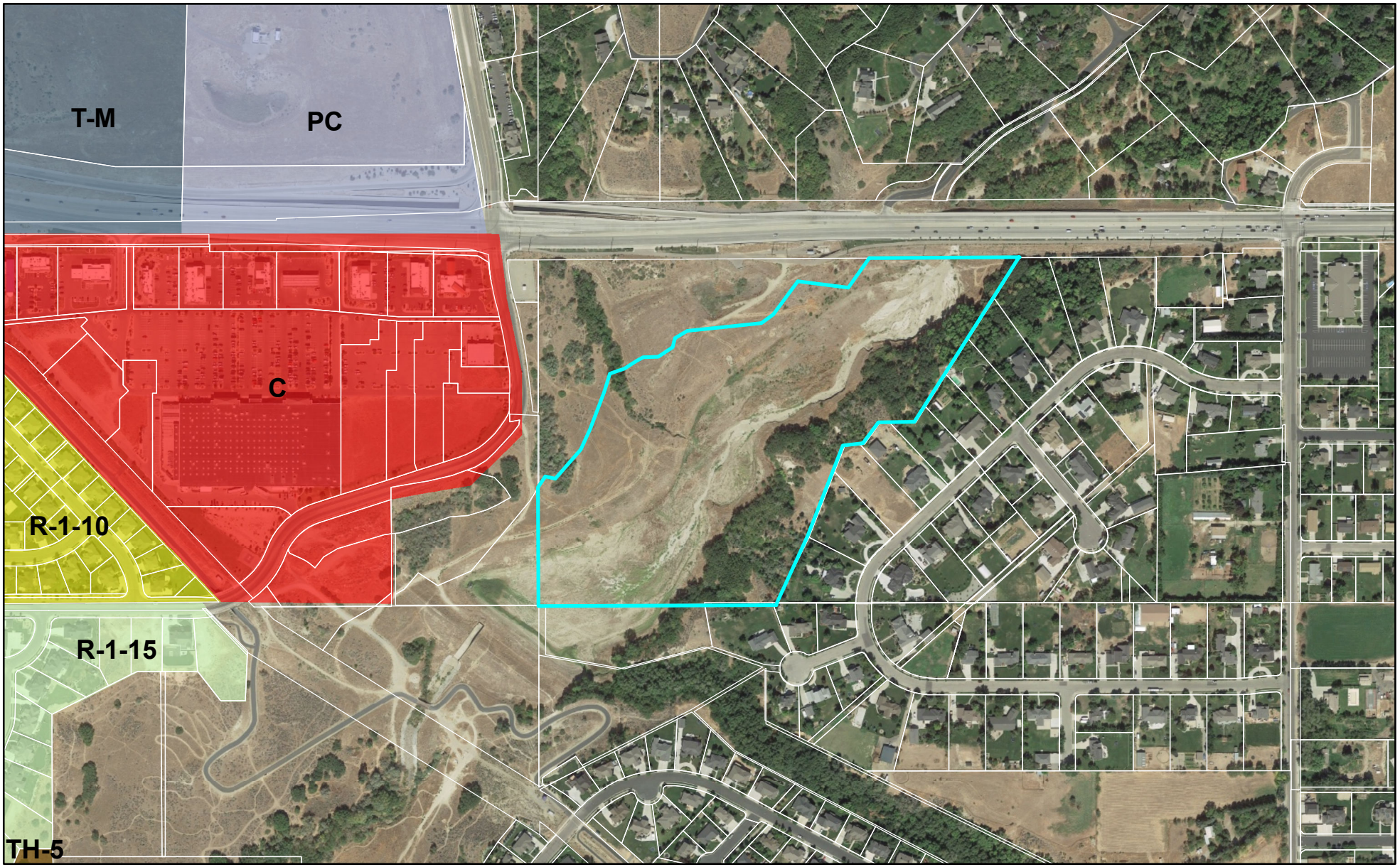


0 580 1,160 Feet

LEHI CITY

Dry Creek Municipal Boundary Adjustment

Zoning



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LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Boundary Adjustment with Highland City.
a. Public Hearing
b. Consideration of Ordinance #06-2020, approval of the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East with Public Facilities zoning.
Petitioner: Lehi City

Suggested Action:

Attachments:
CCR Dry Creek BLA Zone Designation 01.28.20.docx

Dry Creek BLA Zone Designation DRC 12.04.19.docx

Ordinance - Dry Creek Boundary Line Adjustment 01.28.20.docx

Dry Creek Boundary Adjustment MYLAR.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

DRY CREEK MUNICIPAL BOUNDARY LINE ADJUSTMENT ZONE DESIGNATION

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	January 28, 2020		
Requested Action/Purpose	Approval of a proposed zone designation		
Location	Lehi/Highland Border below SR-92		
Project Area	Approximately 18.48 acres		
Requested Zoning	Public Facility		
Requested General Plan Land Use Designation	Public Facility		
Adjacent Zoning and Land Use	*North*	Highland	Timpanogos Highway
	South	Highland	Single Family Homes
	East	Highland	Single Family Homes
	West	Public Facility	Undeveloped Open Space
Date of DRC Review	December 4, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City is requesting approval of a zone designation on property located along the Lehi and Highland border south of SR-92. Recently, Lehi City and Highland City have agreed to adjust the boundary line between them at Dry Creek. The adjustment will allow Lehi City to create a regional park utilizing the water and natural features of this area as well as a water storage facility. A boundary adjustment agreement resolution of intent went to City Council on November 19, 2019 and was unanimously approved. Highland City has also approved a resolution for this adjustment.

The requested Public Facility zone designation is going concurrently with a request for a Public Facility General

Plan Land Use designation. Both designations will allow for the site to be developed with necessary facilities (i.e. bathrooms, roads, parking lot, etc.) while still preserving the open space for recreational use and water storage.

DRC reviewed this item and left no comments.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Dry Creek Municipal Boundary Line Adjustment zone designation. This recommendation is based on the following findings:

1. The proposed zoning designation will allow for the recreational use of Dry Creek while also preserving its natural features.
2. The proposed zoning designation conforms to the goals and policies of the General Plan.
3. The proposed zoning designation does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on December 12, 2019. The minutes and motion from this meeting are as follows:

> Commissioner Nielsen opened public hearing on agenda item 3.12.
>
> Commissioner Nielsen closed public hearing on agenda item 3.12.

Motion: Commissioner Everett moved to recommend approval of Lehi City's request for Public Facility Zoning on the Dry Creek Municipal Boundary Line Adjustment with Highland City, approximately 25 acres of property located at approximately 3200 North 1800 East. Commissioner Jackson seconded.

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

Dry Creek Municipal Boundary Line Adjustment Zone Designation
DRC Redline Comments

Lehi City – requests review of the Dry Creek Boundary Line Adjustment Public Facility zoning.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/25/19
Time Start: 1:07
Time End: 1:09

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

THIS ITEM (NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 2020-__

AN ORDINANCE APPROVING THE DRY CREEK BOUNDARY LINE ADJUSTMENT AND PUBLIC FACILITY ZONE DESIGNATION

WHEREAS, the Lehi City Council has adopted a cooperative agreement between Lehi City and Highland City and a resolution of intent to adjust the boundary line with Highland at the border of the two municipalities south of SR-92, incorporating approximately 40 acres into Lehi City. This area is further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 28th day of January, 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Dry Creek Municipal Boundary Line Adjustment as more fully described on the transparent reproducible Boundary Line Adjustment Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Boundary Line Adjustment Plat is hereby annexed to Lehi City, subject to compliance with the terms and provisions of the Annexation Agreement, a copy of which is attached hereto.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the PF zoning district designation to the territory depicted on the Boundary Line Adjustment Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all provisions of the Boundary Line Adjustment Agreement which conditions precedent to the Adjustment are have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Boundary Line Adjustment Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 28th day of January, 2020.

ATTEST

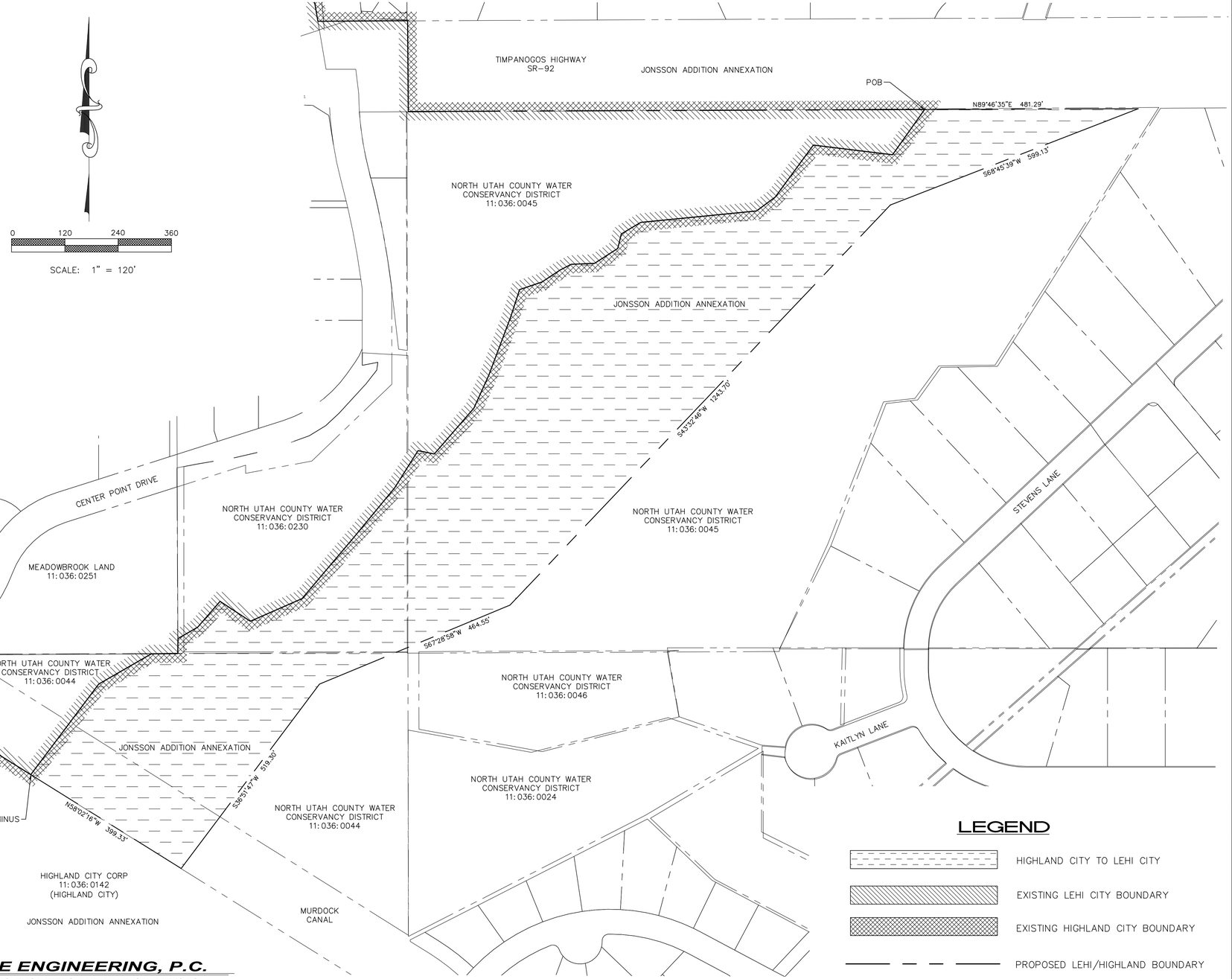
_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

COMMENCING AT A THE NORTHEAST CORNER OF AREA 2 DRY CREEK LAKE ANNEXATION WHICH IS NORTH 00°01’29” EAST 1235.36 FEET ALONG THE SECTION LINE AND EAST 3810.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46’35” EAST 481.29 FEET; THENCE SOUTH 68°45’39” WEST 599.13 FEET; THENCE SOUTH 43°32’46” WEST 1243.70 FEET; THENCE SOUTH 67°28’58” WEST 464.55 FEET; THENCE SOUTH 36°51’47” WEST 519.30 FEET; THENCE NORTH 58°02’16” WEST 399.33 FEET TO THE SOUTHERLY CORNER OF AREA 1 DRY CREEK LAKE ANNEXATION

DRY CREEK LAKE BOUNDARY LINE ADJUSTMENT LEHI / HIGHLAND

LOCATED IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE

NARRATIVE

THIS MAP AND BOUNDARY DESCRIPTION HAS BEEN PREPARED FOR LEHI CITY AND HIGHLAND CITY UPON REQUEST TO ADJUST THE COMMON CORPORATE BOUNDARY LINE BETWEEN LEHI CITY AND HIGHLAND CITY.

LEHI / HIGHLAND BOUNDARY

COMMENCING AT A THE NORTHEAST CORNER OF AREA 2 DRY CREEK LAKE ANNEXATION WHICH IS NORTH 00°01'29" EAST 1235.36 FEET ALONG THE SECTION LINE AND EAST 3810.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°46'35" EAST 481.29 FEET; THENCE SOUTH 68°45'39" WEST 599.13 FEET; THENCE SOUTH 43°32'46" WEST 1243.70 FEET; THENCE SOUTH 67°28'58" WEST 464.55 FEET; THENCE SOUTH 36°51'47" WEST 519.30 FEET; THENCE NORTH 58°02'16" WEST 399.33 FEET TO THE SOUTHERLY CORNER OF AREA 1 DRY CREEK LAKE ANNEXATION

BASIS OF BEARING: NAD 83 BEARINGS AS PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY PLAT FOUND AT THE COUNTY SURVEYORS OFFICE.

ACCEPTANCE BY COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

COUNTY SURVEYOR DATE

LEHI CITY MAYOR

APPROVED THIS____DAY OF_____, 2019
AS A FINAL LOCAL ENTITY PLAT BY LEHI CITY MAYOR

LEHI CITY MAYOR DATE

HIGHLAND CITY MAYOR

APPROVED THIS____DAY OF_____, 2019
AS A FINAL LOCAL ENTITY PLAT BY HIGHLAND CITY MAYOR

HIGHLAND CITY MAYOR DATE

BOUNDARY LINE ADJUSTMENT-LOCAL ENTITY PLAT

DRY CREEK LAKE BOUNDARY LINE ADJUSTMENT LEHI / HIGHLAND

LEHI CITY / HIGHLAND CITY, UTAH COUNTY, UTAH

SCALE 1" = 120 FEET

Dry Creek Municipal Boundary Adjustment

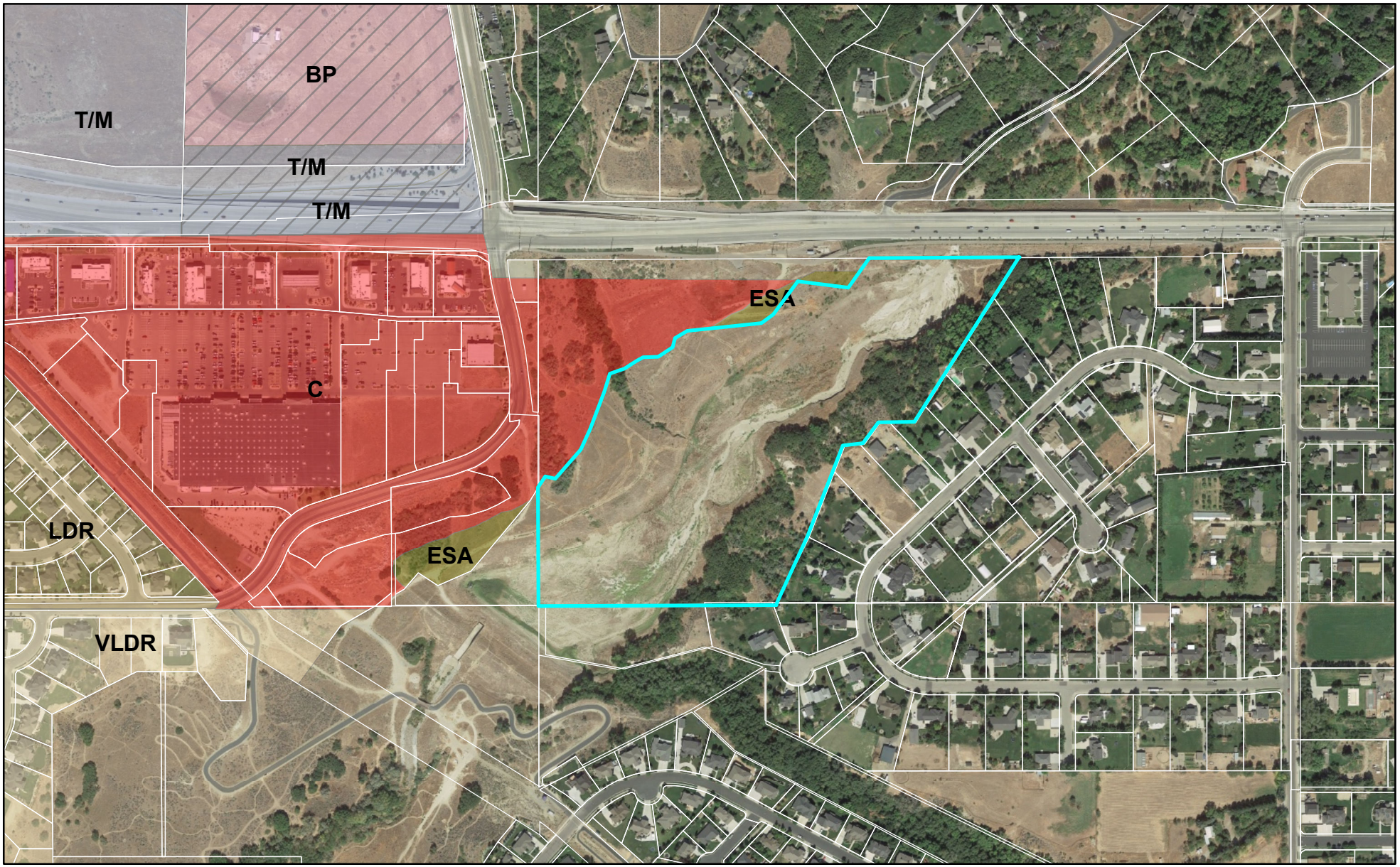
Aerial

0 580 1,160 Feet

LEHI CITY

Dry Creek Municipal Boundary Adjustment

Zoning



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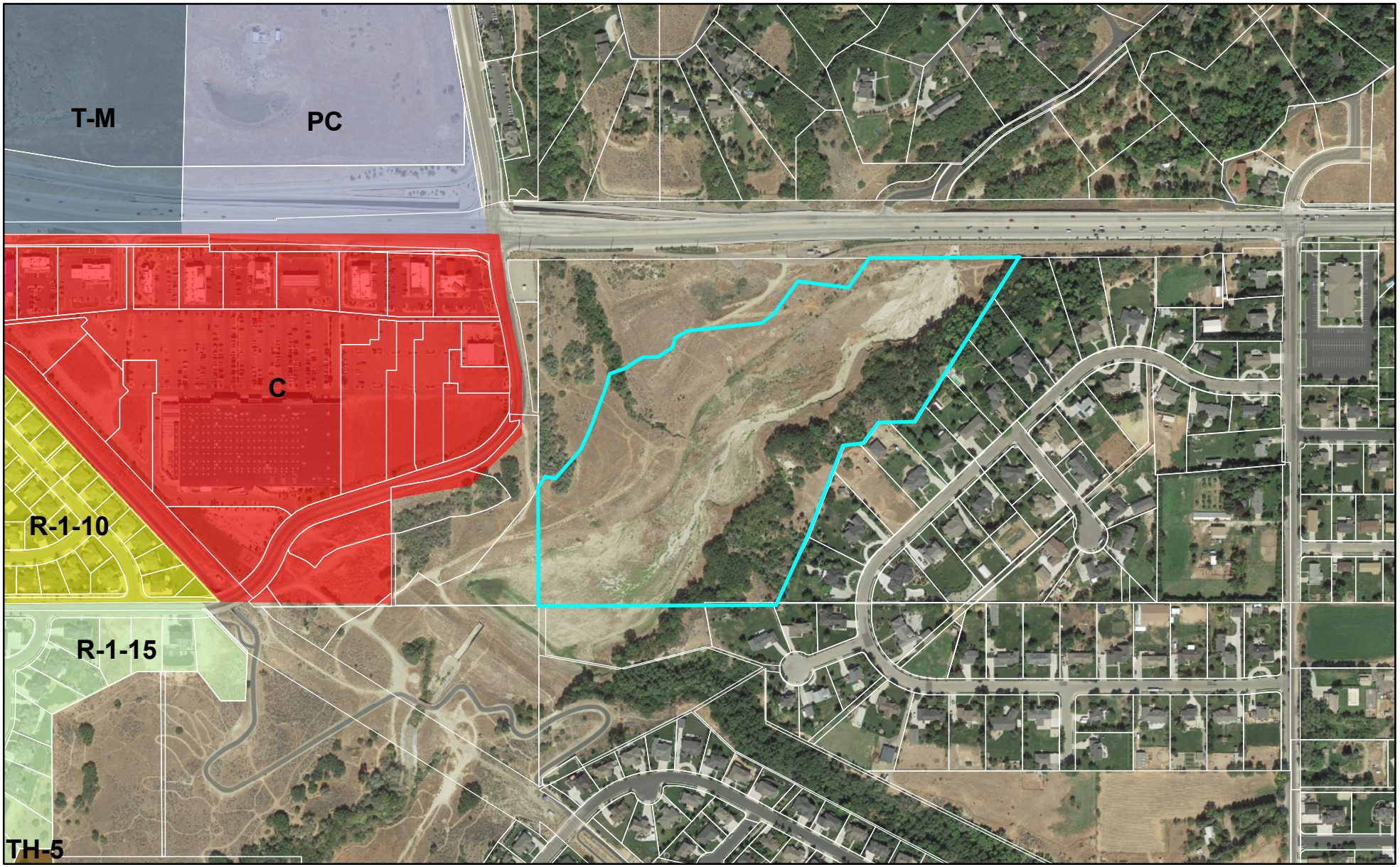
LEHI CITY

Dry Creek Municipal Boundary Adjustment

Zoning



0 580 1,160 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 28, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Resolution #2020-08, approval of a street name change in the Autumn Ridge Estates Plat A residential subdivision from “Utah Highlands Drive” to “Autumn Ridge Drive”.
Petitioner: Lehi City

Suggested Action:

Attachments:
CCR Autumn Ridge Estates Street Name Change 1.28.20.docx

Res 2020-08.doc

Autumn Ridge Street Change Area and Effected Parcels.pdf

AUTUMN RIDGE ESTATES STREET NAME CHANGE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 28, 2020
Requested Action/Purpose	Approval of a proposed street name change
Location	Utah Highlands Drive east of 3200 North and 1200 East
Assigned Planner	Brittney Harris

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 2.04 General Street Design Standards

A. The naming of streets shall be done according to the following standards:

1. New streets shall use the coordinate form of street numbering.
2. A street which is obviously a continuation of another existing street should bear the same number and name.
3. All streets that are parallel to the City's coordinate system (running east-west or north-south) shall be numbered streets. Those streets which are not parallel to the coordinate system shall be named and also have a coordinate number indicating the location.
4. Street names for new streets are established as part of the subdivision or road dedication plat approval process, with final approval by the City Council.
5. When assigning street names, vanity names (i.e. names of specific businesses or entities) shall be prohibited.
6. The City Council shall approve any changes to existing named streets. Changes to existing street names shall be reviewed by the Reviewing Departments and approved by the City Council at a public meeting. All affected property owners (whose property address would change as a result of the proposal) shall be notified of the proposed change(s) at least ten (10) days prior to the public meeting.
7. Street signs erected to show the name of a street shall also include the correct street coordinates.

HISTORY

January 25, 2006	Annexed into the City as part of the Holly View Annexation
May 9, 2006	Autumn Ridge Estates Plat A approved by City Council

REPORT ANALYSIS

The applicant requests approval of a proposed street name change from "Utah Highlands Drive" to "Autumn Ridge Drive". Currently this section of Utah Highlands Drive stubs at the southern end. This was intended to connect through to the rest of Utah Highlands Drive. However, this road now ends as a cul-de-sac with no connection to the rest of Utah Highlands Drive. In order to reduce confusion, the applicant requests that this portion of Utah Highlands Drive be changed to Autumn Ridge Drive. This name change will affect nine parcels, six of which have homes already built on them.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Autumn Ridge Estates street name change. This recommendation is based on the following findings:

1. The proposed street name change will resolve confusion with two streets with the same name that do not connect.
2. The proposed street name change is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed street name change will not have a substantial adverse effect on surrounding property.

RESOLUTION #: 2020-08

A RESOLUTION CHANGING THE NAME OF A PORTION OF THE ROADWAY FROM UTAH HIGHLANDS DRIVE TO AUTUMN RIDGE EAST OF 3200 NORTH 1200 EAST.

WHEREAS, there is a section of Utah Highlands Drive east of 1200 East that stubs at the southern end but was intended to connect through to the rest of Utah Highlands Drive; and

WHEREAS, this road now ends as a cul-de-sac with no connection to the rest of Utah Highlands Drive; and

WHEREAS, by changing the name of this portion of Utah Highlands Drive, it will help provide clarification to emergency response departments and avoid confusing addresses.

NOW, THEREFORE, be it resolved by the Municipal Council of Lehi City, Utah, that a portion of Utah Highlands Drive east of 1200 East be changed to Autumn Ridge.

Approved and Adopted by the City Council of Lehi City this 28th day of January, 2020.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

3150 N
Autumn Ridge Ct
Utah Highlands Dr