Lehi City Council Meeting
Agenda
April 27, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of Archery Range in Lehi

   2.2. Legislative Update- Chris Bleak

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

4. Administrative Report

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

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Minutes from the April 13, 2021 City Council Meeting
   041321CC1.pdf

3.2. Approve Surplus Property
Surplus List 4222021.xlsx

Regular Agenda

4. Consideration of Resolution #2021-25, approving an agreement between Lehi City and Morgan Pavement for slurry seal application services.
Petitioner: Lehi City
Res 2021-25.docx
Lehi City Slurry Contract.pdf
Lehi Slurry Bid - 2021.pdf

5. Consideration of Resolution #2021-26, approving an extension of the agreement with Quicksilver Concrete for concrete removal and replacement services.
Res 2021-26.docx
Agreement - Streets, Extension of Agreement for Concrete Removal and Replacement Services.docx
Lehi Printer_20210414_103907.pdf

6. Consideration of Final subdivision approval of Seasons Estates Plat D, a 44-lot residential subdivision located at approximately 1300 West Autumn View Drive.
Petitioner: Brent Willie
CC Staff Report Seasons Estates Plat D Final Subdivision.docx
Seasons Estates Plat D DRC 04.07.21.docx
Seasons Estates Plat D Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

7. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Archery Range in Lehi

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Legislative Update- Chris Bleak

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the April 13, 2021 City Council Meeting

Suggested Action:

Attachments:

041321CC1.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **April 13, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

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

2. Presentations and Reports

2.1 Ranked Choice Voting Presentation- Utah County Clerk's Office

Amelia Powers Gardner, Utah County Clerk, and Josh Daniels, Clerks Office, was available to answer questions about RCV. Ms. Gardner stated that they are advocates for the State's pilot program. She said it helps to engage more people and better serves the voter. It also produces the best representation. She said that candidates run on issues rather than personalities and it creates a better campaign environment.

Mr. Daniels stated that the winners are calculated using instant runoff voting. He also stated that a person's vote will count for as many opportunities as that candidate is still in the running. He explained how your choices ride through each round in an election. He said your number one vote will always count until that candidate is either elected or eliminated and then it moves to the second choice and so on. Mr. Daniels stated that in a multi seat election it's like holding three separate elections and every voter will get one vote for each round. It's possible for a voter to vote for the same person in multiple rounds if their number 1 candidate isn't elected first or isn't eliminated. Ms. Gardner stated that the courts have ruled that this is constitutional. She also said that all of their tabulation equipment is certified. She stated that all of the candidates in the two cities that used RCV liked it and they did not hold a Primary. Of all the cities considering RCV, Lehi is the only one considering holding a Primary, with the exception of Provo.

Councilor Albrecht inquired as to why the Legislature hasn't adopted it and why they passed it to cities. Ms. Gardner stated that she has found that incumbents are often hesitant to change a

system that got them elected. She also found that with other county clerks, they are hesitant to change and they don't like the unknown.

Councilor Koivisto expressed concerns about not holding a Primary because it can be too confusing for voters if they have to decide between a large number of candidates. She was also concerned that a Primary would eliminate the Mayor's race to only two people and she would like to have more options in the General Election. Ms. Gardner stated that there are more people that vote in the General election then they do in the Primary. Mr. Daniels stated that there are benefits to having a shorter election season for candidates, administration, and voters.

2.2 North Pointe Solid Waste Special Service District Discussion - Neil Schwendiman

Neil Schwendiman, District Manager, informed the Council of some potential programs that can assist residents with recycling materials and schedules. He stated that the program cost is about 34,000 per year, so that cost would need to be split by each service city. The district may also contribute to the cost. The Council expressed interest in the program and asked Mr. Schwendiman to follow up with Jason Walker, City Administrator.

2.3 Jordan River Sewer Line and Sewer Rate Discussion - Finance and Engineering

Dean Lundell, Finance Director, stated that the sewer fund is operating at a loss and they can use cash reserves for now, but expenses are outpacing revenue so he suggested that it may be time for a rate increase. He said most of the expense goes to TSSD, which is out of our control, but there are some other expenses that the city incurs as well for operations. The Council agreed to propose a 3% rate increase. Mr. Lundell stated that they will move forward with the public noticing process. Lorin Powell, City Engineer, informed the Council that the City also needs to construct the Jordan River sewer line which will cost 5 million. He noted that the system can be paid for with impact fees.

2.4 Lehi Archery Range Discussion

This item was moved to the next Council meeting.

2.5 Transit Oriented Development Presentation - Planning Department

Mike West, with the Planning Department, presented on the benefits and options for a Transit Oriented Development (TOD). He stated that traffic is getting worse and it will continue to get worse, but a TOD can lower amounts of vehicular traffic if it's designed correctly. He said that it needs to be efficient and well used to get the best benefit. Reasons that facilitate a lower amount of traffic in a TOD include pedestrian safety, easy to access transit, making it difficult for people to drive and less convenient to park. It should also have a good mix of uses. Mr. West showed videos of walkable areas in a TOD. He noted that they should be comfortable, safe, and convenient. He also showed examples of successful TODs around the country.

3. Agenda Questions

None.

4. Administrative Report

4.1 Trees along 1900 South

The Public Works Department will be removing the concrete and trees along 1900 South. Steve Marchbanks, Parks Manager, stated that the trees are nearing the end of their lifespan and they are causing issues with raising the concreate which creates liability issues. He said it would save

the city a lot of money to remove the trees now. He said that residents will be given a tree voucher to plant new trees on their property.

Trent Pippen asked to speak to the Council on this issue. He would prefer that the trees remain in place and address concerns with concrete as they appear. He encouraged the Council to come look at the trees.

Mayor Johnson stated that they will form a committee to address this issue.

5. Mayor and Council Reports

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

The Council recessed at approximately 7:15 p.m.
The meeting reconvened at approximately 7:20 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

Andrew Bybee, with Stack Real Estate, asked for the Council's permission to submit a site plan for a climbing gym in the Thanksgiving Point Area Plan. He stated that he knows all applications are on hold until the new Area Plan is approved, but this site plan would be allowed under the current plan and the new plan, so he would like to move forward. The Council will allow the application to be submitted for a climbing gym site plan after a concept of the new Area Plan has been presented to the Council.

Kristy Henshaw stated that she is a policy analyst and expressed concerns with RCV. She noted that all other County Clerks in the state are not using this method.

Ian Palmer expressed concerns with cars speeding on 200 South and would like a better solution besides just a Police presence. Mayor Johnson asked staff to work with Mr. Palmer and discuss possible solutions.

Wendy Hart expressed her concerns with RCV. She believes it's important to retain a Primary election. She also had concerns with the integrity of the election and doesn't want to trust an algorithm.

3. Consent Agenda

3.1 Approve Minutes from the March 23, 2021 meeting.
3.2 Approve Purchase Orders

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

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

4. Consideration of Resolution #2021-24, approving amendment #1 to the agreement for Dry Creek Reservoir waterfront recreation area design.

Motion: Councilor Southwick moved to approve #2021-24, approving amendment #1 to the agreement for Dry Creek Reservoir waterfront recreation area design. 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.

5. Consideration of Resolution #2021-21, adopting a Tentative Budget for the city of Lehi for Fiscal Year 2022.

Mr. Lundell explained that this is the first step in the budget process, so he'll give the Council some time to review it and ask questions. He noted the revenue growth which was not anticipated during the pandemic. He said sales tax increased by 8.8% and property tax revenue increased 7.89%.

Motion: Councilor Condie moved to approve Resolution #2021-21, adopting a Tentative Budget for the city of Lehi for Fiscal Year 2022. 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.

The meeting went into recess to conduct the Redevelopment Agency Meeting at 8:00 p.m.
The meeting reconvened at approximately 8:05 p.m.

6. Consideration of Ordinance #15-2021, approval of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land located at 2295 North Center Street.

Andrew Spencer was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #15-2021, approval of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land located at 2295 North Center Street; including all Development Review Committee Comments 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.

7. Consideration of Preliminary subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.

Fred Clark was representing the owner.

Clint Harris lives next door and expressed concerns with the temporary turnaround and a fence between his agriculture property. Mr. Struthers stated that the developer will need to install a no climb fence and the owner will need to provide a turn around on their own property.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South; including all Development Review Committee Comments 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.

8. Consideration of Preliminary subdivision approval for Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West; including all Development Review Committee Comments 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.

9. Consideration of Preliminary subdivision approval for the Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South.

Arive Homes was the applicant.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South; including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

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

10. Consideration of Ordinance #16-2021, approval of a Development Code amendment to Chapter 12 including additional considerations for trails.

Motion: Councilor Hancock moved to approve Ordinance #16-2021, approval of a Development Code amendment to Chapter 12 including additional considerations for trails; including all Development Review Committee Comments 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.

11. Consideration of Ordinance #17-2021, a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the connectivity indices.

Motion: Councilor Southwick moved to approve Ordinance #17-2021, a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the connectivity indices; including all Development Review Committee Comments 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.

12. Consideration of Resolution #2021-20, a resolution to notify the Utah County Commission of the City of Lehi's intent to submit an Opinion Question to Lehi residents regarding whether Lehi should impose a citywide tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in Lehi.

Motion: Councilor Condie moved to approve Resolution #2021-20, a resolution to notify the Utah County Commission of the City of Lehi's intent to submit an Opinion Question to Lehi residents regarding whether Lehi should impose a citywide tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in Lehi. 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.

13. Consideration of Resolution #2021-22, approval of an agreement with Instrument Control Company for the Ashton Substation building.

Motion: Councilor Condie moved to approve Resolution #2021-22, approval of an agreement with Instrument Control Company for the Ashton Substation building. 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.

14. Consideration at Resolution #2021-19, a resolution directing Lehi City Administration to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the Municipal Alternate Voting Methods Pilot Project.

Mayor Johnson clarified that they are already in the program, so if they want to opt out, then this will need to be approved.

Cameron Boyle, Assistant City Administrator, presented on ways that the Administration can get information about the candidates to the residents if a Primary is not held. Councilor Condie wanted to ensure that it's fair for all candidates. Mr. Boyle stated that they will treat everyone the same. It was suggested that the open houses be determined before the declaration of candidacy. Councilor Koivisto would like to see non-incumbent candidates take advantage of the summer events to campaign, but not holding a Primary changes that. Councilor Koivisto stated that she had to spend more money on her campaign because she didn't get to participate in events that the incumbents did. Councilor Condie stated that he believes there's a false narrative that the incumbents have a huge advantage. A non-incumbent must work hard to get themselves known, but it doesn't have to be about money. Councilor Albrecht stated that the downside of being an incumbent it that you have a track record that can be scrutinized. Councilor Koivisto stated that if they were to go with RCV then the money saved from not holding a Primary should be spent creating an advantageous and fair campaign for all candidates. Councilor Hancock stated that RCV should be decided on its merits and not because it favors or disfavors incumbents.

The meeting recessed at approximately 9:20 p.m.
The meeting reconvened at approximately 9:25 p.m.

Mayor Johnson asked for public comments.

Michelle Stallings stated that it would be difficult for voters to get to know the candidates without holding a Primary election. She said that the current voting system gives equal voting power to each voter, if it changes then a portion of voters will get one vote for two open seats. Mrs. Stallings also questioned the constitutionality of RCV in a multi seat election.

Wayne Woodfield stated that he wants to explain the reasons why RCV is beneficial. He said a candidate doesn't want to ostracize voters because they want 2nd and 3rd place votes too, so the campaign is more civil. It encourages sincere voting. In traditional City Council elections there's a big problem with bullet voting, which is when someone only votes for 1 person when they could vote for 2 or 3. If you vote for more people, then you harm your first choice. RCV eliminates that flaw. RCV also eliminates vote splitting with candidates that have similar ideologies.

Councilor Albrecht stated that there are concerns with trusting an algorithm. Mr. Condie stated that the algorithm for calculating the results is not complicated and that there should be a second verification software in place.

Councilor Albrecht stated that she wants to be innovative and is willing to give it shot as long as the city can choose to opt out of the program in the future.

Ms. Stallings stated that it's not fair to some voters because it's possible that only one of their votes will count.

Councilor Condie stated that the way he has seen it work and the way it was explained to him for a multi seat race is that you have to look at it as 2 different elections (for 2 open at-large seats), so every voter will get a vote counted in each election.

Councilor Koivisto expressed concern that the outcome would be different in each voting method.

Mr. Woodfield stated that there would be different winners with different methods. That's the point of using a different method. He said there are flaws to both voting methods, but RCV allows for better representation on the issues.

Motion: Councilor Koivisto moved to approve Resolution #2021-19, a resolution directing Lehi City Administration to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the Municipal Alternate Voting Methods Pilot Project.

Motion failed due to lack of a second.

Motion: Councilor Condie moved to deny Resolution #2021-19, a resolution directing Lehi City Administration to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the Municipal Alternate Voting Methods Pilot Project. Councilor Hancock seconded 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.

15. Consideration of Resolution #2021-23, a resolution directing Lehi City Administration to conduct a Primary Election using Instant Runoff Voting.

Councilor Hancock stated that he felt it was now okay to move forward without a Primary. He said that even though there was a large number of people that filed two years ago, it was clear to him there only a few that were serious and that understood the issues. He also said that implementing the elections communications plan that Mr. Boyle suggested eliminates the need for a Primary.

Councilor Koivisto stated that she believes not holding a Primary will favors the incumbents. She felt that a Primary was good in order to narrow the choices of candidates for the General election.

Councilor Albrecht stated that a lot of choices can muddy the waters. She was concerned with the cost; however, she doesn't want to change everything all at once, so she would be in favor of a Primary.

Councilor Condie stated that if they do RCV, then they should be all in and that includes not holding a Primary.

Motion: Councilor Koivisto moved to approve Resolution #2021-23, a resolution directing Lehi City Administration to conduct a Primary Election using Instant Runoff Voting. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, No; Councilor Southwick, No; Councilor Hancock, No; and Councilor Koivisto, Yes. The motion failed 2-3.

Motion: Councilor Hancock moved to deny Resolution #2021-23, a resolution directing Lehi City Administration to conduct a Primary Election using Instant Runoff Voting. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-2

16. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:32 p.m.

Approved: April 27, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Surplus Property

Suggested Action:

Attachments:

Surplus List 4222021.xlsx

Ambo 03	2003	Ford	F-350 (Wheeled Coach)	1FDWF36F73EB03652	84956 EX
AMBO 10	2010	Ford	F-450 (Wheeled Coach)	1FDAF4HR9AEA60145	202447 EX
E-29-2	2008	Ford	F350 (Utility)	1FDWF37R08ED75461	203809 EX
I-6-2	2006	Chevrolet	Colorado	1GCDT196068241167	76398EX
I-13-2	2008	Chevrolet	Colorado	1GCDT19E888164901	39184 EX
P-60-3	2004	Chevrolet	Impala	2G1WH55K149208337	209 WWW
P-84-3	2008	Chevrolet	Trailblazer	1GNET13M882121075	815 UVY
P-105-3	2012	Ford	Explorer	1FMHK8B86CGA37141	C80 2EV
P-108-3	2012	Dodge	Charger	2C3CDXAT7CH280166	207932 EX
P-109-3	2013	Dodge	Charger	2C3CDXAT5DH521983	512702 EX
P-110-3	2013	Dodge	Charger	2C3CDXAT7DH521984	512703 EX
P-111-3	2013	Dodge	Charger	2C3CDXAT9DH521985	512704 EX
P-119-3	2014	Dodge	Charger	2C3CDXAT9EH243624	210277 EX
P-114-3	2013	Dodge	Charger	2C3CDXAT8DH545470	512715 EX
P-115-3	2013	Dodge	Charger	2C3CDXAT5DH593363	512730 EX
PA-122	2011	Toro	Grandstand	311000550	
PA-144	2013	Toro	Sweeper	314000148	
PA-T11	2009	ECHO	Bearcat	5VJAA00129W001747	
S-5-4	1995	International	4900	1HTSDAAN5SH603630	53002 EX
S-23-3	2008	American Lafrance	Johnston Condor	5SXAAMDT58RZ66888	204373EX
S-96	2003	Sullair	Compressor	004-140665	
S-103		Case	580 Super N	JJGN58SNHEC706330	
Engine93	1993	Spartian	Spartian	4S7PT9S07NC007166	21861 EX
Ladder99	1999	Spartian	Ladder	4S7AV9197XC032409	62623 EX

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-25, approving an agreement between Lehi City and Morgan Pavement for slurry seal application services.

Suggested Action:

Attachments:

Res 2021-25.docx

Lehi City Slurry Contract.pdf

Lehi Slurry Bid - 2021.pdf

LEHI CITY

RESOLUTION NO. 2021-25

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH MORGAN PAVEMENT FOR SLURRY SEAL APPLICATION SERVICES

WHEREAS**,** Lehi City ("City") needs to contract for slurry seal application to various city streets;

WHEREAS, the City issued RFP 2021-01 to identify firms and companies who would best serve the needs of the City to perform such work;

WHEREAS, based on Morgan Pavement's submission, the City selected and now desires to contract with Morgan Pavement to perform the work as specified in the RFP;

WHEREAS, on April 27, 2021, the Lehi City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

1. The Agreement between Lehi City and Morgan Pavement 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 27th day of April, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR SLURRY SEAL APPLICATION TO STREETS

THIS AGREEMENT is made and entered into this 22 day of April, 2021 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Morgan Pavement, P.O. Box 190, Clearfield, UT 84089 ("Contractor").

WHEREAS, City desires to contract for slurry seal application to various streets; and

WHEREAS, City let Request for Proposals 2021-01 (RFP) to identify firms and companies which would best serve the needs of the City to perform such services; and

WHEREAS, Contractor submitted their proposal and the City desires to contract with them to perform the work specified in the RFP and associated Contract Documents.

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement**. City hereby hires Contractor and Contractor agrees to be bound to the City to apply slurry seal to various streets. Such services shall be provided per the Lehi City Slurry Seal Request for Proposal 2021-01 (RFP) attached hereto as Exhibit A, and Contractor's Bid Summary Sheet attached hereto as Exhibit B, all of which are referred to as the "Contract Documents" and by this reference made a part hereof. Specifically, these documents require the application of two million three hundred thousand (2,300,000) square feet of Type 2 slurry seal with CQS emulsion to certain residential streets.

2. **Term**. This Agreement shall begin on June 1, 2021 and shall be completed by September 1, 2020.

3. **Payment**. City shall pay Contractor an amount not to exceed Two Hundred Eight-Five Thousand Two Hundred Dollars ($285,200.00) in incremental installments following work completion milestones as invoiced by Contractor, with the full amount being paid upon satisfactory completion of all the work.

4. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like. However, should City need to have the 2.3 million square feet exceeded by a small number such as to apply slurry to an additional parking lot, Contractor agrees to charge City $.124/sq.ft. for any such excess application, which is the same rate as the basis for this Agreement.

5. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

   6.1 Prior to terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate, and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

   6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

   6.3 Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

   6.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

7. **Taxes.**

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

7.2 The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

8. **Indemnification and Insurance.**

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related

to the actions of the City with respect to the subject matter of this Agreement.

8.3 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $1,000,000 per occurrence, $2,000,000 general aggregate, and $5,000,000 umbrella liability.

8.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

8.6 Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Service has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

10. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of

this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

11. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

12. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

13. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

14. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

15. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

16. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

17. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

18. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

19. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

"CONTRACTOR"
MORGAN PAVEMENT

By:_____
It: ESTIMATOR

Ashley Needham

ASHLEY LYNN NEEDHAM
Notary Public, State of Utah
Commission # 705855
My Commission Expires On
April 18, 2023

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

Lehi City Slurry Seal Project

Ty Carter
Sales/Estimator
801-721-8399
Morgan Pavement

April 1, 2021

Todd King
Pavement Manager
Lehi City Corporation
153 North 100 East
Lehi, UT 84043

Dear Mr. King,

Please find the enclosed proposal for the Lehi City Slurry Seal project, to be completed in the summer of 2021.

The proposal outlines the pricing, planning, personnel, and qualifications for Morgan Pavement to complete the project by the guidelines set forth by Lehi City.

Morgan Pavement has been in the maintenance industry for over 30 years. We have had many opportunities to work with cities and communities, among other entities, to perform their asphalt and road maintenance. We have the capability to perform the guidelines with efficiency and integrity while reducing the impact of road maintenance on the residents or businesses within the community. It is our hope to continue the relationship with Lehi City and complete this project.

Sincerely,

Ty Carter

Project Team

Project Manager
Kurtis Fisher
Responsibilities: Mapping, Notifications coordination, Communication with City
Qualification: Worked in the asphalt maintenance industry for over 15 years

Superintendent
Mario Ramirez
Responsibilities: Ordering of Materials, Delivery of materials to staging site, Quality Of Materials, Efficiencies Over Crew Members, Problem Solving and Resolution
Qualifications: Worked in asphalt maintenance for 15 years. Has experience and has excelled in crack seal, slurry seal, seal coat, and mastic seal

Foreman
Jose Angulo
Responsibilities: manage and direct slurry cleaning and application crew, efficiencies, quality of workmanship
Qualifications: foreman of slurry crew for 7 years and has completed many city contracts

Estimator
Ty Carter
Responsibilities: Support to maintenance team, Billing, Collection, Communication With Lehi City, Bid Submittal
Qualifications: 6 years industry experience, worked with many city and custom contracts

References and Qualifications

1. Sandy City Public Works
   8775 S 700 W
   2018 Crack Seal and Slurry Seal Project
   Dave Marble, Engineering Inspector
   801-835-1114
   Bid Amount: $773,253.00
   Start Date: 5/18/2018
   Completion Date: 7/10/2018

2. Park City
   1053 Iron Horse Dr
   Park City, UT
   2019 Street Preservation Project
   Troy Dayley
   435-615-5637
   Bid Amount: $102,519
   Start Date: 7/10/2019
   Completion Date: 7/20/2019

3. Lehi City
   560 West Glen Carter Drive
   Lehi, UT
   2020 Slurry and Micro Projecy
   Todd King, Pavement Manager
   801-836-0725
   Bid Amount: $341,000
   Start Date: June 2020
   Completion Date: September 2020

4. Draper City
   1020 Pioneer Road
   Draper, UT
   2018 Pavement Maintenance
   Todd Hammond, Engineer
   801-576-6336
   Bid Amount: $887,075
   Start Date: 6/1/2018
   Completion Date: 8/15/2018

TIMELINE

Upon awarded contract, Morgan Pavement could start Slurry Sealing as soon as Lehi City would allow. Morgan Pavement has already crack sealed the streets that will be slurried, so we are very familiar with traffic control and city garbage dates. It will take Morgan Pavement approximately 10 days to complete the project based on the bidding requirements of placing a minimum of 300,000 square feet per day. However, if there are certain areas that prohibit these production rates then a discussion would be had with Lehi and adjustments would be made at that time. Morgan Pavement will also follow the direction set forth by the city for residential notices and ensure they are posted within the time frame and guidelines of Lehi City.

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015

Phone: (801) 544-5947
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	LEHI CITY	**Contact:**	Todd King
Address:	560 WEST GLEN CARTER DRIVE	**Phone:**	(801) 836-1106
	LEHI, UT 84043	**Fax:**	(801) 768-4744
Project Name:	2021 Lehi City - Slurry Seal	**Bid Number:**	
Project Location:	Various Locations, Lehi, UT	**Bid Date:**	3/25/2021

Item Description	Estimated Quantity	Unit	Total Price
Slurry Seal Type II · Clean Entire Surface Free Of Dirt And Debris · Apply 1 Course Of Type II Slurry Seal	2,300,000.00	SF	$285,200.00

Total Bid Price: $285,200.00

Notes:

- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Pavement will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Morgan Pavement assumes no risk or liability of undisclosed or unforseen conditions of the project site, including but not limited to hazardous waste, unstable or saturated subgrade, underground utilities, water table issues.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Morgan Pavement will not guarantee drainage on grades with 1% or less slope or on overlays.
- Both Parties agree that Morgan Pavement is not liable for any damage of underground piping, wiring, conduit which are not visible to crews on the property that could not be located by utility locator service. (i.e. blue stakes)
- Price is valid for 30 days from date of proposal
- Due to the volatility of the oil industry, this bid may fluctuate with oil prices. Therefore this may adjust with any increase in oil/material prices.
- Morgan Pavement reserves the right to use a sub-contractor on any scope of work.

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days following the due date. In the event it becomes necessary for Morgan Pavement to file suit to collect any money due, hereunder or for breach thereof, the owner agrees to pay in addition to the amount due, all costs of enforcement including reasonable attorney fees. In the event of dispute between Morgan Pavement and Buyer, the parties agree to arbitration through the American Arbitration Association.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Morgan Pavement** **Authorized Signature:** _____ **Estimator:** TY CARTER (801) 721-8399 tcarter@morganpavement.com

Financial Report

Past 3 Fiscal Years

A. Number Of Personnel:

2020: 188
2019: 168
2018: 186

B. **Number Of Clients:**

Morgan Pavement has been able to serve on average 500 customers (per year) over the past three years. These customers are a combination of residential properties, property managers, commercial properties, national contractors, general contractors, school districts, cities/municipal, religious institutions, etc. Below is a list of the top customers we performed worked for over the past 3 years.

1. Church Of Jesus Christ Of Latter Day Saints
2. Draper City
3. Canyon Pipeline
4. Jordan Construction
5. Sandy City
6. Washington City
7. Layton City
8. Clearfield City
9. Utah DFCM
10. Alpine School District

C. Annual Sales: (Combined Companies)

2020: $45,147,031
2019: $39,435,726
2018: $32,616,243
NOTE: A full detailed financial report is available upon awarded contract.

BID FORM: SIGNATURE OF RESPONDENT

By submitting a proposal pursuant to this RFP, each proponent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*. ("GRAMA"), as the same may be amended from time to time. If a proponent desires to have specific information contained in its proposal protected from public disclosure, the proponent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA. As a general rule, RFP pricing shall not be considered protected or private information.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Slurry Seal RFP (RFP No. 2021-01). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFP deadline, as indicated on the cover page.

Company MORGAN PAVEMENT

By TY CARTER

Title SALES

Signature TY

Address 625 S. MAIN STREET

Phone 801-721-8399

Email TCarter@MORGANPAVEMENT.COM

Date 4/1/2021

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-26, approving an extension of the agreement with Quicksilver Concrete for concrete removal and replacement services.

Suggested Action:

Attachments:

Res 2021-26.docx

Agreement - Streets, Extension of Agreement for Concrete Removal and Replacement Services.docx

Lehi Printer_20210414_103907.pdf

LEHI CITY

RESOLUTION NO. 2021-26

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN EXTENSION TO THE 2019 CONCRETE REMOVAL AND REPLACEMENT SERVICES AGREEMENT WITH QUICKSILVER CONCRETE, INC.

WHEREAS, City and Quicksilver Concrete, Inc. ("Quicksilver") entered into an Agreement for Concrete Removal and Replacement Services (hereinafter "Agreement") dated June 12, 2019; and

WHEREAS, the Agreement was for a period of twelve months but could be extended by mutual agreement of both parties for four (4) additional one-year terms, provided the City determined, in its discretion, that Quicksilver had adequately performed during the previous term of the Agreement; and

WHEREAS, on April 27, 2021, the Lehi City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

1. The Agreement between Lehi City and Quicksilver 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 27th day of April, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

EXTENSION OF 2019 AGREEMENT FOR
CONCRETE REMOVAL AND REPLACEMENT SERVICES

THIS EXTENSION OF 2019 AGREEMENT FOR CONCRETE REMOVAL AND REPLACEMENT SERVICES is made and entered into this _____ day of _____, 2021 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Quicksilver Concrete, Inc., 548 South 600 East, Lehi, Utah 84043 ("Contractor").

WHEREAS, City and Contractor entered in that certain Agreement for Concrete Removal and Replacement Services (hereinafter "Agreement") dated June 12, 2019; and

WHEREAS, the Agreement was for a period of twelve months but could be extended by mutual agreement of both parties for four (4) additional one-year terms, provided the City determined, in its discretion, that Contractor had adequately performed during the previous term of the Agreement; and

WHEREAS, the City finds that Contractor has performed adequately and desires to enter into a one-year extension of the Agreement pursuant to the terms thereof.

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of this Extension and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement to Extend for One-Year Period**. City hereby hires Contractor and Contractor agrees to be bound to the City to provide concrete removal and replacement services pursuant to the Agreement for Concrete Removal and Replacement Services dated June 12, 2019 and the Exhibit A attached thereto (Contractor's Bid and Bid Summary Sheet), for an extended one year period.

2. **Term**. This Extension shall begin June 12, 2021 and shall be completed on June 11, 2022.

3. **Payment**. City shall pay Contractor pursuant to the Agreement in an amount not to exceed Three Hundred Thousand Dollars ($300,000.00) for the twelve (12) month term of this Extension, pursuant to paragraph 6.3 of the Agreement. Payment shall be made at the rates according to the Bid Summary Sheet attached hereto as Exhibit "A," which represent a seven percent (7%) increase per year in costs since the Agreement was originally executed. The increase in rates is justified per the letters also attached in Exhibit "A" from concrete suppliers.

4. **References**. Exhibit "A" referenced herein is made an integral part of this Extension.

"CONTRACTOR"
QUICKSILVER CONCRETE

By: _____
It:_____

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

EXHIBIT "A"
BID SUMMARY SHEET – 2021 PRICES

SECTION 5: BID SUMMARY SHEET - Lehi City Concrete

Item Number	Description	Qty	Units	2020 Prices	2021 Prices
1	4" depth Concrete Sidewalk form and pour (includes 4" untreated base course)		SF	$ 6.96	$ 7.44
2	6" depth Concrete Sidewalk form and pour (includes 4" untreated base course)		SF	$ 8.03	$ 8.59
3	24" Straight Curb and Gutter form and pour (includes 4" untreated base course)		LF	$ 31.03	$ 33.20
4	24" Radius Curb and Gutter form and pour (includes 4" untreated base course)		LF	$ 32.10	$ 34.35
5	24" Straight Curb and Gutter Placed with Curb Machine (includes 4" untreated base course)		LF	$ 28.89	$ 30.91
6	ADA Ramps form and pour (includes 6" concrete, 6" untreated base course, and truncated domes)		SF	$ 14.98	$ 16.03
7	Driveway Apron form and pour (includes 6" concrete and 6" untreated base course)		SF	$ 9.10	$ 9.73
8	Saw Cutting 4" Depth		LF	$ 3.21	$ 3.43
9	Saw Cutting 6" Depth		LF	$ 4.28	$ 4.58
10	Saw Cutting 8" Depth		LF	$ 5.35	$ 5.72
11	Saw Cutting 12" Depth		LF	$ 6.42	$ 6.87
12	Demolition and removal of sidewalk		SF	$ 2.35	$ 2.52
13	Demolition and removal of curb and gutter		LF	$ 9.63	$ 10.30
14	Excavation (including haul off and disposal of material)		CY	$ 42.80	$ 45.80
15	Short load fee (less than five yards)		EA	$ 267.50	$ 286.23
16	Mobilization per location		EA	$ 374.50	$ 400.72
17	Testing (Site specific to be determined by City)				
17A	Compaction		EA	$ 321.00	$ 343.47
178	Air and Slump		EA	$ 428.00	$ 457.96
	Waterway			$ 5.50	$ 5.89
	Landscaping			$ 3.00	$ 3.21
	Asphalt Removal			$ 2.50	$ 2.68
Material Pricing for Reference Only (Contractor will not be paid separately for materials . Adjustments will be considered when prices increase or decrease by more than 10%)					
18	Granular Borrow/Untreated Base Course		CY	$ 64.20	$ 68.69
19	Concrete		CY	$ 138.03	$ 147.69

Quicksilver Concrete, Inc
548 South 600 East
Lehi, UT 84043
(801) 420-3872

March 12, 2020

Lehi City Corporation
153 North 100 East
Lehi, UT 84043

Dear City Administer,

Thank you for choosing Quicksilver Concrete for your concrete construction needs in 2020. We are grateful for your loyalty and appreciate your continued business as we move into the year ahead.

The year 2020 has been a challenging year as we continue to navigate through the Covid-19 pandemic and overcome the obstacles it has created for many businesses. Fortunately, the Utah market continues to thrive, but the demand for labor and raw materials has created additional challenges for our industry. Labor costs are the highest we have ever experienced as we strive to employ qualified employees. Additionally, the cost for materials continues to rise based on supply and demand.

Due to these increases and challenges, it is necessary for us to adjust our pricing in order to keep up with the rising costs while maintaining the quality of our products and services, see the attached updated price list.

Our commitment to provide outstanding service and the highest quality products for your projects remains unchanged and we appreciate the opportunity to continue in the future.

If you have any questions or concerns, please feel free to contact me at (801) 420-3872 or quicksilverconcrete@gmail.com.

Sincerely,

Gradie Allred
Owner / CEO

KILGORE
COMPANIES

To our Aggregate Customers:

We would like to take this opportunity to sincerely thank you for selecting Kilgore Companies as your supplier of aggregate resources. We are happy to announce that we have acquired another Pit location in Grantsville, Utah. This pit is located at 5.5 E, Mormon Trail Road, south of Grantville City.

Utah continues to grow because of steady population growth and record low unemployment. As this growth continues into 2021, so does the input cost for construction materials such as cement, lumber, concrete, and asphalt.

Our business is no different and due to these increasing costs, we will be adjusting our aggregate pricing effective March 1, 2021.

- **$0.50/ton for construction aggregates**
- **$1.00/ton for clean aggregates and washed sand**

In addition, we want to take this opportunity to remind you of the $5.00/load 'Environmental Fee' on all loads coming out of the Kilgore Pits. This fee goes towards EPA regulations, dust control, sloping our pits, and other maintenance required by the state/government to keep our pits open and functional.

Feel free to contact us or one of our other sales representatives, if you have any questions, or please visit our website at www.kilgorecompanies.com for valuable information regarding services and products offered to the construction industry by Kilgore Companies.

Sincerely,

Kilgore Companies

Bret Walker

Aggregate Sales Manager

Cell: 801-214-5249

bret.walker@kilgorecompanies.com

Jack Jeppson

Aggregate Sales

Cell: 801-362-1005

jack.jeppson@kilgorecompanies.com

KILGORE CONTRACTING | ALTAVIEW CONCRETE | WIND RIVER MATERIALS | TRIPLE C | westroc

JACK B. PARSON
READY MIX CONCRETE
A CRH COMPANY

Quicksilver Concrete(gradie)
548 S 600 E
Lehi, UT 84043-3547

000001/000004

October 12, 2020

Dear Quicksilver Concrete(gradie)

Thank you for choosing Jack B. Parson Companies for your ready-mixed concrete needs in 2020. We greatly appreciate and value your business.

Our current economy brings both opportunities and challenges. Competition for skilled employees, escalating material costs and increasing environmental regulations are impacting our business, as it is with many others. We have been notified by our cement, fly ash, admixture and other suppliers of cost increases for 2021. As a result, our prices will increase on January 1, 2021 as follows:

Concrete Mixes	+$8.00 per cubic yard

Please note the following supplemental charges

UDOT Mixes	$20.00 per cubic yard
PSI Increments (3,000: 4,000: 4,500 PSI etc.)	$3.00 per cubic yard
Hot Water	$7.00 per cubic yard
Hot Water (Park City & Heber)	$8.00 per cubic yard
Full-bag mixes	$5.00 per cubic yard
Non-chloride accelerator (per 1%)	$7.00 per cubic yard
Calcium chloride (per 1%)	$5.00 per cubic yard
Fiber reinforcement	$8.00 per cubic yard
Super Plasticizer	$8.00 per cubic yard
Truck time (per minute in excess of 5 min/CY PLUS 15 min/load)	$3.00 per minute
Weekend and After Hours (4PM-4AM)	$100.00 per load
Environmental Surcharge	$20.00 per load
Small-load (loads less than 5 cubic yards)	$175.00.per load

This charge will also apply when clean-up loads are needed on multiple-truck orders that are not fully loaded. Small-load charges may be minimized through careful measurement, timely communication with dispatch and utilization of fully loaded trucks on multiple truck orders

Our vendors and suppliers have also notified us that they will not offer any pricing protections going into 2021. As a result, we will also not be able to offer any price protections.

We recognize that you have many choices when selecting your concrete supplier. Thank you for making Jack B. Parson Companies your *Preferred Source*.

Best Regards,

Derrick Pack
Vice President

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 27, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval of Seasons Estates Plat D, a 44-lot residential subdivision located at approximately 1300 West Autumn View Drive.

Suggested Action:

Attachments:

CC Staff Report Seasons Estates Plat D Final Subdivision.docx

Seasons Estates Plat D DRC 04.07.21.docx

Seasons Estates Plat D Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SEASONS ESTATES PLAT D FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Brent Willie		
Meeting Date	April 27, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	1300 West Autumn View Drive		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Medium Density Residential (MDR)		
Number of Lots/Units	44 Lots		
Adjacent Zoning and Land Use	*North*	PC (ESA)	Hillside
	South	PC (MDR)	Seasons Estates Plat A
	East	PC (MDR)	Hillside/ Seasons Estates Plat A
	West	PC (MDR)	Seasons Estates Plat B
Date of DRC Review	April 7, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.040. Connectivity Standards.

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

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

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

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

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

PROPERTY HISTORY

January 24, 2012	City Council adopted the Amended Traverse Mountain Area Plan
March 8, 2016	City Council approved the Traverse Estates (now Seasons Estates) preliminary subdivision
March 29, 2016	City Council approved a grading permit for the Seasons Town and Seasons Estates projects

REPORT ANALYSIS

The applicant requests final subdivision approval of Seasons Estates Plat D. This is the third phase of the approved Traverse Estates preliminary subdivision. The proposed final subdivision includes 44 single family lots located at approximately 1300 West Autumn View Drive in the Traverse Mountain Planned Community. The Traverse Mountain Area Plan designates this area as Medium Density Residential (MDR) with a maximum density of six dwelling units per acre.

This proposed final subdivision consists of 24.75 acres with 4.3 acres of open space and an overall density of 1.77 units per acre. The layout is consistent with the approved preliminary subdivision. It has a connectivity score of 1.2 which is below the required 1.5 index score for this density. However, the steep slopes in this area may warrant an exception. It also has the same road layout as the approved preliminary subdivision. To increase connectivity, the applicant does show a trail connection between lots 324 and 325.

The proposed subdivision includes Parcel A, which is labeled as native open space and proposed to be dedicated to the City. The applicant also shows a conservation easement on parcels 309-314. This easement still allows for a buildable space but also eliminates the potential for future development on steep slopes with environmental and safety concerns.

DRC reviewed the proposed subdivision and had eight redline comments related to water, sewer, and lot addresses. Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Seasons Estates Plat D final subdivision including the DRC comments from April 7, 2021. This recommendation is based on the following findings:

1. The proposed final subdivision is consistent with the approved Traverse Estates Preliminary Subdivision.
2. The proposed final subdivision will preserve open space and protect steep slopes in this area.
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.

Seasons Estates Plat D Final Subdivision
DRC Redline Comments

Brent Willie- requests final subdivision review of Seasons Estates Plat D, a 44- lot residential subdivision located at approximately 1300 West Autumn View Drive

DRC Members Present: Glade Kirkham, Garion Rowett, Gary Smith, Joshua Bunnell, Luke Seegmiller
Representatives of the Applicant Present: Brent Willie
Date of Plans Reviewed: 03/30/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: See general comment 1
Greg – Water/Sewer:

1. Move this note to a more prominent place on the plans.
2. Culinary water services are missing from plan view on several PP sheets.
3. Reducers will be required if existing mains are 8" and 10".
4. Adjust water laterals to lots 308-310. Laterals must run straight from the connection to the main to the water meter. Laterals to lot 309 shown splitting the sewer and SD manholes will not be accepted.
5. Remove note about 4' bury depth on secondary main, water mains must be "shelved" for install at bends with thrust blocks. Adjust storm drain depth to avoid ALL water line conflicts. I am not sure why you have this note here, the FL of the 12" SD line leaving the 4'x4' box is 3.5', secondary water main depth will be 5' to top of pipe.
6. Adjust sewer lateral to lots 308-310 after adjusting water laterals.
7. Sewer lateral for lot 323 must connect directly to the main, not into the manhole.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:

8. Removed all addresses, add back the lot addresses on the plat

PRIOR TO PRECONSTRUCTION MEETING:

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

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

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

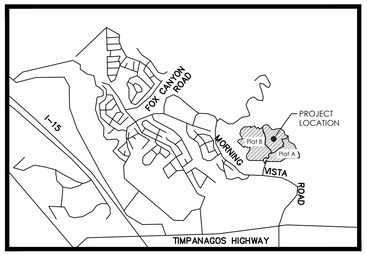
1. Provide 3' clearance around hydrant. Consider moving culinary blowoff to the other side of the trail.
2. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
3. Once approved by the Planning Commission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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 27th

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.

SEASONS ESTATES PLAT D

PREPARED FOR:
MOUNTIAN STATES PROPERTY MANAGEMENT
LOCATED IN:
LEHI CITY



VICINITY MAP
NTS

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.

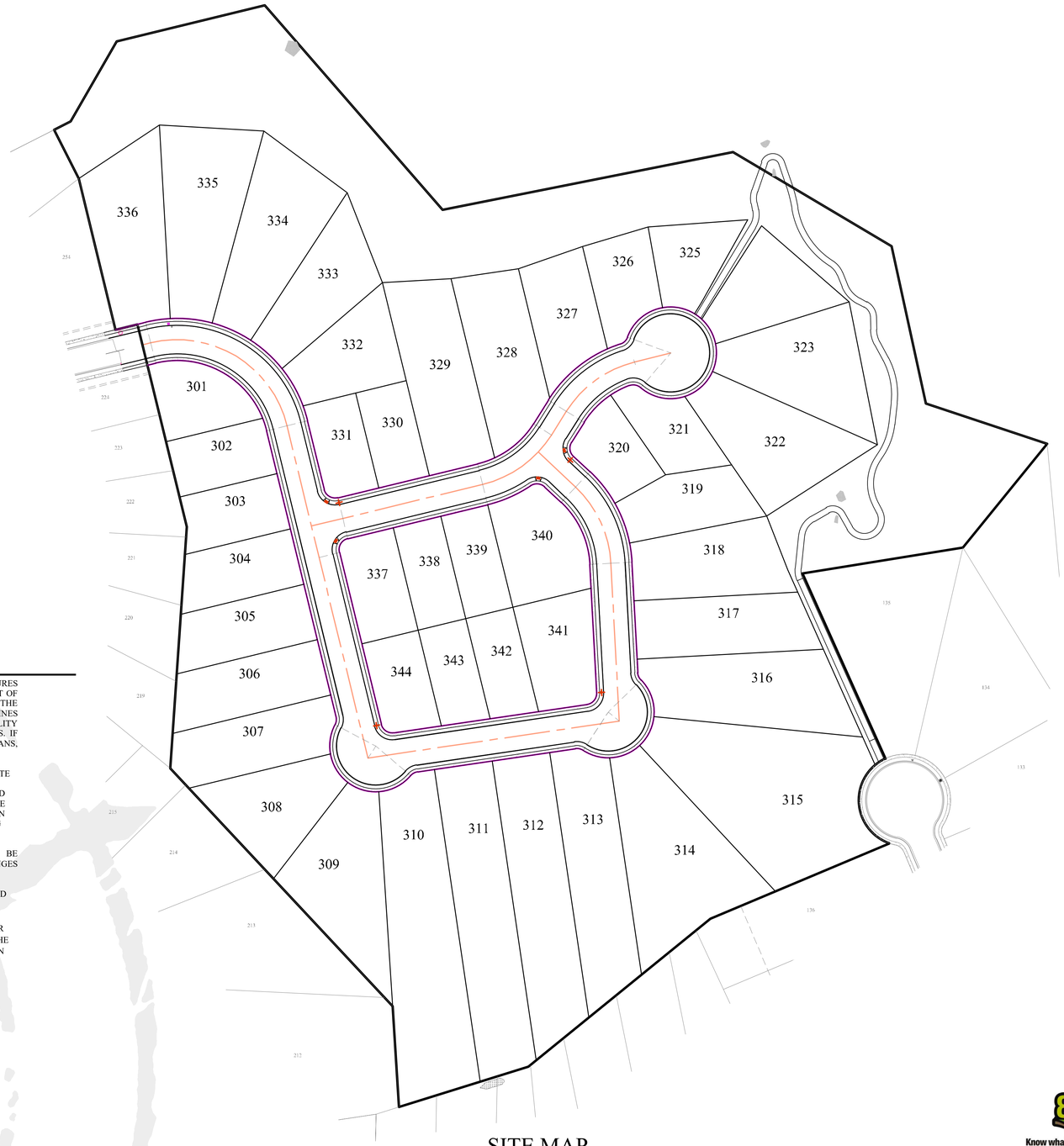
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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: TRAVIS BENSON
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
MOUNTAIN STATES
95 WEST 100 SOUTH SUITE #340
LOGAN, UTAH 84321
(435) 227-2410
CONTACT: BRENT WILLIE



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C2.1	FINAL PLAT
C2.2	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	DRAINAGE PLAN
C4.1	DRAINAGE PLAN
C4.2	DRAINAGE PLAN
C4.3	DRAINAGE PLAN
C4.4	DRAINAGE PLAN
C4.5	DRAINAGE PLAN
C5	GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	GRADING PLAN
C5.4	GRADING PLAN
C5.5	GRADING PLAN
C5.6	CUT AND FILL PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C8	EROSION CONTROL
C8.1	EROSION CONTROL
C9	POWER PLAN
C9.1	POWER PLAN
PP01	AUTUMN VIEW DRIVE
PP02	AUTUMN VIEW DRIVE
PP03	AUTUMN VIEW COURT
PP04	AUTUMN VIEW COURT
PP05	WINTER VIEW DRIVE
PP06	SPRING VIEW DRIVE
PP07	LOT 336 DRAINAGE
D1	EROSION CONTROL DETAILS
D2	EROSION CONTROL DETAILS
D3	LEHI STANDARDS
D4	LEHI STANDARDS
D5	LEHI POWER STANDARDS



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

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

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

FOR REVIEW ONLY

SEASONS ESTATES PLAT D
LEHI CITY
COVER

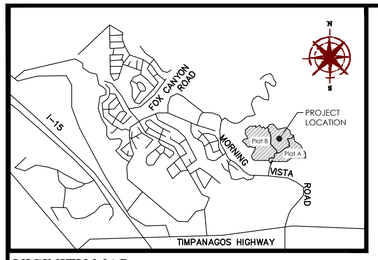
REVISION BLOCK

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

COVER

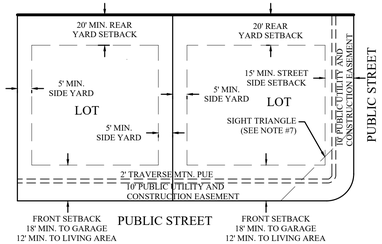
Scale:	1"=80'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C1		

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624.dwg\sheet\C1 - COVER.dwg



VICINITY MAP

N.T.S



TYPICAL BUILDING SETBACKS

N.T.S.

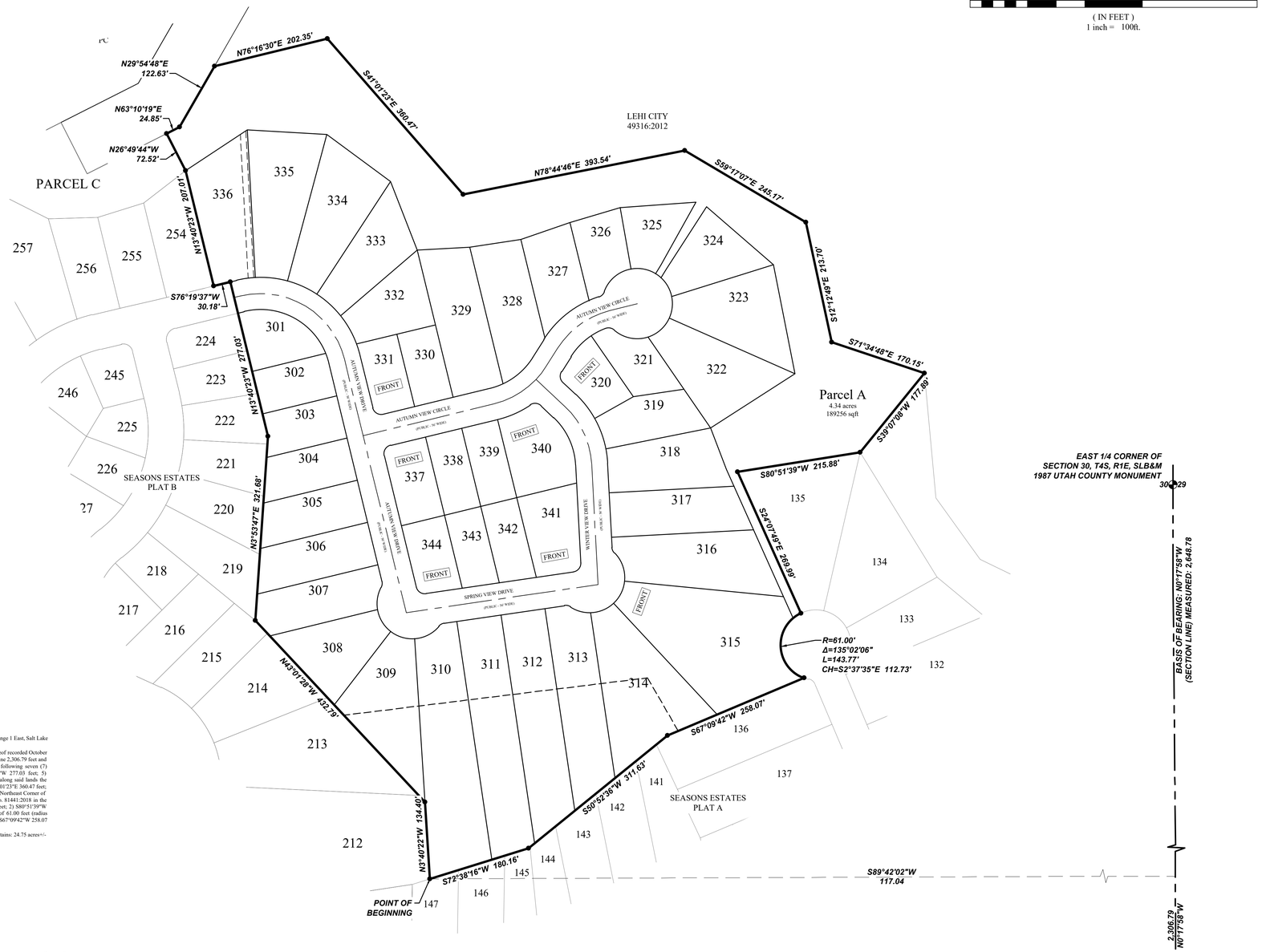
NOTE: PROPERTY LINE IS 9FT FROM TBC

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10' PUBLIC UTILITY AND CONSTRUCTION EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
4. #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
6. STORM DETENTION FOR THIS PLAT WILL BE DIRECTED TO THE REGIONAL DETENTION POND LOCATED AT THE ENTRANCE OF THIS PROJECT.
7. SIGHT TRIANGLES PER LEHI CITY DEVELOPMENT CODE SECTION 12.070.D.
8. ZONED PC
9. CONSERVATION EASEMENT RESTRICTIONS INCLUDE: NO FENCING, NO BUILDINGS, NO GRADING, AREA TO REMAIN NATIVE
10. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND IS TO REMAIN NATIVE.
11. TRAIL LOCATIONS AND ALIGNMENT SHALL BE STAKED AND REVIEWED BY LEHI CITY PARKS & PLANNING DIVISION PRIOR TO INSTALLATION.
12. NO MASS GRADING WILL TAKE PLACE AFTER THE SUBDIVISION HAS BEEN GRADED UNLESS APPROVED BY LEHI CITY
13. ALL STORM DRAIN OUTSIDE OF ROW AND PARCEL A TO BE OWNED AND MAINTAINED BY THE HOA

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS



N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100ft.

BOUNDARY DESCRIPTION

A portion of the NE1/4 and SE1/4 of Section 30 and the NW1/4 and SW1/4 of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of Lot 212, SEASONS ESTATES PLAT B, according to the Official Plat thereof recorded October 10, 2019 as Entry No. 103941:2019 in the Office of the Utah County Recorder, located N00°17'58"W along the Section line 2,306.79 feet and S89°42'02"W 117.04 feet from the Southeast Corner of Section 30, T4S, R1E, SLB&M; thence along said plat the following seven (7) courses: 1) N03°40'22"W 134.40 feet; 2) N43°01'28"W 432.79 feet; 3) N03°53'47"E 321.68 feet; 4) N13°40'23"W 277.03 feet; 5) S76°19'37"W 30.18 feet; 6) N13°40'23"W 207.01 feet; 7) N29°49'44"W 72.52 feet to the lands of Lehi City; thence along said lands the following eight (8) courses: 1) N63°10'19"E 24.85 feet; 2) N29°54'48"E 122.63 feet; 3) N76°16'30"E 202.35 feet; 4) S41°01'23"E 360.47 feet; 5) N78°44'46"E 393.54 feet; 6) S59°17'07"E 245.17 feet; 7) S12°12'49"E 213.70 feet; 8) S71°34'48"E 170.15 feet to the Northeast Corner of Parcel C, SEASONS ESTATES PLAT A, according to the Official Plat thereof recorded August 27, 2018 as Entry No. 81441:2018 in the Office of the Utah County Recorder; thence along said plat the following seven (7) courses: 1) S39°07'08"W 177.89 feet; 2) S80°51'39"W 215.88 feet; 3) S24°07'49"E 269.99 feet; 4) Southerly along the arc of a non-tangent curve to the left having a radius of 61.00 feet (radius bears: S25°06'32"E) a distance of 143.77 feet through a central angle of 135°02'06" Chord: S02°37'35"E 112.73 feet; 5) S67°09'42"W 258.07 feet; 6) S50°52'36"W 311.63 feet; 7) S72°38'16"W 180.16 feet to the point of beginning.

Contains: 24.75 acres+/-

TABULATIONS:

ZONE:	PC
PROPERTY AREA:	24.75 ACRES
ROAD AREA:	2.77 ACRES
OPEN SPACE AREA:	4.3 ACRES
SINGLE FAMILY LOTS:	44 LOTS
DENSITY:	1.77 UNITS/ACRE

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

SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

SEE LEFT SIDE OF SHEET FOR BOUNDARY DESCRIPTION

OWNER'S DEDICATION

KNOW ALL 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 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__

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

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

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIR, PLANNING COMMISSION

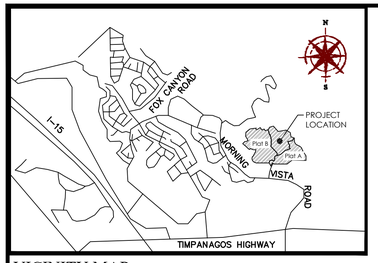
PLAT "D"

SEASONS ESTATES

A RESIDENTIAL SUBDIVISION

LEHI, UTAH COUNTY, UTAH

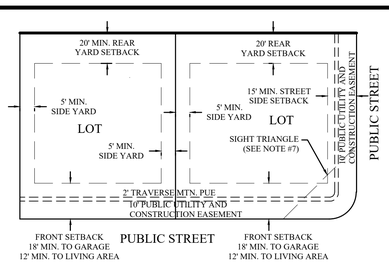
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL



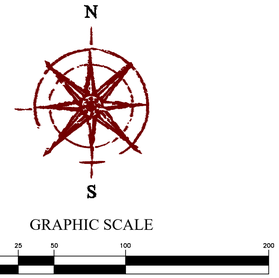
VICINITY MAP
N.T.S

Line Table		
LINE	DIRECTION	LENGTH
L1	N76°19'37"E	11.20
L2	S33°59'17"W	18.94
L3	S50°42'13"E	18.94

Easement Line Table		
LINE	DIRECTION	LENGTH
(L6)	S56°34'20"W	11.58
(L7)	N30°00'59"W	106.70

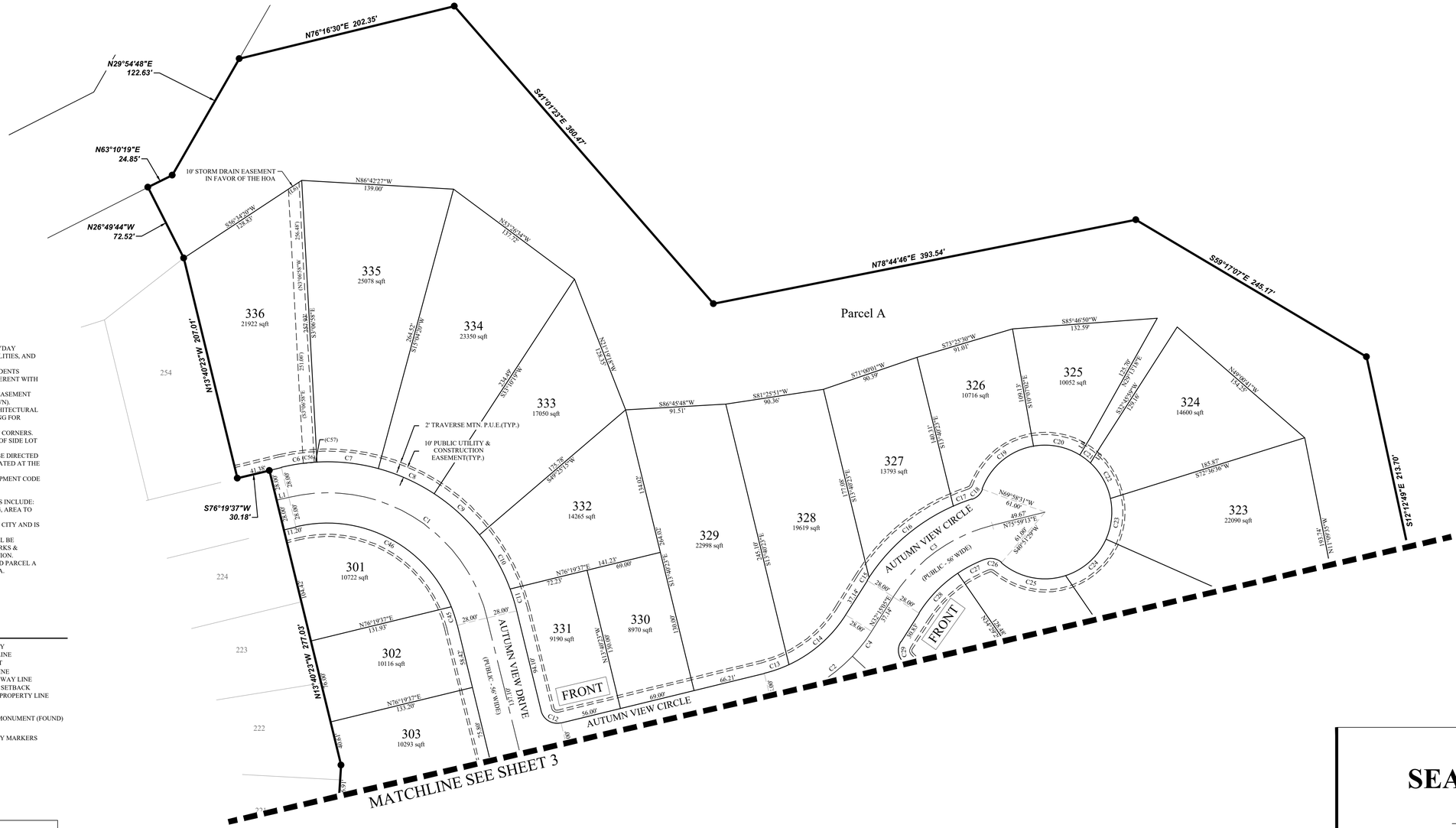


TYPICAL BUILDING SETBACKS
N.T.S.
NOTE: PROPERTY LINE IS 9FT FROM TBC



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	90°00'00"	235.62	N58°40'23"W	212.13
C2	150.00	44°04'32"	115.39	S54°17'21"W	112.57
C3	150.00	43°44'08"	114.50	S54°07'09"W	111.74
C4	150.00	10°59'42"	28.78	N37°44'56"E	28.74
C5	150.00	33°04'50"	86.60	N59°47'12"E	85.41
C6	178.00	10°33'25"	32.80	N81°36'20"E	32.75
C7	178.00	18°11'18"	56.51	S84°01'19"E	56.27
C8	178.00	18°05'59"	56.23	S65°52'40"E	56.00
C9	178.00	18°05'59"	56.23	S47°46'42"E	56.00
C10	178.00	18°18'42"	56.89	S29°34'22"E	56.65
C11	178.00	6°44'38"	20.95	S17°02'42"E	20.94
C12	15.00	90°00'00"	23.56	S58°40'23"E	21.21
C13	122.00	11°14'48"	23.95	N70°42'13"E	23.91
C14	122.00	21°50'02"	46.49	N54°09'48"E	46.21
C15	178.00	0°59'55"	3.10	N32°45'02"E	3.10
C16	178.00	32°51'39"	102.09	N49°40'49"E	100.69
C17	178.00	5°55'15"	18.39	N69°04'16"E	18.39
C18	15.00	52°00'24"	13.62	N46°01'41"E	13.15
C19	61.00	59°51'29"	63.73	N49°57'14"E	60.87
C20	61.00	41°21'49"	44.04	S79°26'08"E	43.09
C21	61.00	11°20'43"	12.08	S53°04'52"E	12.06
C22	61.00	35°39'47"	37.97	S29°34'37"E	37.36
C23	61.00	35°43'08"	38.03	S06°06'51"W	37.42
C24	61.00	48°14'05"	51.35	S48°05'27"W	49.85
C25	61.00	58°39'00"	62.44	N78°28'01"W	59.75
C26	15.00	61°34'32"	16.12	N79°55'47"W	15.36
C27	122.00	13°04'50"	27.85	S62°44'32"W	27.79
C28	122.00	23°57'02"	51.00	S44°13'36"W	50.63
C29	15.00	79°00'18"	20.68	S07°15'04"E	19.08
C30	178.00	17°19'15"	53.81	S38°05'35"E	53.61
C31	178.00	18°10'49"	56.48	S20°20'33"E	56.24
C32	178.00	8°11'45"	25.46	S07°09'16"E	25.44
C33	15.00	41°24'35"	10.84	S23°45'41"E	10.61
C34	61.00	50°05'23"	53.33	S19°25'17"E	51.65
C35	61.00	41°23'29"	44.07	S26°19'09"W	43.12
C36	61.00	41°23'29"	44.07	S67°42'38"W	43.12
C37	61.00	34°39'09"	36.89	N74°16'03"W	36.33
C38	15.00	41°24'35"	10.84	N77°38'45"W	10.61
C39	15.00	41°24'35"	10.84	S60°56'40"W	10.61
C40	61.00	46°05'15"	49.07	S63°17'00"W	47.76
C41	61.00	41°18'54"	43.99	N73°00'55"W	43.04
C42	61.00	42°43'22"	45.48	N30°59'47"W	44.44
C43	61.00	37°22'17"	39.79	N09°03'03"E	39.09
C44	15.00	41°24'35"	10.84	N07°01'54"E	10.61
C45	122.00	8°17'03"	17.64	N17°48'54"W	17.62
C46	122.00	81°42'57"	174.00	N62°48'54"W	159.62
C47	15.00	90°00'00"	23.56	S31°19'37"W	21.21
C48	15.00	84°40'40"	22.17	S56°00'43"E	20.21
C49	15.00	84°42'21"	22.18	N39°17'47"E	20.21
C50	122.00	43°41'49"	93.04	N24°54'18"W	90.81
C51	15.00	77°07'36"	20.19	N85°19'01"W	18.70
C52	178.00	20°12'26"	62.78	S66°13'24"W	62.45
C53	150.00	43°41'49"	114.40	N24°54'18"W	111.65
C55	61.00	119°47'27"	127.54	N10°14'55"W	105.54

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C56)	178.00	3°13'20"	10.01	N84°28'04"E	10.01



NOTES:
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10' PUBLIC UTILITY AND CONSTRUCTION EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
4. #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
6. STORM DETENTION FOR THIS PLAT WILL BE DIRECTED TO THE REGIONAL DETENTION POND LOCATED AT THE ENTRANCE OF THIS PROJECT.
7. SIGHT TRIANGLES PER LEHI CITY DEVELOPMENT CODE SECTION 12.070.D.
8. ZONED PC
9. CONSERVATION EASEMENT RESTRICTIONS INCLUDE: NO FENCING, NO BUILDINGS, NO GRADING, AREA TO REMAIN NATIVE.
10. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND IS TO REMAIN NATIVE.
11. TRAIL LOCATIONS AND ALIGNMENT SHALL BE STAKED AND REVIEWED BY LEHI CITY PARKS & PLANNING DIVISION PRIOR TO INSTALLATION.
12. ALL STORM DRAIN OUTSIDE OF R.O.W. AND PARCEL A TO BE OWNED & MAINTAINED BY THE HOA.

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

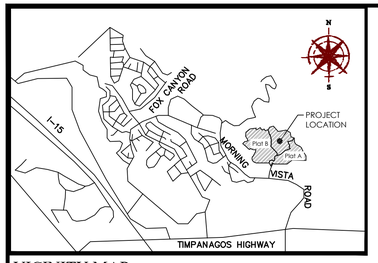
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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TABULATIONS:

ZONE:	PC
PROPERTY AREA:	24.75 ACRES
ROAD AREA:	2.77 ACRES
OPEN SPACE AREA:	4.3 ACRES
SINGLE FAMILY LOTS:	44 LOTS
DENSITY:	1.77 UNITS/ACRE

PLAT "D"
SEASONS ESTATES
A RESIDENTIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

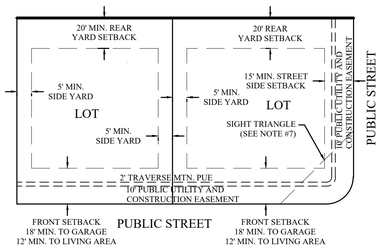
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL



VICINITY MAP
N.T.S

Line Table		
LINE	DIRECTION	LENGTH
L1	N76°19'37"E	11.20
L2	S33°59'17"W	18.94
L3	S50°42'13"E	18.94

Easement Line Table		
LINE	DIRECTION	LENGTH
(L6)	S56°34'20"W	11.58
(L7)	N30°00'59"W	106.70



TYPICAL BUILDING SETBACKS
N.T.S.
NOTE: PROPERTY LINE IS 9FT FROM TBC

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	90°00'00"	235.62	N58°40'23"W	212.13
C2	150.00	44°04'32"	115.39	S54°17'21"W	112.57
C3	150.00	43°44'08"	114.50	S54°07'09"W	111.74
C4	150.00	10°59'42"	28.78	N37°44'56"E	28.74
C5	150.00	33°04'50"	86.60	N59°47'12"E	85.41
C6	178.00	10°33'25"	32.80	N81°36'20"E	32.75
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C8	178.00	18°05'59"	56.23	S65°52'40"E	56.00
C9	178.00	18°05'59"	56.23	S47°46'42"E	56.00
C10	178.00	18°18'42"	56.89	S29°34'22"E	56.65
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C18	15.00	52°00'24"	13.62	N46°01'41"E	13.15
C19	61.00	59°51'29"	63.73	N49°57'14"E	60.87
C20	61.00	41°21'49"	44.04	S79°26'08"E	43.09
C21	61.00	11°20'43"	12.08	S53°04'52"E	12.06
C22	61.00	35°39'47"	37.97	S29°34'37"E	37.36
C23	61.00	35°43'08"	38.03	S06°06'51"W	37.42
C24	61.00	48°14'05"	51.35	S48°05'27"W	49.85
C25	61.00	58°39'00"	62.44	N78°28'01"W	59.75
C26	15.00	61°34'32"	16.12	N79°55'47"W	15.36
C27	122.00	13°04'50"	27.85	S62°44'32"W	27.79
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C29	15.00	79°00'18"	20.68	S07°15'04"E	19.08
C30	178.00	17°19'15"	53.81	S38°05'35"E	53.61
C31	178.00	18°10'49"	56.48	S20°20'33"E	56.24
C32	178.00	8°11'45"	25.46	S07°09'16"E	25.44
C33	15.00	41°24'35"	10.84	S23°45'41"E	10.61
C34	61.00	50°05'23"	53.33	S19°25'17"E	51.65
C35	61.00	41°23'29"	44.07	S26°19'09"W	43.12
C36	61.00	41°23'29"	44.07	S67°42'38"W	43.12
C37	61.00	34°39'09"	36.89	N74°16'03"W	36.33
C38	15.00	41°24'35"	10.84	N77°38'45"W	10.61
C39	15.00	41°24'35"	10.84	S60°56'40"W	10.61
C40	61.00	46°05'15"	49.07	S63°17'00"W	47.76
C41	61.00	41°18'54"	43.99	N73°00'55"W	43.04
C42	61.00	42°43'22"	45.48	N30°59'47"W	44.44
C43	61.00	37°22'17"	39.79	N09°03'03"E	39.09
C44	15.00	41°24'35"	10.84	N07°01'54"E	10.61
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C49	15.00	84°42'21"	22.18	N39°17'47"E	20.21
C50	122.00	43°41'49"	93.04	N24°54'18"W	90.81
C51	15.00	77°07'36"	20.19	N85°19'01"W	18.70
C52	178.00	20°12'26"	62.78	S66°13'24"W	62.45
C53	150.00	43°41'49"	114.40	N24°54'18"W	111.65
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NOTES:
1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 10' PUBLIC UTILITY AND CONSTRUCTION EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
4. #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
6. STORM DETENTION FOR THIS PLAT WILL BE DIRECTED TO THE REGIONAL DETENTION POND LOCATED AT THE ENTRANCE OF THIS PROJECT.
7. SIGHT TRIANGLES PER LEHI CITY DEVELOPMENT CODE SECTION 12.070.D.
8. ZONED PC
9. CONSERVATION EASEMENT RESTRICTIONS INCLUDE: NO FENCING, NO BUILDINGS, NO GRADING, AREA TO REMAIN NATIVE, NO SPRINKLER SYSTEMS, NO LANDSCAPING.
10. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND IS TO REMAIN NATIVE.
11. TRAIL LOCATIONS AND ALIGNMENT SHALL BE STAKED AND REVIEWED BY LEHI CITY PARKS & PLANNING DIVISION PRIOR TO INSTALLATION.

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

TABULATIONS:

ZONE:	PC
PROPERTY AREA:	24.75 ACRES
ROAD AREA:	2.77 ACRES
OPEN SPACE AREA:	4.3 ACRES
SINGLE FAMILY LOTS:	44 LOTS
DENSITY:	1.77 UNITS/ACRE

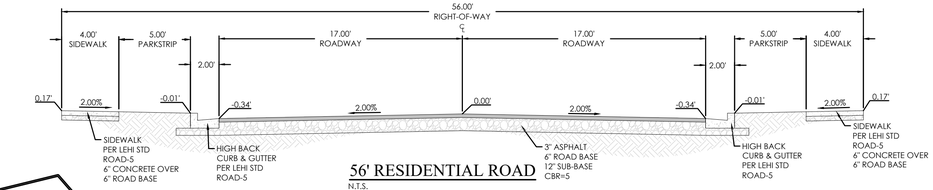
LOT	BUILDABLE AREA	CONSERVATION AREA
LOT 309	13,105 SQ.FT	11,018 SQ.FT
LOT 310	10,518 SQ.FT	28,868 SQ.FT
LOT 311	10,772 SQ.FT	21,239 SQ.FT
LOT 312	10,912 SQ.FT	18,480 SQ.FT
LOT 313	10,602 SQ.FT	14,764 SQ.FT
LOT 314	17,957 SQ.FT	13,751 SQ.FT

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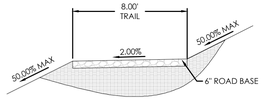
N
S
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAT "D"
SEASONS ESTATES
A RESIDENTIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

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



56' RESIDENTIAL ROAD
N.T.S.



8' TRAIL CROSS SECTION
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	90°00'00"	235.62	N58°40'23"W	212.13
C2	150.00	44°04'32"	115.39	S54°17'21"W	112.57
C3	150.00	43°44'08"	114.50	S54°07'09"W	111.74
C4	150.00	10°59'42"	28.78	N37°44'56"E	28.74
C5	150.00	33°04'50"	86.60	N59°47'12"E	85.41
C6	178.00	10°33'25"	32.80	N81°36'20"E	32.75
C7	178.00	18°11'18"	56.51	S84°01'19"E	56.27
C8	178.00	18°05'59"	56.23	S65°52'40"E	56.00
C9	178.00	18°05'59"	56.23	S47°46'42"E	56.00
C10	178.00	18°18'42"	56.89	S29°34'22"E	56.65
C11	178.00	6°44'38"	20.95	S17°02'42"E	20.94
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C13	122.00	11°14'48"	23.95	N70°42'13"E	23.91
C14	122.00	21°50'02"	46.49	N54°09'48"E	46.21
C15	178.00	0°59'55"	3.10	N32°45'02"E	3.10
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C17	178.00	5°55'15"	18.39	N69°04'16"E	18.39
C18	15.00	52°00'24"	13.62	N46°01'41"E	13.15
C19	61.00	59°51'29"	63.73	N49°57'14"E	60.87
C20	61.00	41°21'49"	44.04	S79°26'08"E	43.09
C21	61.00	11°20'43"	12.08	S53°04'52"E	12.06
C22	61.00	35°39'47"	37.97	S29°34'37"E	37.36

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
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CONTRACTOR NOTE:
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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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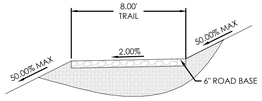
SEASONS ESTATES PLAT D
LEHI CITY
SITE PLAN

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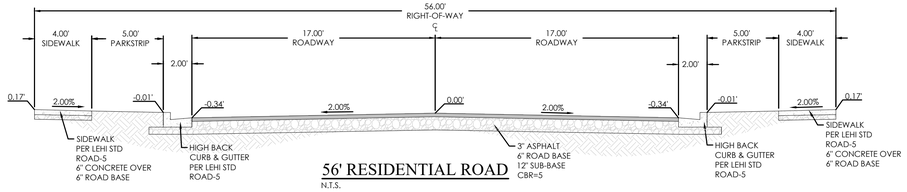
SITE PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C3		

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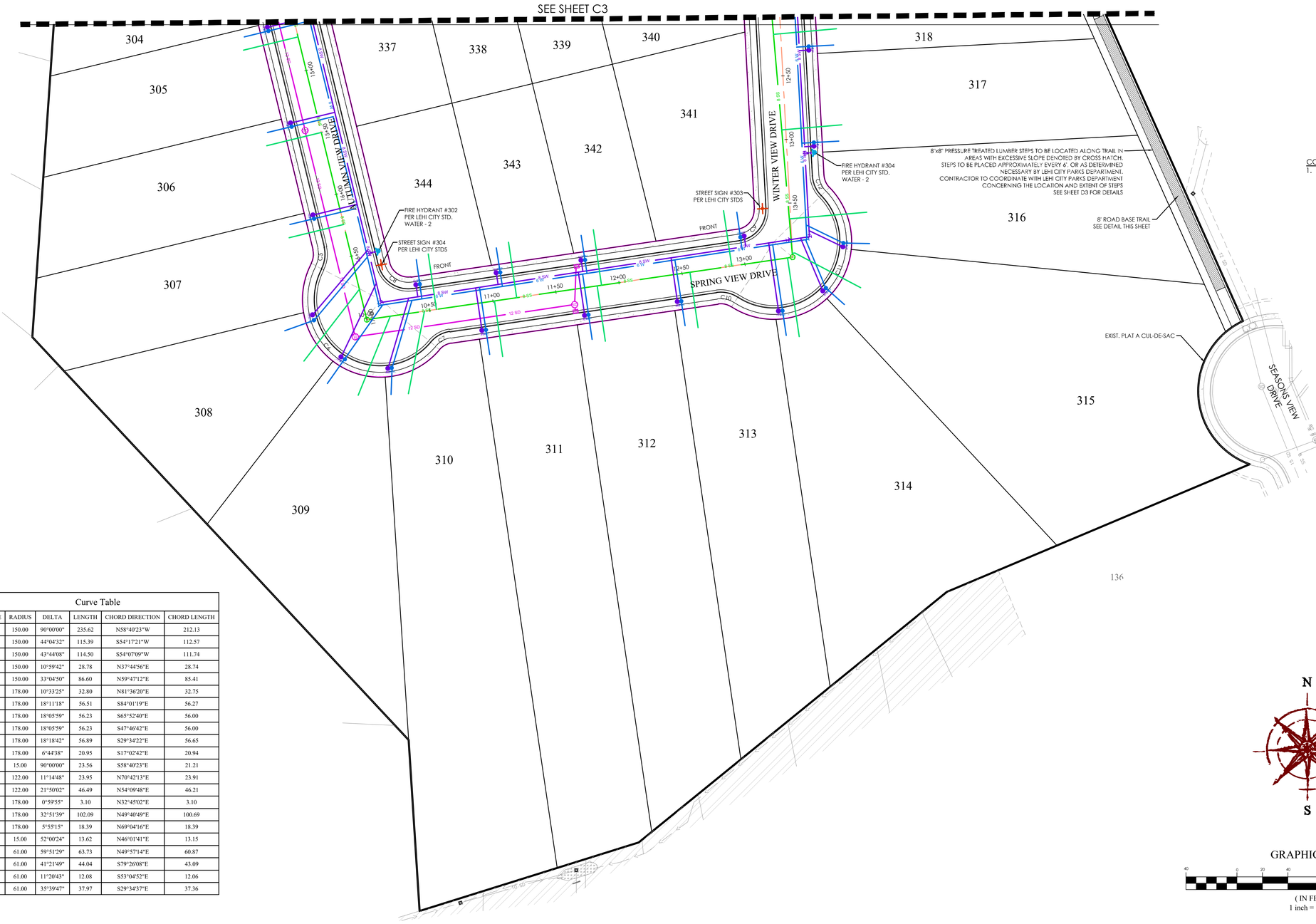
8' TRAIL CROSS SECTION
N.T.S.



56' RESIDENTIAL ROAD
N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
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Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	90°00'00"	235.62	N58°40'23"W	212.13
C2	150.00	44°04'32"	115.39	S54°17'21"W	112.57
C3	150.00	43°44'08"	114.50	S54°07'09"W	111.74
C4	150.00	10°59'42"	28.78	N37°44'56"E	28.74
C5	150.00	33°04'50"	86.60	N59°47'12"E	85.41
C6	178.00	10°33'25"	32.80	N81°36'20"E	32.75
C7	178.00	18°11'18"	56.51	S84°01'19"E	56.27
C8	178.00	18°05'59"	56.23	S65°52'40"E	56.00
C9	178.00	18°05'59"	56.23	S47°46'42"E	56.00
C10	178.00	18°18'42"	56.89	S29°34'22"E	56.65
C11	178.00	6°44'38"	20.95	S17°02'42"E	20.94
C12	15.00	90°00'00"	23.56	S58°40'23"E	21.21
C13	122.00	11°14'48"	23.95	N70°42'13"E	23.91
C14	122.00	21°50'02"	46.49	N54°09'48"E	46.21
C15	178.00	0°59'55"	3.10	N32°45'02"E	3.10
C16	178.00	32°51'39"	102.09	N49°40'49"E	100.69
C17	178.00	5°55'15"	18.39	N69°04'16"E	18.39
C18	15.00	52°00'24"	13.62	N46°01'41"E	13.15
C19	61.00	59°51'29"	63.73	N49°57'14"E	60.87
C20	61.00	41°21'49"	44.04	S79°26'08"E	43.09
C21	61.00	11°20'43"	12.08	S53°04'52"E	12.06
C22	61.00	35°39'47"	37.97	S29°34'37"E	37.36

N

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SEASONS ESTATES PLAT D
LEHI CITY
SITE PLAN

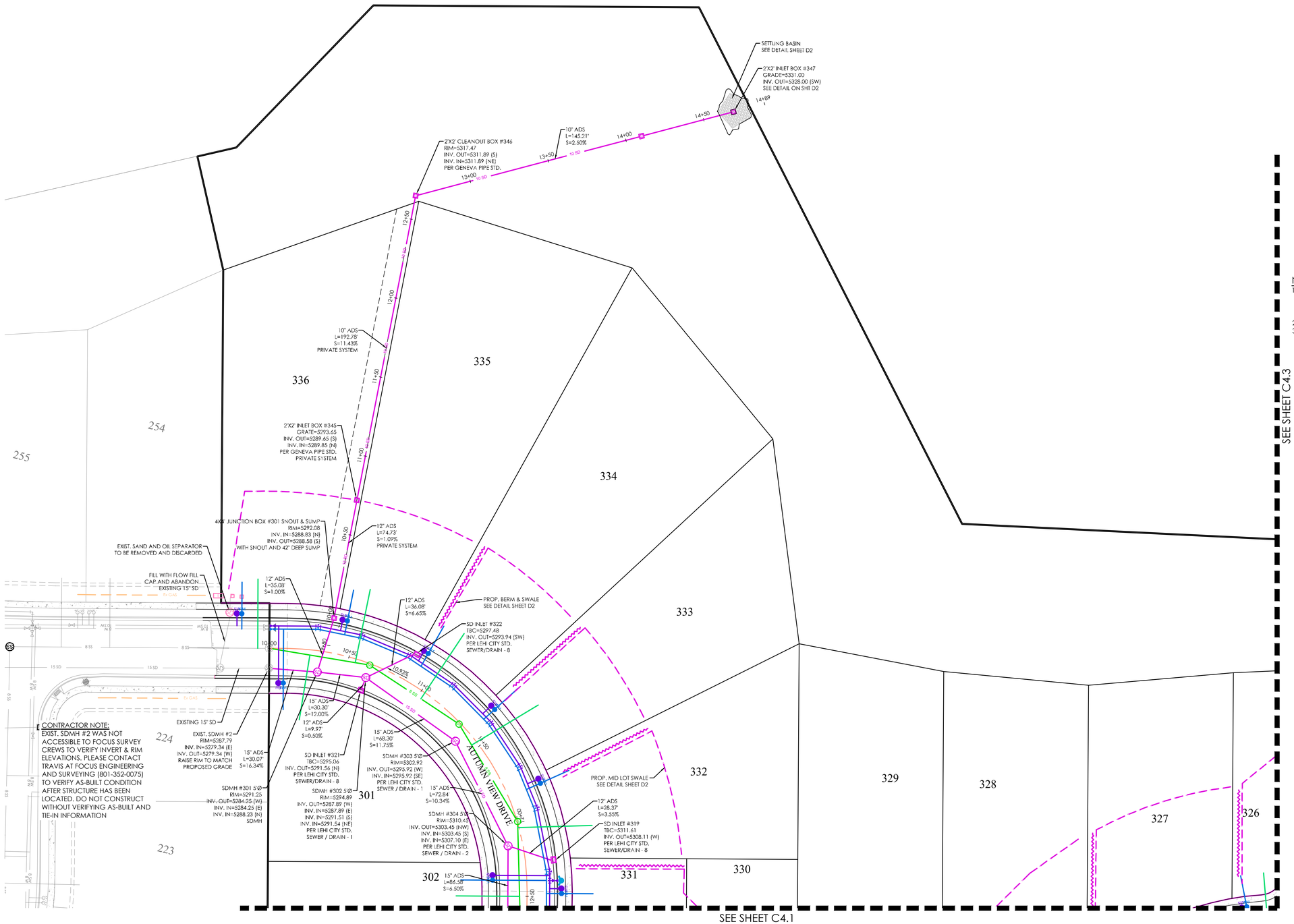
REVISION BLOCK

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SITE PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C3.1		

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\C3.1 - SITE PLAN.dwg



LEGEND

- BOUNDARY
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- 2.0' MODIFIED CURB AND GUTTER
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KEY MAP
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LEHI CITY

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C4		

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\C4 - GRADING & DRAINAGE PLAN.dwg

SEE SHEET C4

CONTRACTOR NOTE:
EXIST. SDMH #2 WAS NOT ACCESSIBLE TO FOCUS SURVEY CREWS TO VERIFY INVERT & RIM ELEVATIONS, PLEASE CONTACT TRAVIS AT FOCUS ENGINEERING AND SURVEYING (801-352-0075) TO VERIFY AS-BUILT CONDITION AFTER STRUCTURE HAS BEEN LOCATED. DO NOT CONSTRUCT WITHOUT VERIFYING AS-BUILT AND TIE-IN INFORMATION

EXISTING 15" SD
EXIST. SDMH #2
RIM=5287.79
INV. IN=5279.34 (E)
INV. OUT=5279.34 (W)
RAISE RIM TO MATCH PROPOSED GRADE
15" ADS L=30.07' S=16.34%
SDMH #301 5'Ø
RIM=5291.25
INV. OUT=5284.25 (W)
INV. IN=5284.25 (E)
INV. IN=5288.23 (N)
SDMH
12" ADS L=35.05' S=1.00%
15" ADS L=30.35' S=12.00%
15" ADS L=68.30' S=11.75%
SDMH #302 5'Ø
RIM=5294.89
INV. OUT=5287.89 (W)
INV. IN=5287.89 (E)
INV. IN=5291.51 (S)
INV. IN=5291.54 (NE)
PER LEHI CITY STD.
SEWER / DRAIN - 1
SDMH #303 5'Ø
RIM=5302.92
INV. OUT=5295.92 (W)
INV. IN=5295.92 (SE)
PER LEHI CITY STD.
SEWER / DRAIN - 1
15" ADS L=72.84' S=10.34%
12" ADS L=28.37' S=3.55%
SD INLET #319
TBC=5311.61
INV. OUT=5308.11 (W)
PER LEHI CITY STD.
SEWER/DRAIN - 8
PROP. BERM & SWALE
SEE DETAIL SHEET D2
SDMH #304 5'Ø
RIM=5310.45
INV. OUT=5303.45 (NW)
INV. IN=5303.45 (S)
INV. IN=5307.10 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 2
15" ADS L=86.58' S=6.50%
SDMH #305 5'Ø
RIM=5316.08
INV. OUT=5309.08 (N)
INV. IN=5309.08 (S)
INV. IN=5312.78 (W)
PER LEHI CITY STD.
SEWER / DRAIN - 2
SD INLET #320
TBC=5316.31
INV. OUT=5312.81 (E)
PER LEHI CITY STD.
SEWER/DRAIN - 8
12" ADS L=7.00' S=0.50%
15" ADS L=90.68' S=3.49%
SDMH #306 5'Ø
RIM=5319.39
INV. OUT=5312.24 (N)
INV. IN=5312.49 (S)
INV. IN=5312.49 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 2
12" ADS L=33.00' S=2.07%
SDMH #313 4'Ø
RIM=5320.61
INV. IN=5313.18 (S)
INV. OUT=5313.18 (N)
INV. IN=5317.15 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 2
12" ADS L=116.63' S=2.05%
SDMH #311 4'Ø
RIM=5322.57
INV. OUT=5315.57 (N)
INV. IN=5315.57 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1
12" ADS L=166.68' S=0.72%
SDMH #308 4'Ø
RIM=5323.77
INV. OUT=5316.77 (N)
INV. IN=5316.77 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 1
12" ADS L=173.95' S=1.67%
12" ADS L=31.56' S=0.51%
SD INLET #317
TBC=5327.03
INV. OUT=5323.53 (S)
PER LEHI CITY STD.
SEWER/DRAIN - 8
12" ADS L=205.05' S=5.12%
SD INLET #318
TBC=5320.61
INV. OUT=5317.31 (W)
PER LEHI CITY STD.
SEWER/DRAIN - 8
SDMH #312 4'Ø
RIM=5331.64
INV. OUT=5322.99 (W)
INV. IN=5322.99 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 1
12" ADS L=84.75' S=3.15%
SDMH #307 4'Ø
RIM=5332.66
INV. OUT=5325.66 (W)
INV. IN=5325.65 (NE)
PER LEHI CITY STD.
SEWER / DRAIN - 1
SD INLET #316
TBC=5333.46
INV. OUT=5329.96 (S)
PER LEHI CITY STD.
SEWER/DRAIN - 8
12" ADS L=39.08' S=0.41%
12" ADS L=7.00' S=0.43%
SD INLET #315
TBC=5333.33
INV. OUT=5329.83 (NW)
PER LEHI CITY STD.
SEWER/DRAIN - 8
SDMH #308 4'Ø
RIM=5333.09
INV. OUT=5326.09 (SW)
INV. IN=5329.80 (SE)
INV. IN=5329.80 (N)
PER LEHI CITY STD.
SEWER / DRAIN - 2

AUTUMN VIEW DRIVE
AUTUMN VIEW COURT
WINTER VIEW DRIVE
SPRING VIEW DRIVE

SEE SHEET C4.4

SEE SHEET C4.2

LEGEND

- BOUNDARY
- ROW
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
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KEY MAP
N.T.S

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SEASONS ESTATES PLAT D
LEHI CITY
DRAINAGE PLAN

REVISION BLOCK

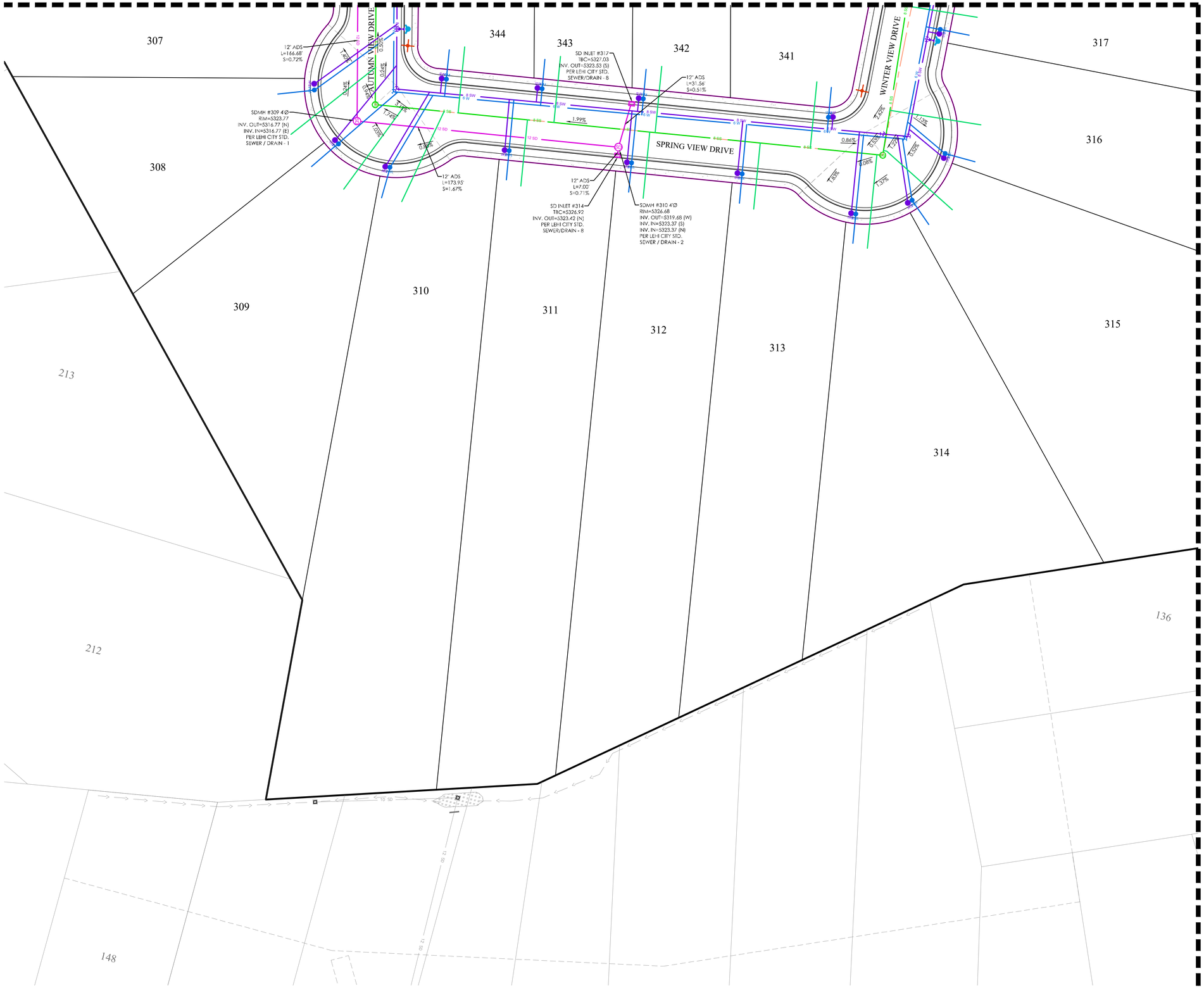
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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C4.1		

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SEE SHEET C4.1



SEE SHEET C4.5

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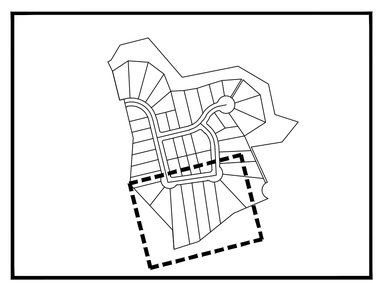
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SEASONS ESTATES PLAT D

LEHI CITY

DRAINAGE PLAN

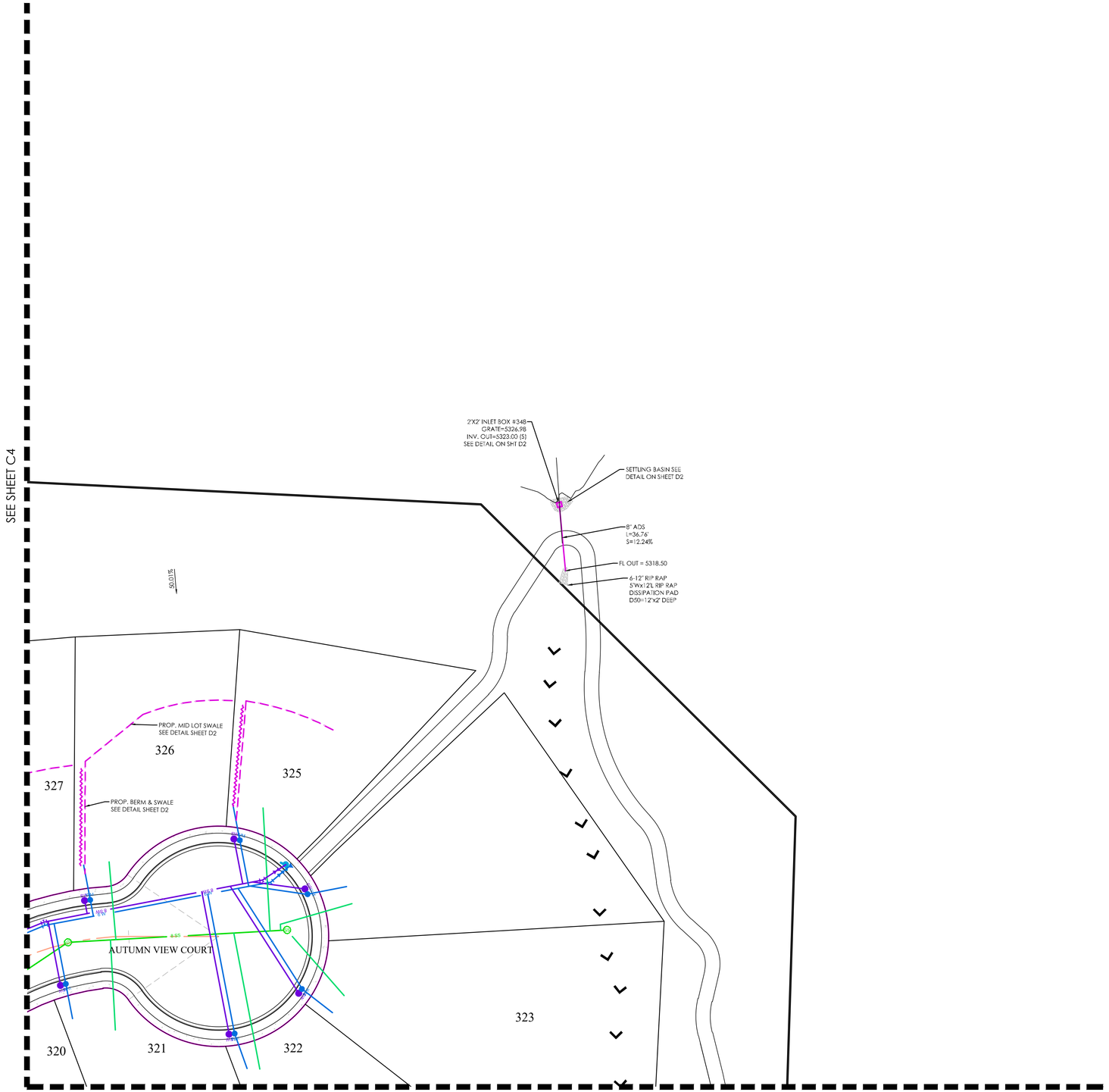
REVISION BLOCK

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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C4.2		

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LEGEND

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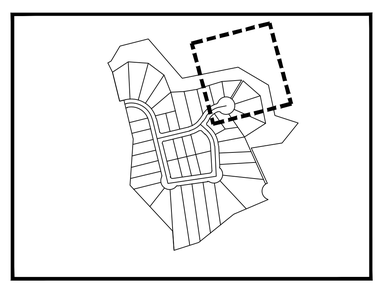
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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



KEY MAP
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LEHI CITY

DRAINAGE PLAN

REVISION BLOCK

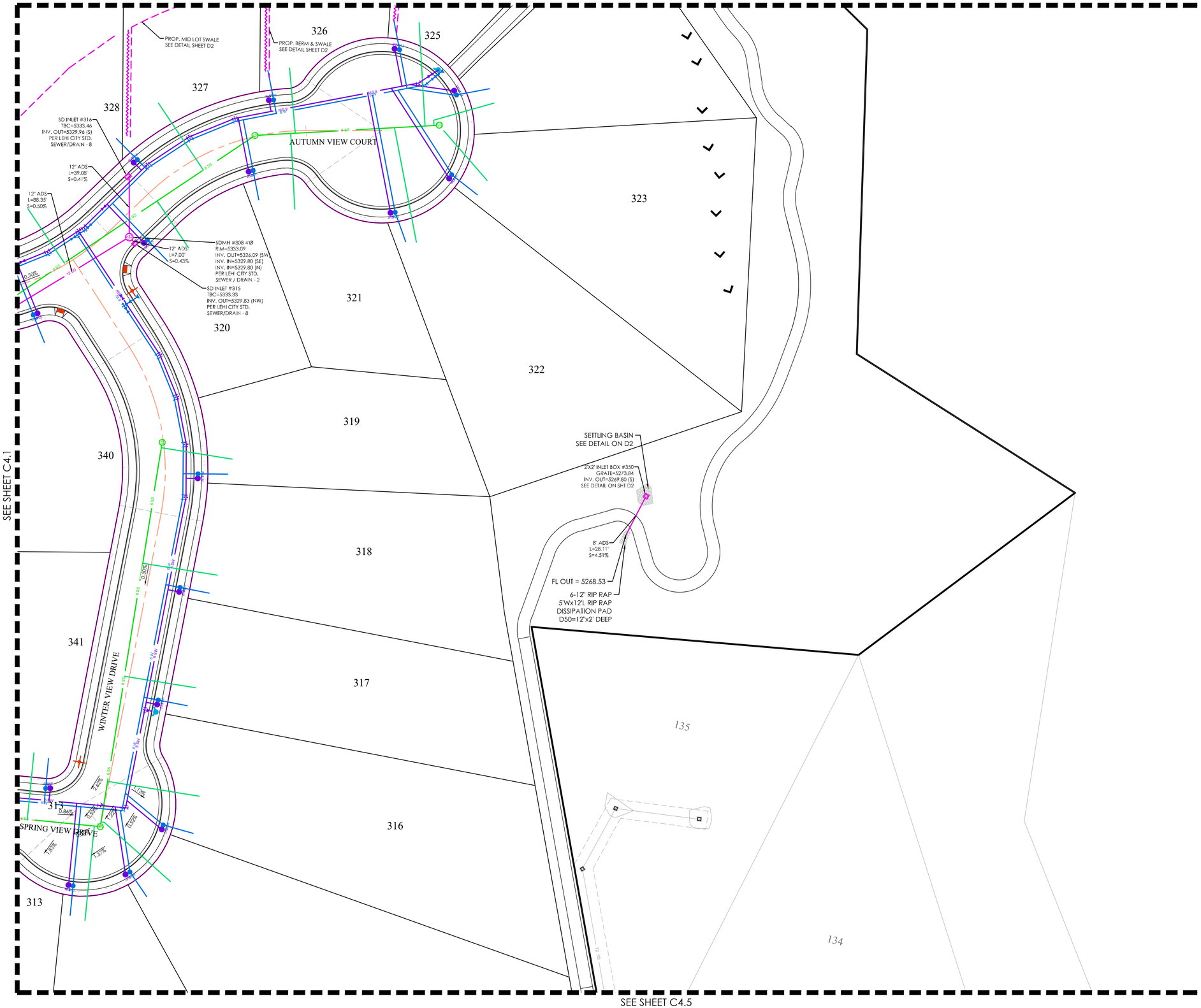
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DRAINAGE PLAN

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Date:	3/30/2021	Job #:	20-0624
Sheet:	C4.3		

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SEE SHEET C4.3



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
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NOTES:

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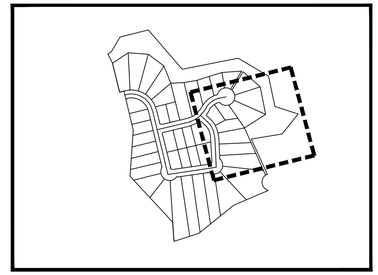
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DRAINAGE PLAN

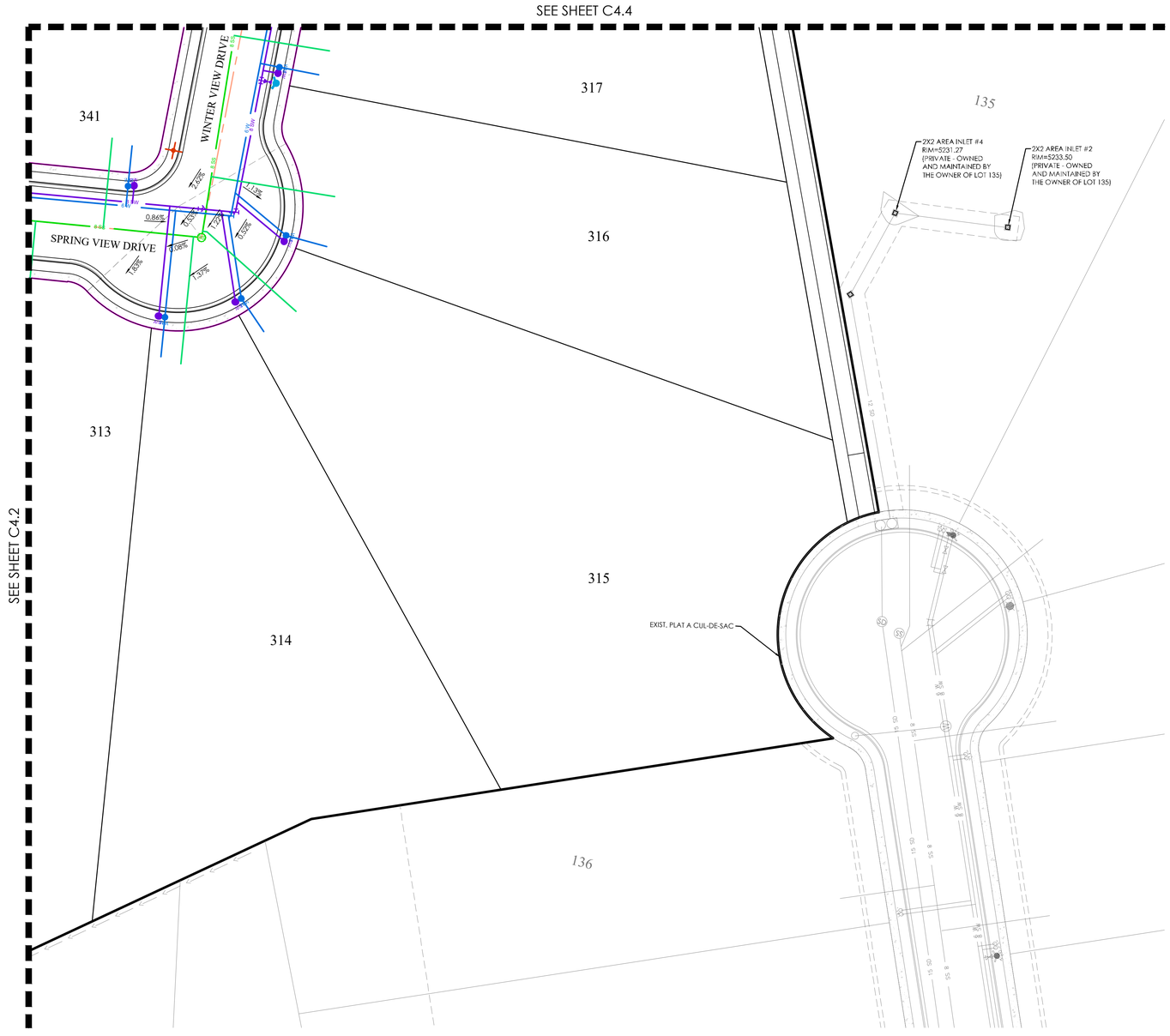
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DRAINAGE PLAN

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Sheet:	C4.4		

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LEGEND

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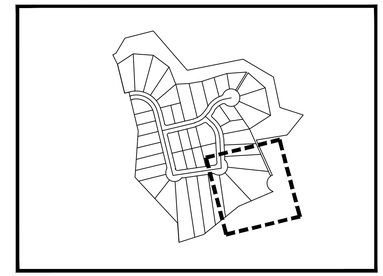
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DRAINAGE PLAN

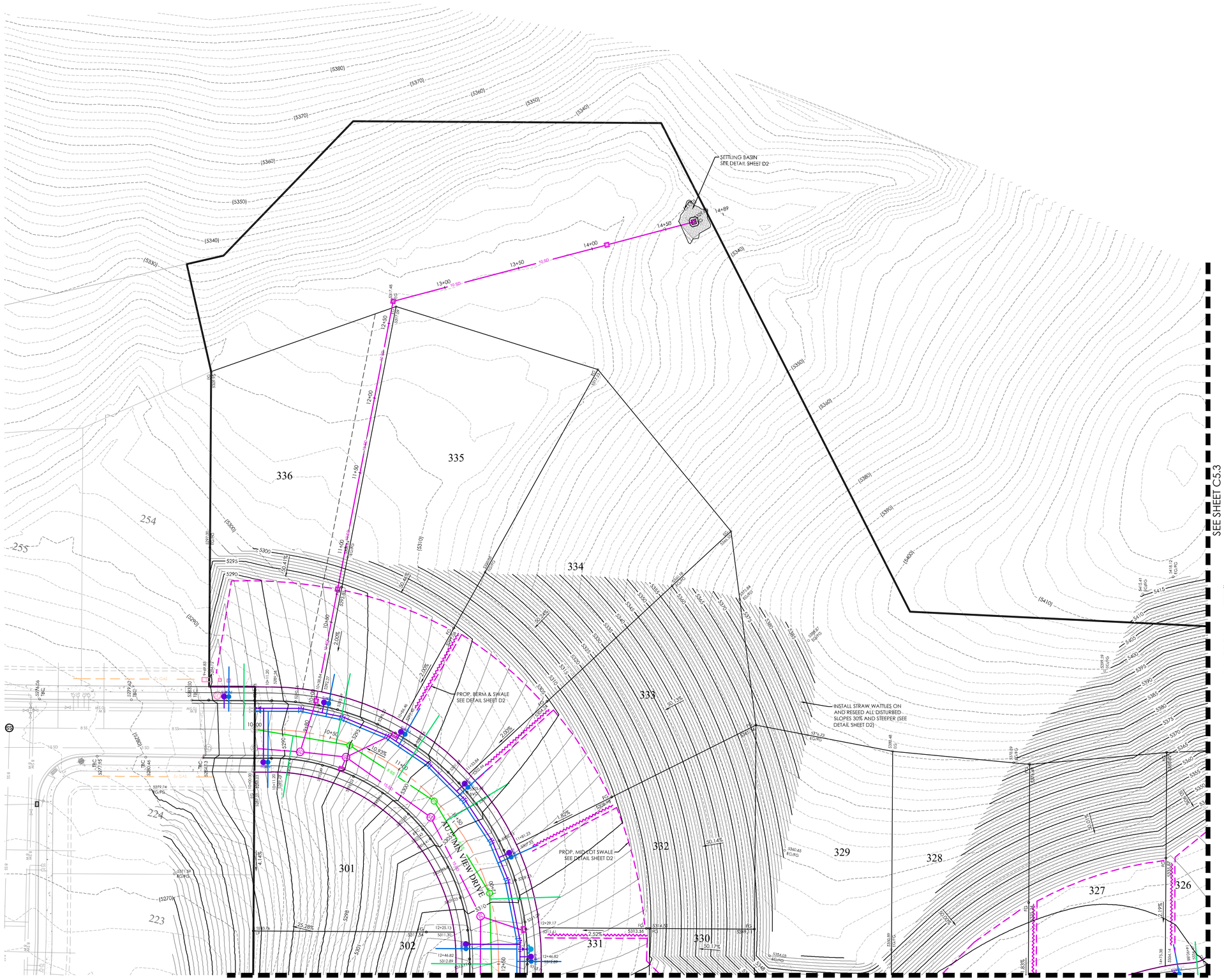
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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	OKS
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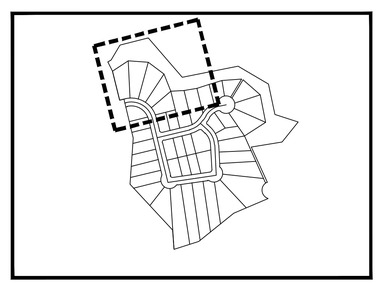
CONTRACTOR NOTE:
CONTRACTOR SHALL PROVIDE WILDLAND URBAN INTERFACE FIRE PROTECTION DURING GRADING

GRAPHIC SCALE

30 0 15 30 60 120

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GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale:	1"=30'	Drawn:	OKS
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Sheet:	C5		

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SEE SHEET C5

SEE SHEET C5.4

SEE SHEET C5.2

AUTUMN VIEW DRIVE

AUTUMN VIEW COURT

WINTER VIEW DRIVE

SPRING VIEW DRIVE

EXISTING 15" SD

INSTALL STRAW WATTLES ON AND RESEED ALL DISTURBED SLOPES 30% AND STEEPER (SEE DETAIL SHEET D2)

PROP. BERM & SWALE SEE DETAIL SHEET D2

PROP. MID LOT SWALE SEE DETAIL SHEET D2

LEGEND

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GRAPHIC SCALE

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KEY MAP
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GRADING PLAN

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GRADING PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C5.1		

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SEE SHEET C5.1

SEE SHEET C5.5

AUTUMN VIEW DRIVE

SPRING VIEW DRIVE

WINTER VIEW DRIVE

307 308 309 310 311 312 313 314 315 316 317 341 342 343 344

213 212 148 136

LEGEND

- BOUNDARY
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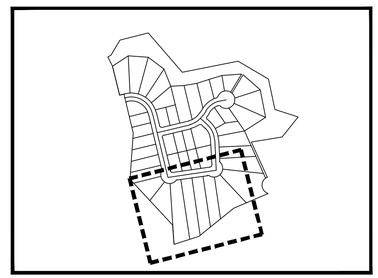
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GRADING PLAN

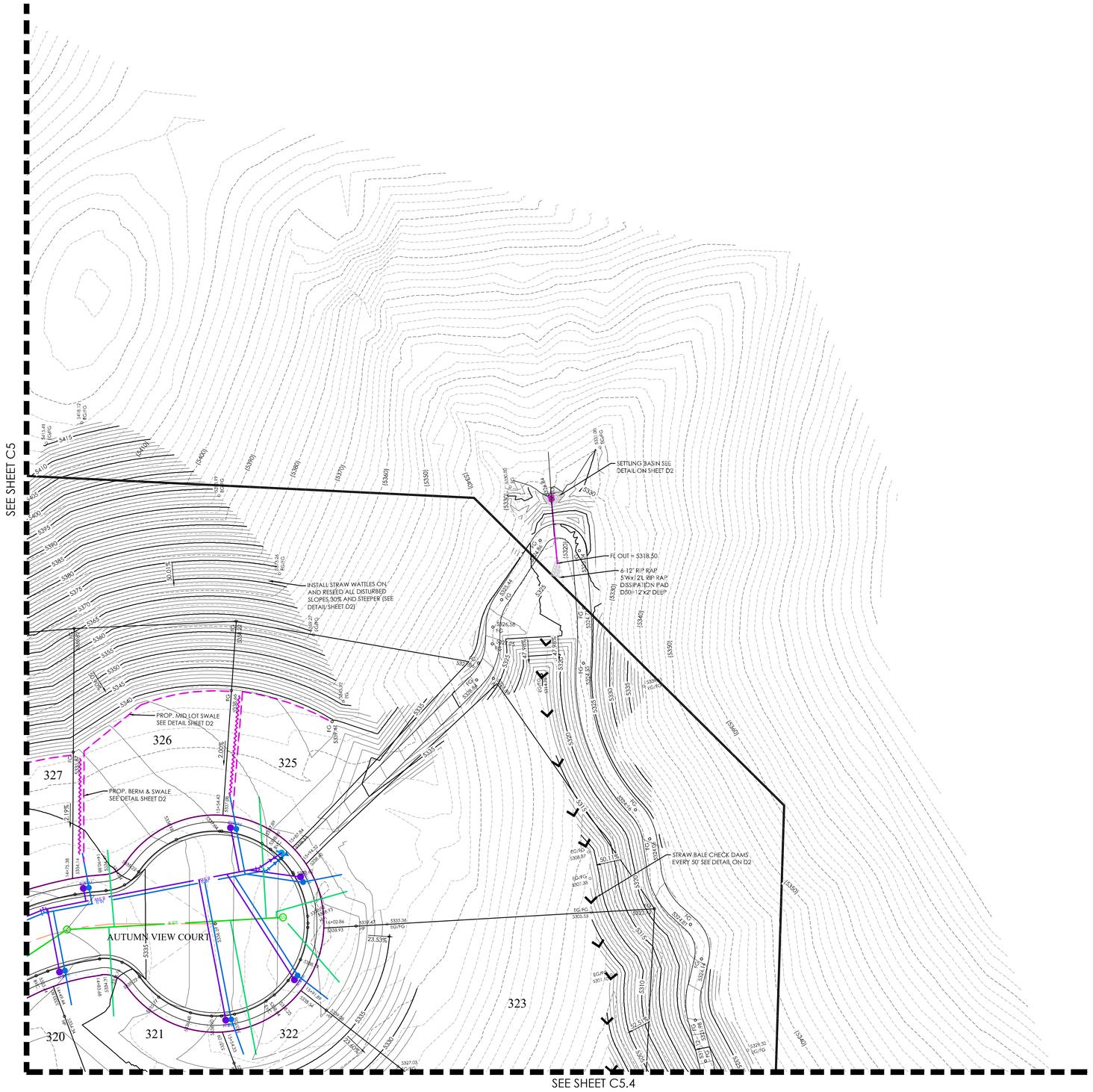
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GRADING PLAN

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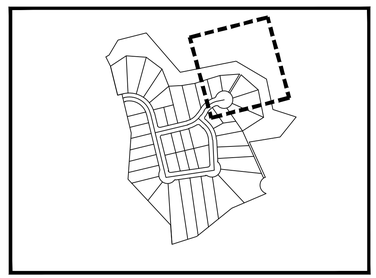
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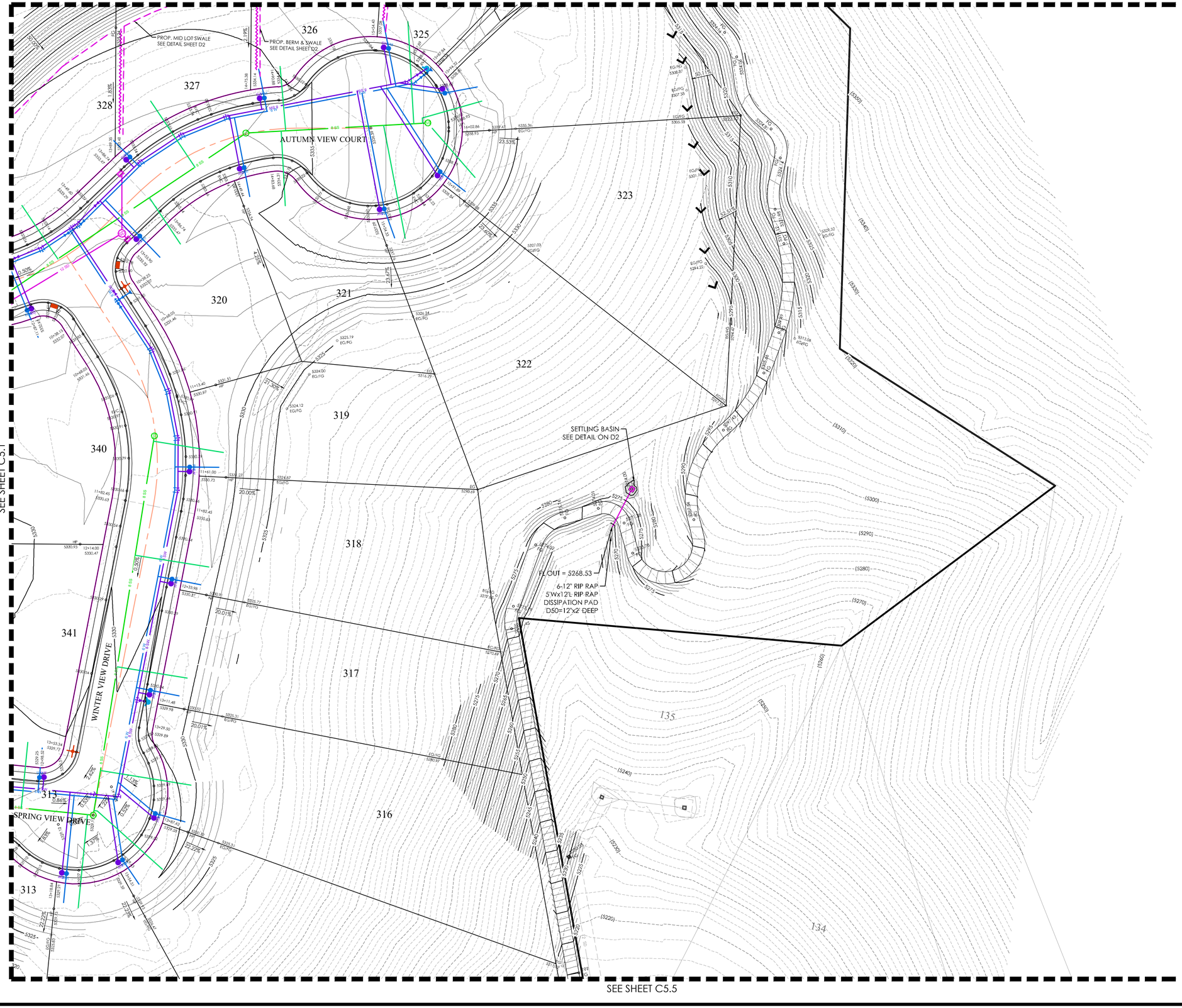
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SEE SHEET C5.3

SEE SHEET C5.1

SEE SHEET C5.5



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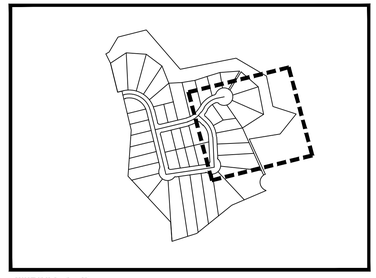
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1 inch = 30 ft.

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DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION-SEE DETAIL SHEET D2. DISTURBED HILLSIDE SHALL BE RE-SEEDED PER RE-VEGETATION DETAIL SHEET D2 AND SEED VENDOR'S RECOMMENDATIONS. WATTLES SHALL BE INSTALLED PER THE SPACING TABLE SHOWN ON THE WATTLE DETAIL. SEE SHEET D2 FOR WATTLE AND RE-VEGETATION DETAILS. SLOPES WITH GRADES GREATER THAN 3:1 SHALL BE HYDROSEEDED WITH HYDROSEED W/ TRACKIFIER.



KEY MAP
N.T.S

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SEASONS ESTATES PLAT D

LEHI CITY

GRADING PLAN

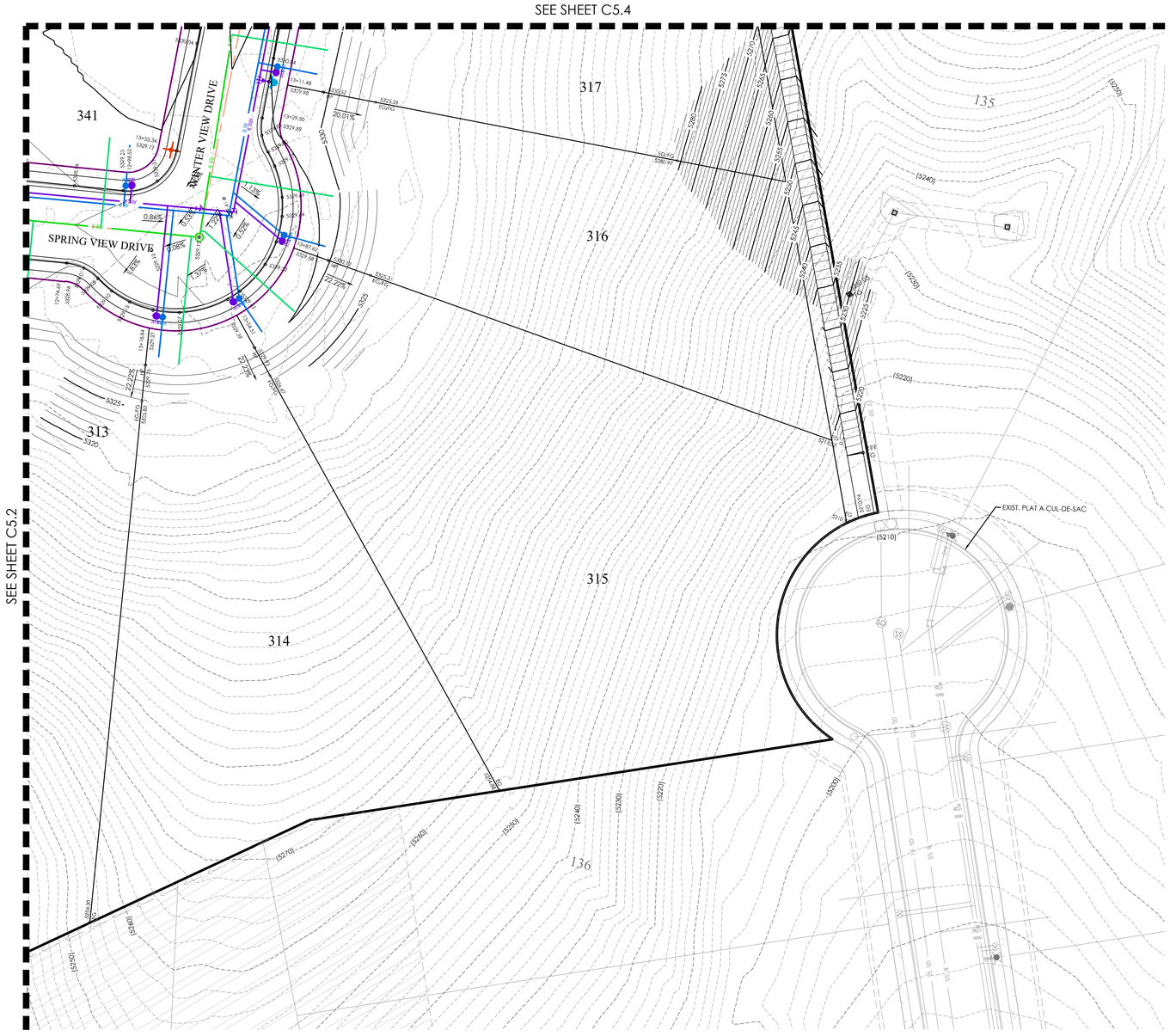
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GRADING PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C5.4		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT

CONTRACTOR NOTE:
CONTRACTOR SHALL PROVIDE WILDLAND URBAN INTERFACE FIRE PROTECTION DURING GRADING

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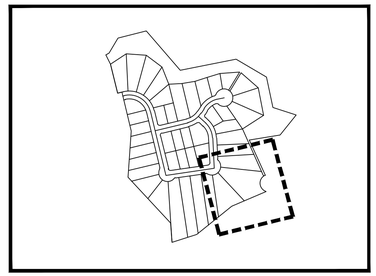
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTES:
DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. DISTURBED HILLSIDE SHALL BE RE-SEEDED PER RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. WATTLES SHALL BE INSTALLED ON ALL DISTURBED HILLSIDES PER WATTLE DETAIL. SEE SHEET D1 FOR WATTLE AND RE-VEGETATION DETAILS.



KEY MAP
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SEASONS ESTATES PLAT D

LEHI CITY

GRADING PLAN

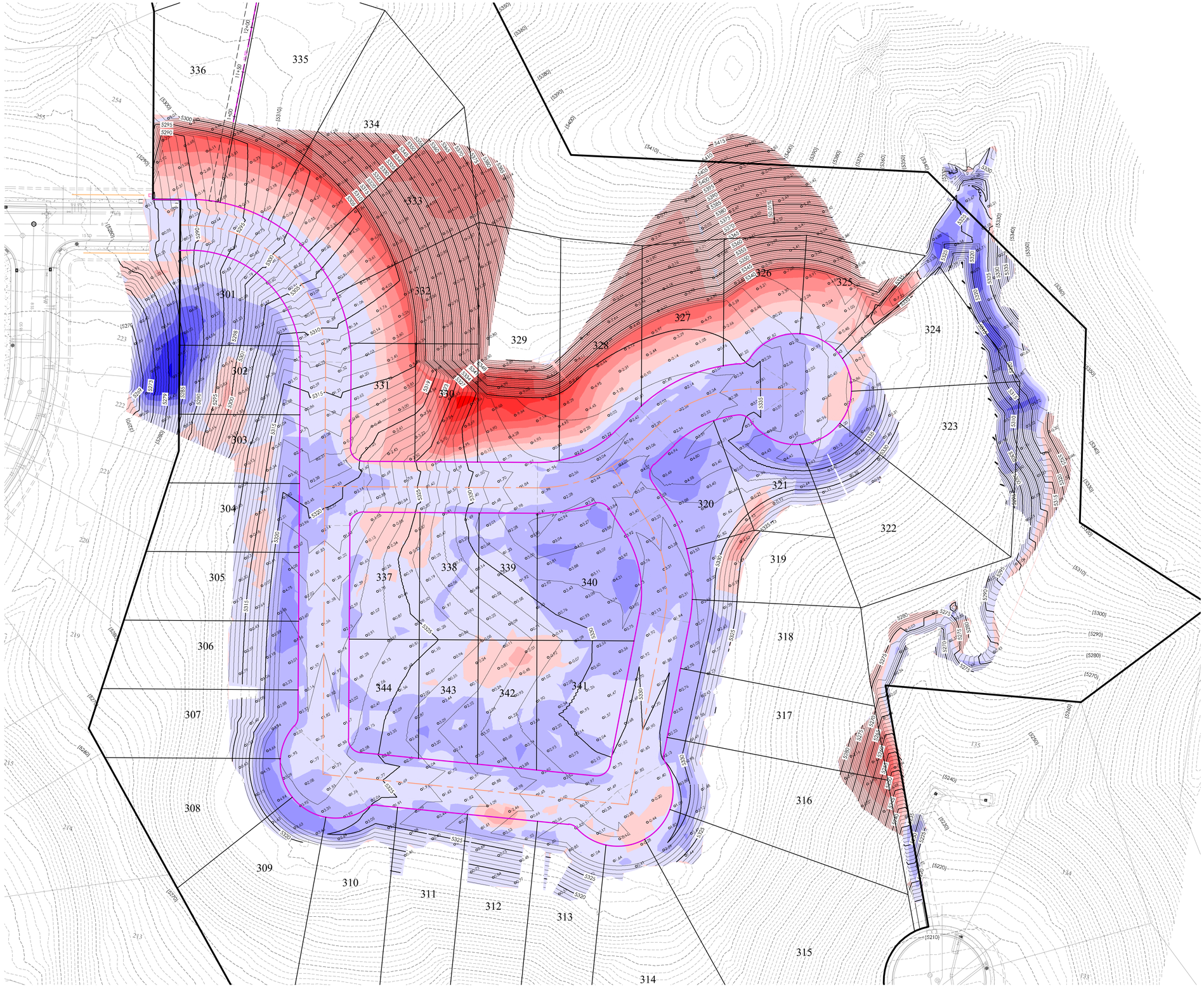
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GRADING PLAN

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C5.5		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT

EARTHWORKS NOTES:
RED: INDICATES CUT
BLUE: INDICATES FILL

TOTAL EXPORT AT TIME OF ROADWAY CONSTRUCTION	0 CY	EXPORT
TOTAL EXPORT AT TIME OF HOME CONSTRUCTION*	13,802 CY	EXPORT
TOTAL IMPORT - NON-STRUCTURAL	0 CY	IMPORT
TOTAL IMPORT - STRUCTURAL	0 CY	IMPORT
TOTAL RECONDITIONED SOILS**	20,782 CY	
TOTAL MOVED***	63,776CY	MOVED

*BASEMENT EXCAVATION
**SOILS INTENDED FOR ROAD BASE AND TRENCH BACKFILL
***ONSITE RELOCATION OF SOILS (CUT/FILL)

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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CUT AND FILL PLAN

REVISION BLOCK

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CUT AND FILL PLAN

Scale:	1"=50'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C5.6		

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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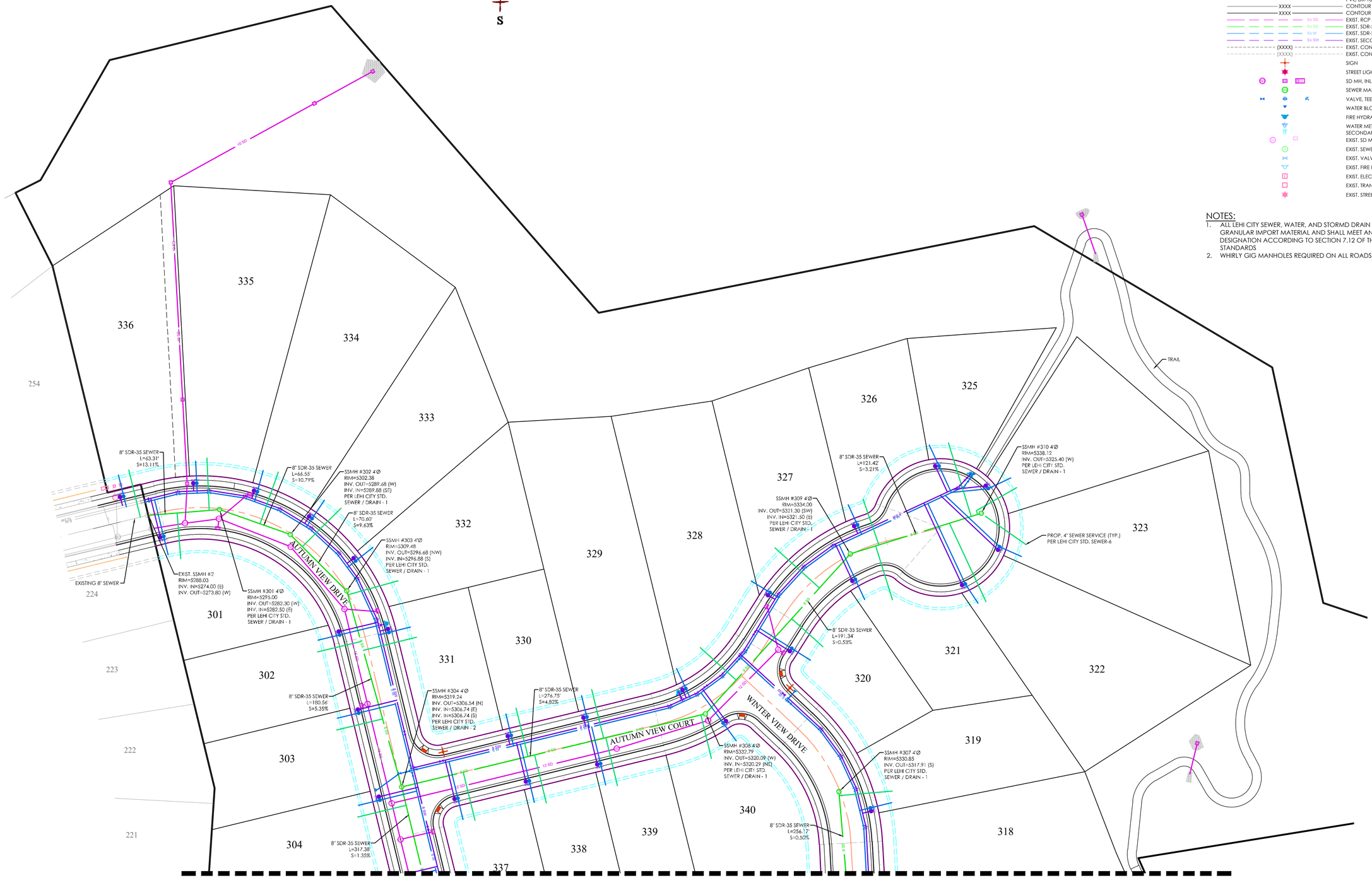
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" SS — 8" PVC SDR-35 SEWER
- SD — CLASS III RCP SD
- 6" W — 6" PVC DR-18 C900 WATER
- 8" SW — 8" SECONDARY WATER PVC DR-18 C900 (PURPLE PIPE)
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. RCP SD
- Ex SS — EXIST. SDR-35 SEWER
- Ex W — EXIST. SDR-21 C200 WATER
- Ex SW — EXIST. SECONDARY WATER
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT

NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORMD DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS
2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%



SEE SHEET C6.1

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LEHI CITY

SEWER PLAN

REVISION BLOCK

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SEWER PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C6		

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\C6 - SEWER PLAN.dwg

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

S

SEE SHEET C6

NOTE:
1. ALL LEHI CITY SEWER, WATER, AND STORMD DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS
2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%



NOTES:

WHIRLYGIGS WILL BE REQUIRED ON ALL MANHOLES

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC, SDR-35 SEWER (8 SS)
- CLASS III RCP SD (SD)
- 6" PVC DR-18 C900 WATER (6 W)
- 8" SECONDARY WATER PVC DR-18 C900 (PURPLE PIPE) (8 SW)
- CONTOUR MAJOR (XXXX)
- CONTOUR MINOR (XXXX)
- EXIST. RCP SD (Ex SD)
- EXIST. SDR-35 SEWER (Ex SS)
- EXIST. SDR-21 C200 WATER (Ex W)
- EXIST. SECONDARY WATER (Ex SW)
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT

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LEHI CITY

SEWER PLAN

REVISION BLOCK

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5	----	----
6	----	----

SEWER PLAN

Scale: 1"=40'	Drawn: OKS
Date: 3/30/2021	Job #: 20-0624
Sheet: C6.1	

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GRAPHIC SCALE

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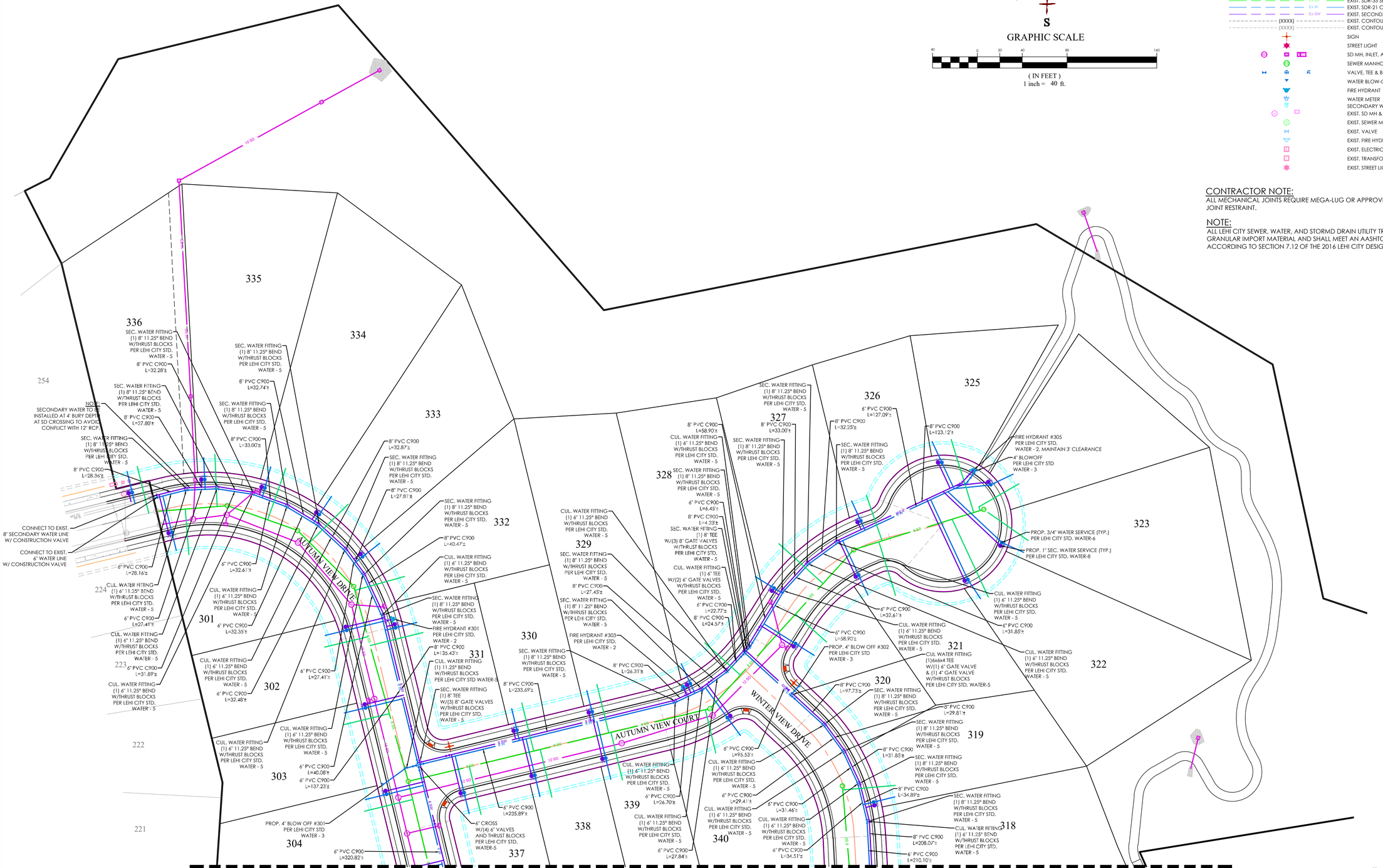
(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST, RCP SD
- EXIST, SDR-35 SEWER
- EXIST, SDR-21 C200 WATER
- EXIST, SECONDARY WATER
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST, SD MH & INLET
- EXIST, SEWER MH
- EXIST, VALVE
- EXIST, FIRE HYDRANT
- EXIST, ELECTRICAL BOX
- EXIST, TRANSFORMER
- EXIST, STREET LIGHT

CONTRACTOR NOTE:
ALL MECHANICAL JOINTS REQUIRE MEGA-LUG OR APPROVED EQUAL JOINT RESTRAINT.

NOTE:
ALL LEHI CITY SEWER, WATER, AND STORMD 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



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SEASONS ESTATES PLAT D

LEHI CITY

WATER PLAN

REVISION BLOCK

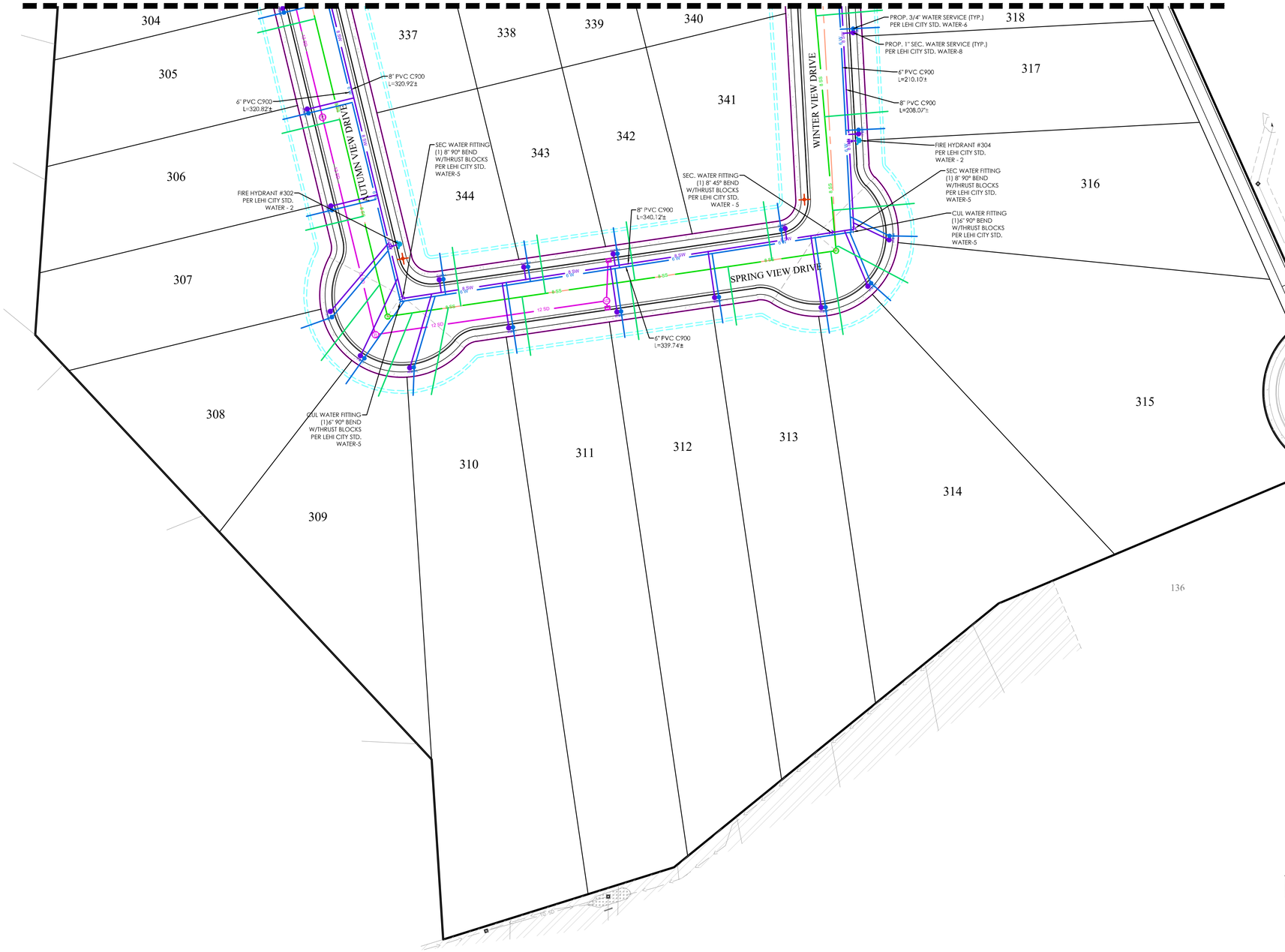
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WATER PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C7		

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SEE SHEET C7



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
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- SECONDARY WATER METER
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CONTRACTOR NOTE:
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N

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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LEHI CITY
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C7.1		

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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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 (SF)
- CUTBACK CURB
- FIBER ROLL

NOTES:
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STRAW BALE CHECK DAMS SPACED AT 50' AT DISTURBED DRAINAGE CHANNEL AS SHOWN IN PLAN VIEW
STRAW CHECK DAM DETAIL ON SHEET D2

PROP. BURM & SWALE SEE DETAIL SHEET D2

PROP. MID LOT SWALE SEE DETAIL SHEET D2

AUTUMN VIEW DRIVE

AUTUMN VIEW COURT

WINTER VIEW DRIVE

SEE SHEET C5.1

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LEHI CITY

EROSION CONTROL

REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C8		

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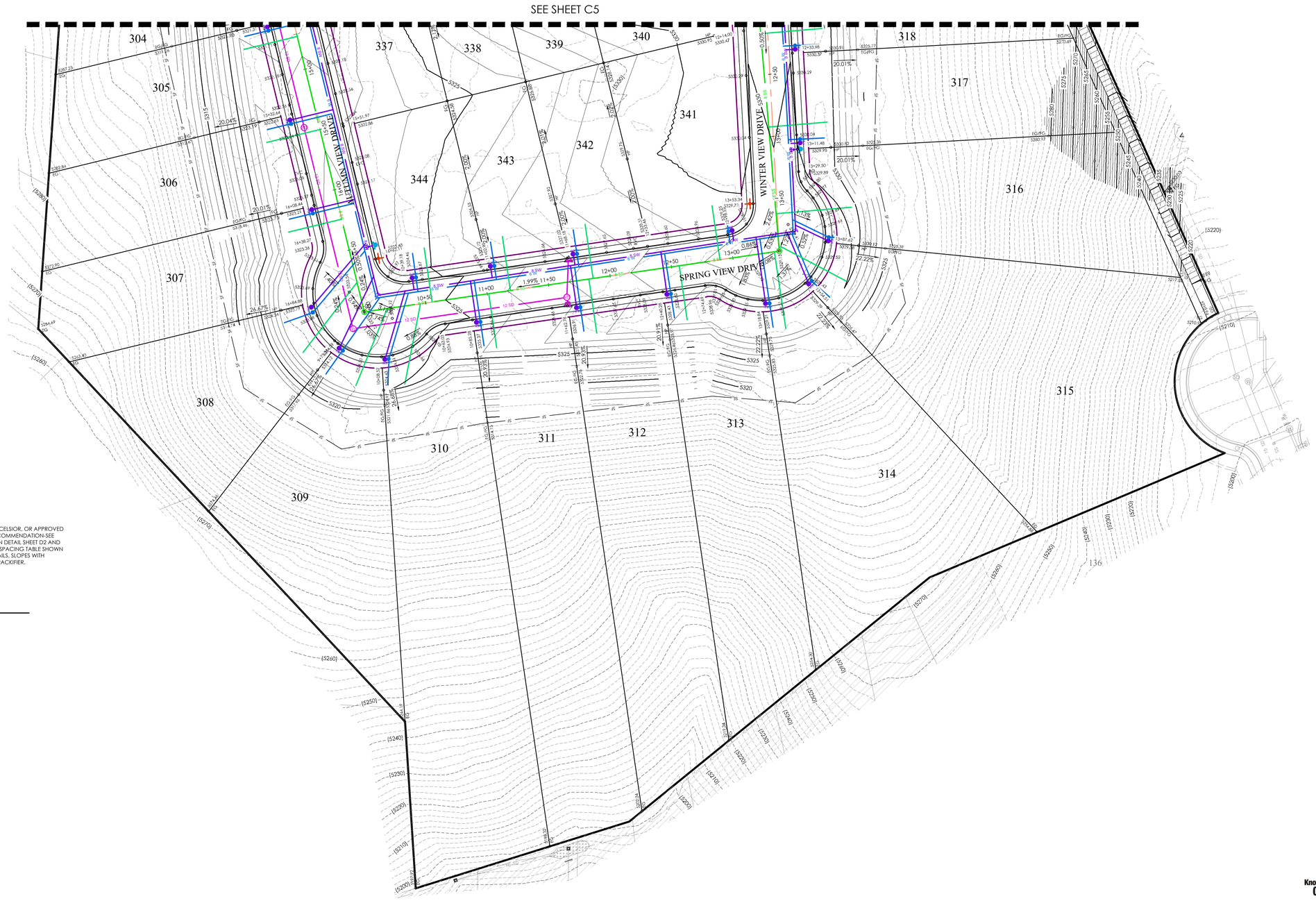
GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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NOTES:
DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION-SEE DETAIL SHEET D2. DISTURBED HILLSIDE SHALL BE RE-SEEDED PER RE-VEGETATION DETAIL SHEET D2 AND SEED VENDOR'S RECOMMENDATIONS. WATTLES SHALL BE INSTALLED PER THE SPACING TABLE SHOWN ON THE WATTLE DETAIL. SEE SHEET D2 FOR WATTLE AND RE-VEGETATION DETAILS. SLOPES WITH GRADES GREATER THAN 3:1 SHALL BE HYDROSEEDED WITH HYDROSEED W/ TRACKIFIER.

EROSION CONTROL LEGEND

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

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EROSION CONTROL

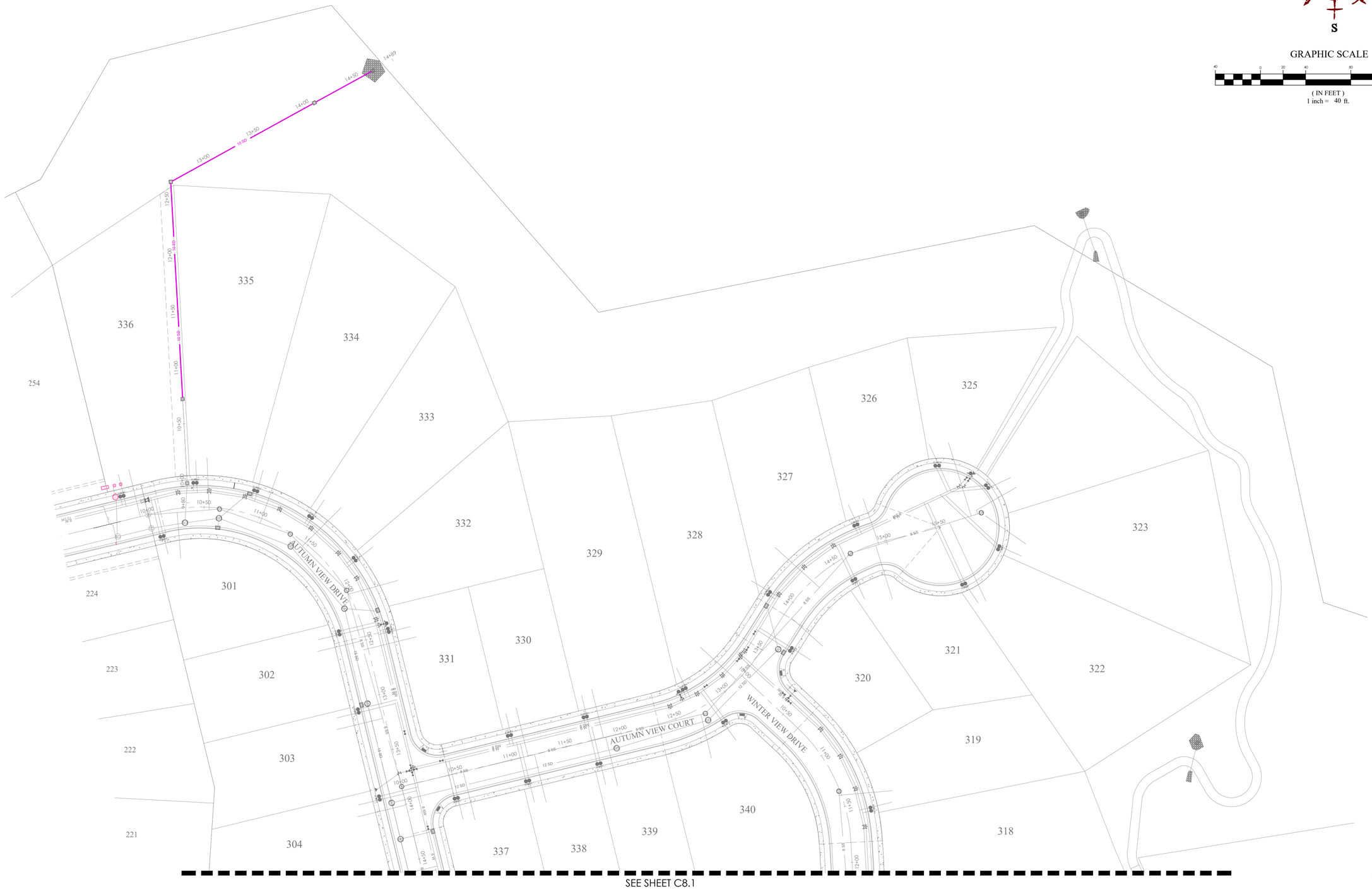
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EROSION CONTROL

Scale:	1"=40'	Drawn:	OKS
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Sheet:	C8.1		

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SEASONS ESTATES PLAT D

LEHI CITY

POWER PLAN

REVISION BLOCK

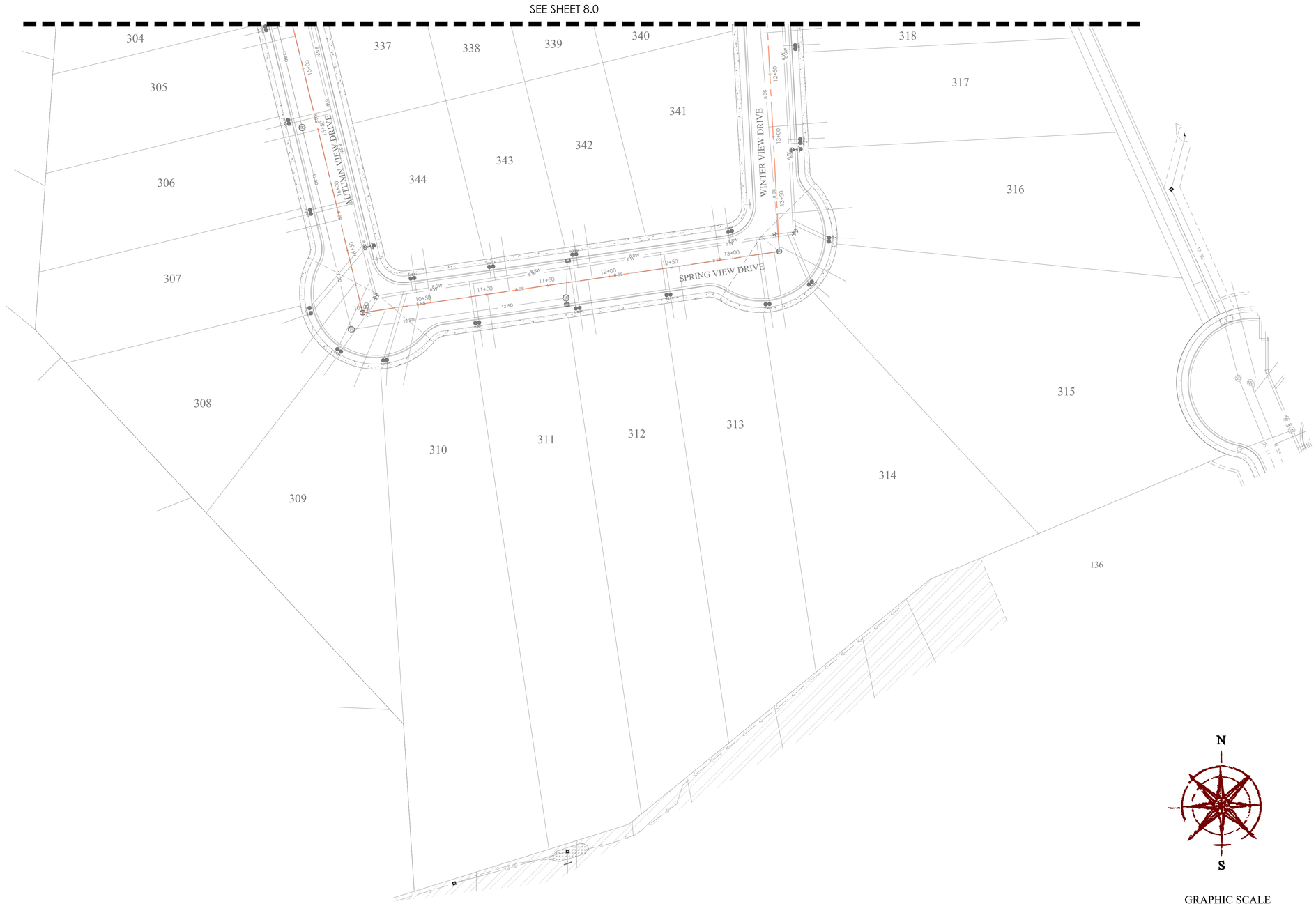
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POWER PLAN

Scale:	1"=40'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	C9		

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LEHI CITY

POWER PLAN

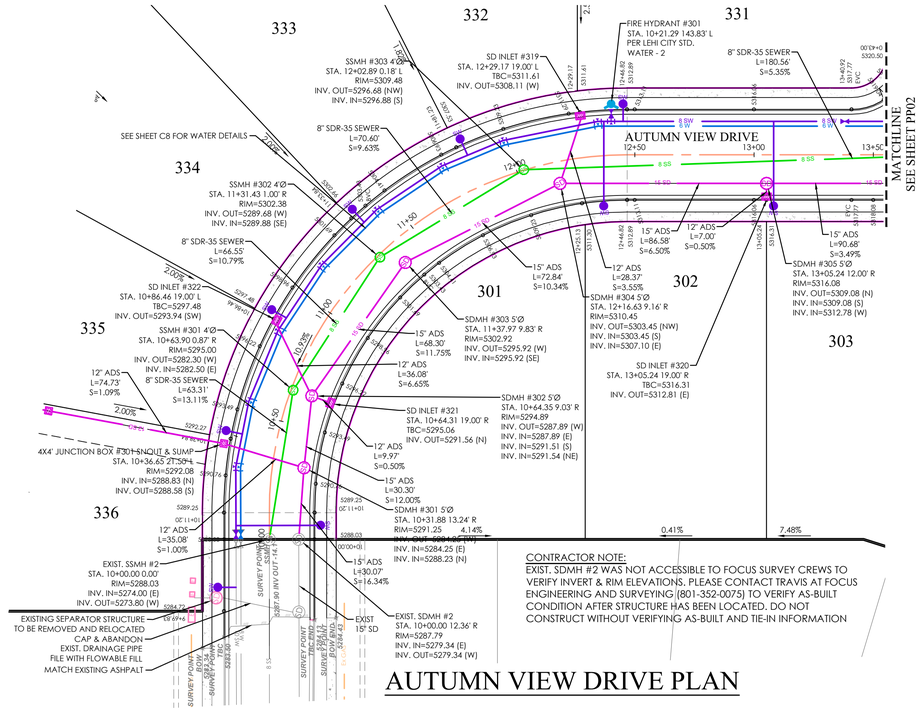
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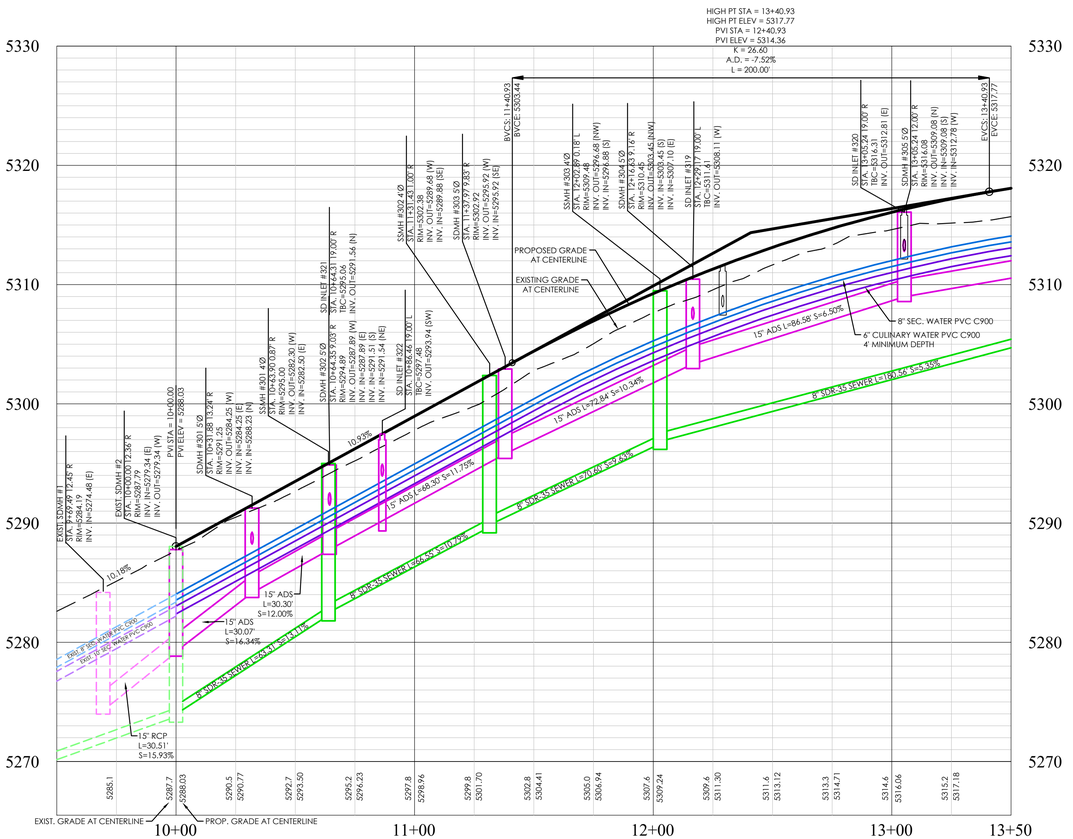
POWER PLAN

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Sheet:	C9.1		

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AUTUMN VIEW DRIVE PLAN



AUTUMN VIEW DRIVE PROFILE

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

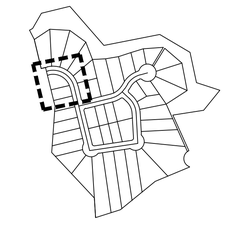
GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

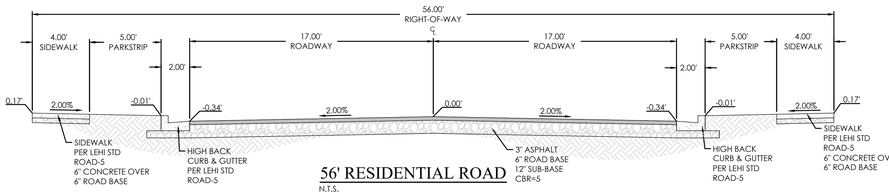
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT



KEY MAP
N.T.S

NOTES:
1. ALL LEHI CITY SEWER, WATER, AND STORMD DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS
2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%



56' RESIDENTIAL ROAD
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LEHI CITY

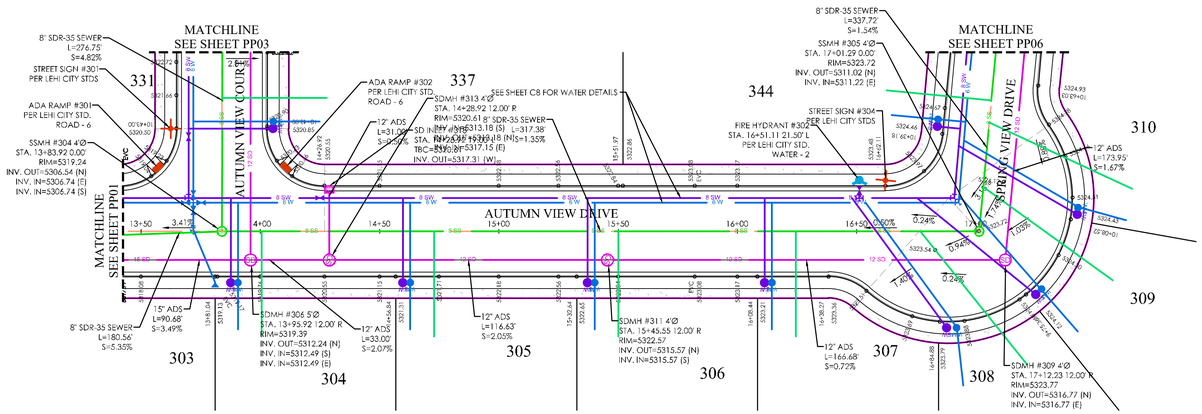
AUTUMN VIEW DRIVE

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AUTUMN VIEW DRIVE

Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	PP01		

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AUTUMN VIEW DRIVE PLAN

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

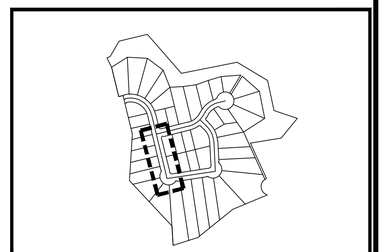
GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

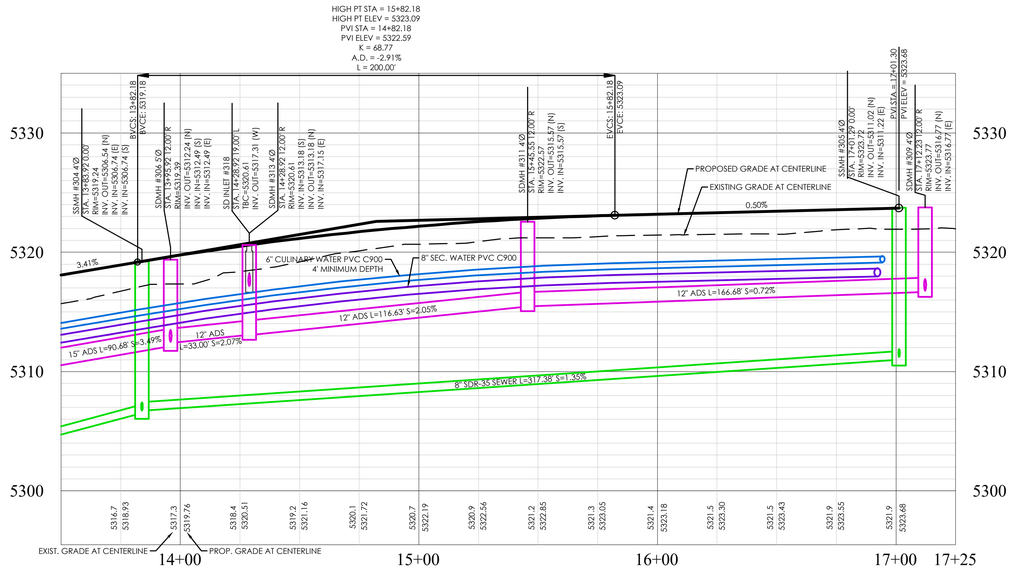
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
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- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT

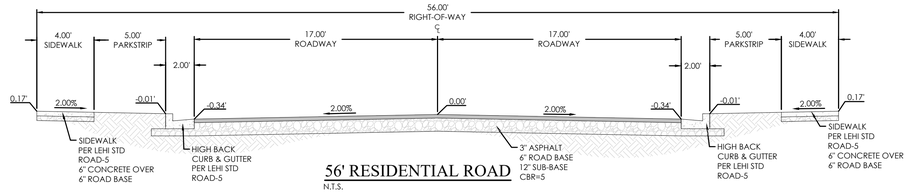


KEY MAP
N.T.S

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2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%



AUTUMN VIEW DRIVE PROFILE



56' RESIDENTIAL ROAD
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AUTUMN VIEW DRIVE

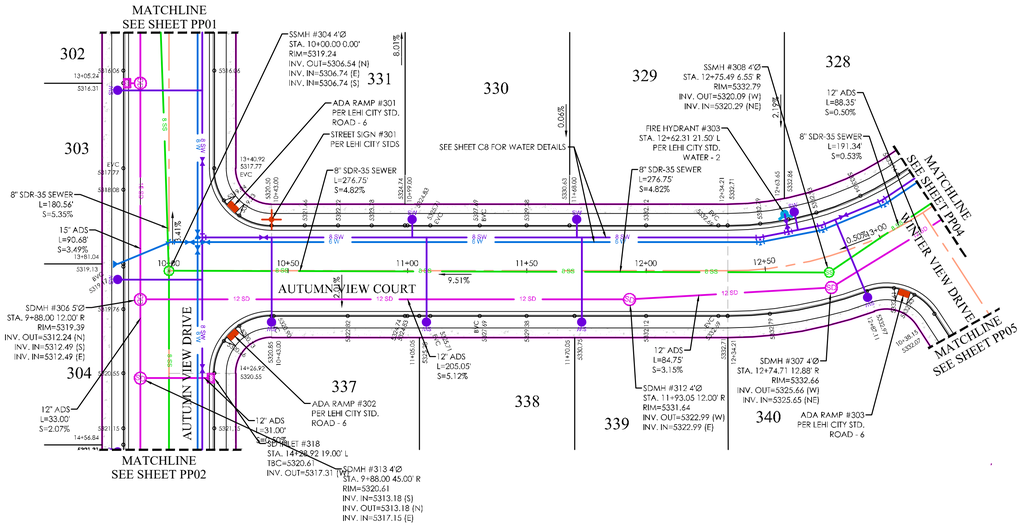
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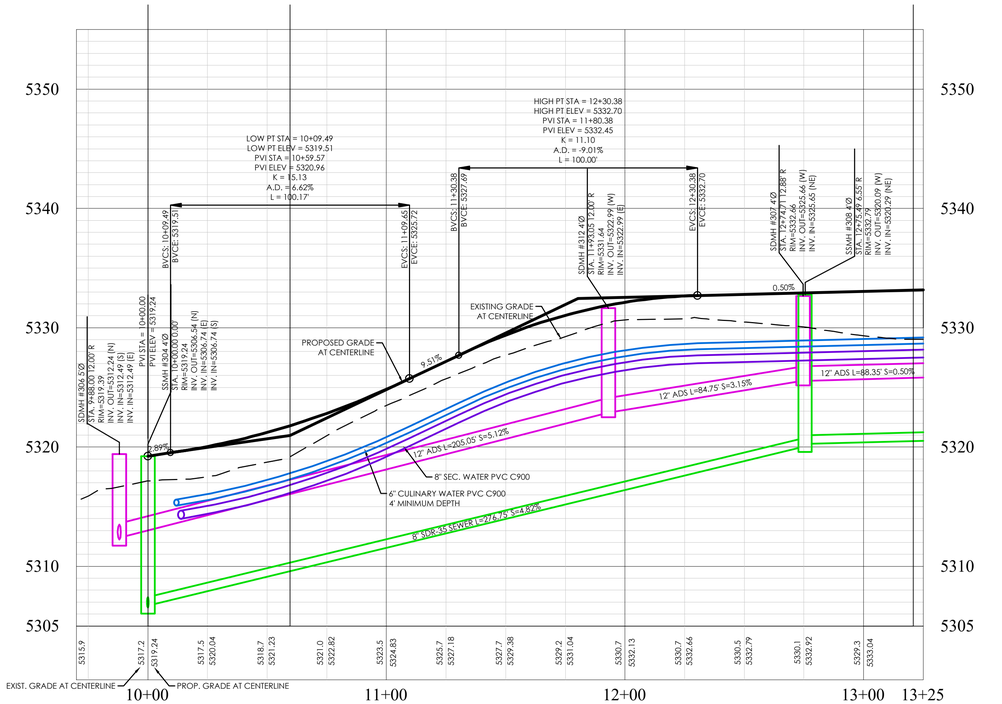
AUTUMN VIEW DRIVE

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AUTUMN VIEW COURT PLAN



AUTUMN VIEW COURT PROFILE

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

N

S

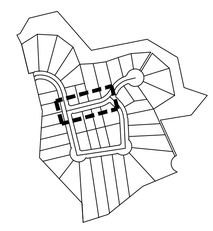
GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

LEGEND

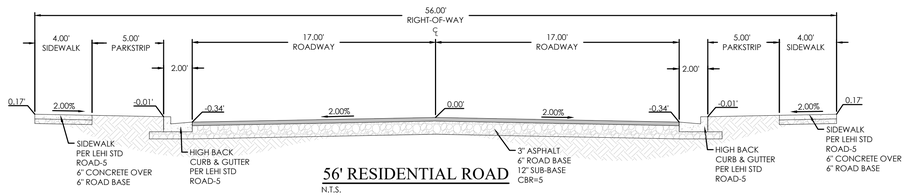
- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8 SS — 8" PVC SDR-35 SEWER
- SD — CLASS III RCP SD
- 6 W — 6" PVC DR-18 C900 WATER
- 8 SW — 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT



KEY MAP
N.T.S

NOTES:

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AUTUMN VIEW COURT

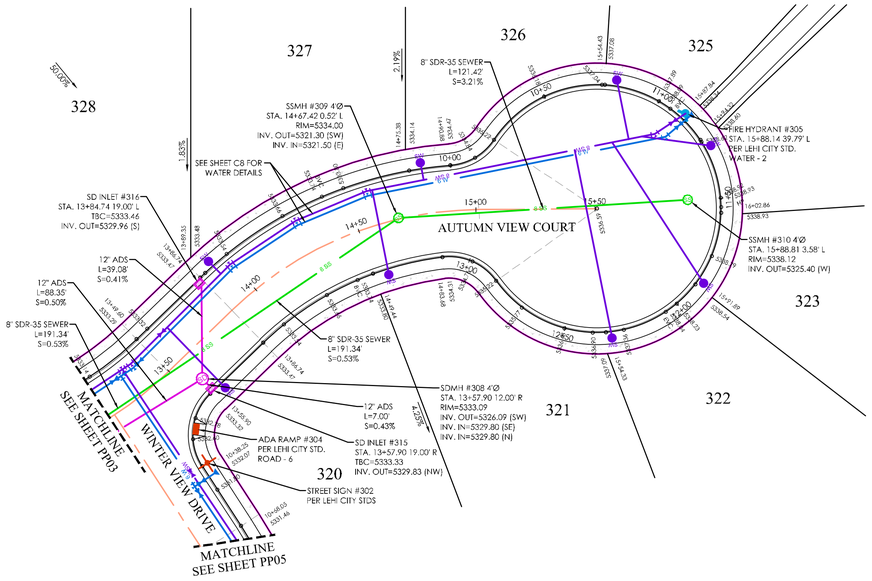
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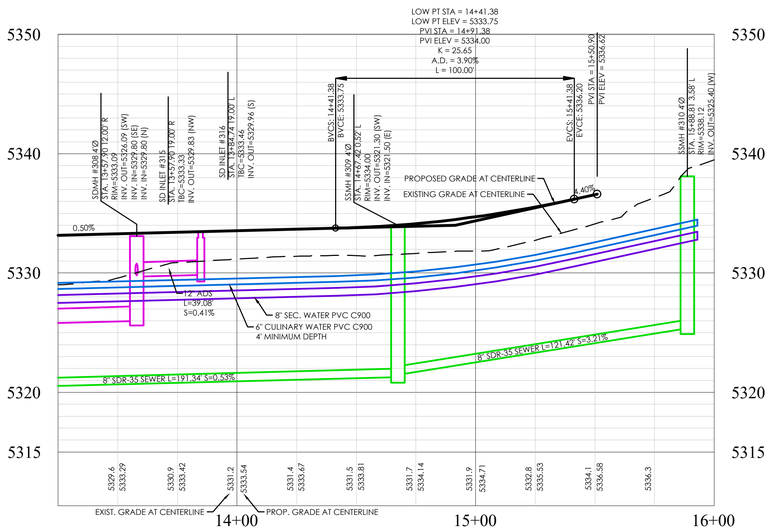
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Sheet:	PP03		

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AUTUMN VIEW COURT PLAN



AUTUMN VIEW COURT PROFILE

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

N

S

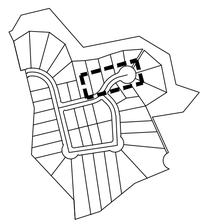
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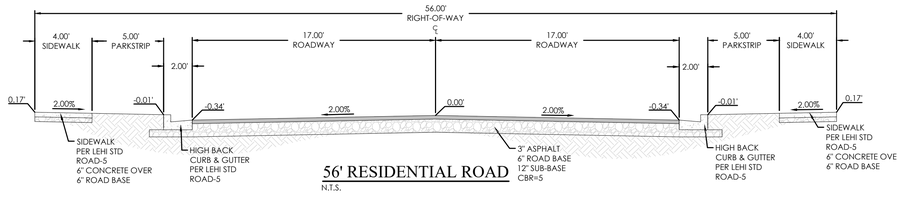
(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8 SS — 8" PVC SDR-35 SEWER
- SD — CLASS III RCP SD
- 6 W — 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- 8 SW — PVC DR-18 C900 (PURPLE PIPE)
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. RCP SD
- EXIST, SDR-35 SEWER
- EXIST, SDR-21 C200 WATER
- EXIST, SECONDARY WATER
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST, SD MH & INLET
- EXIST, SEWER MH
- EXIST, VALVE
- EXIST, FIRE HYDRANT
- EXIST, ELECTRICAL BOX
- EXIST, TRANSFORMER
- EXIST, STREET LIGHT



KEY MAP
N.T.S



56' RESIDENTIAL ROAD
N.T.S.

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

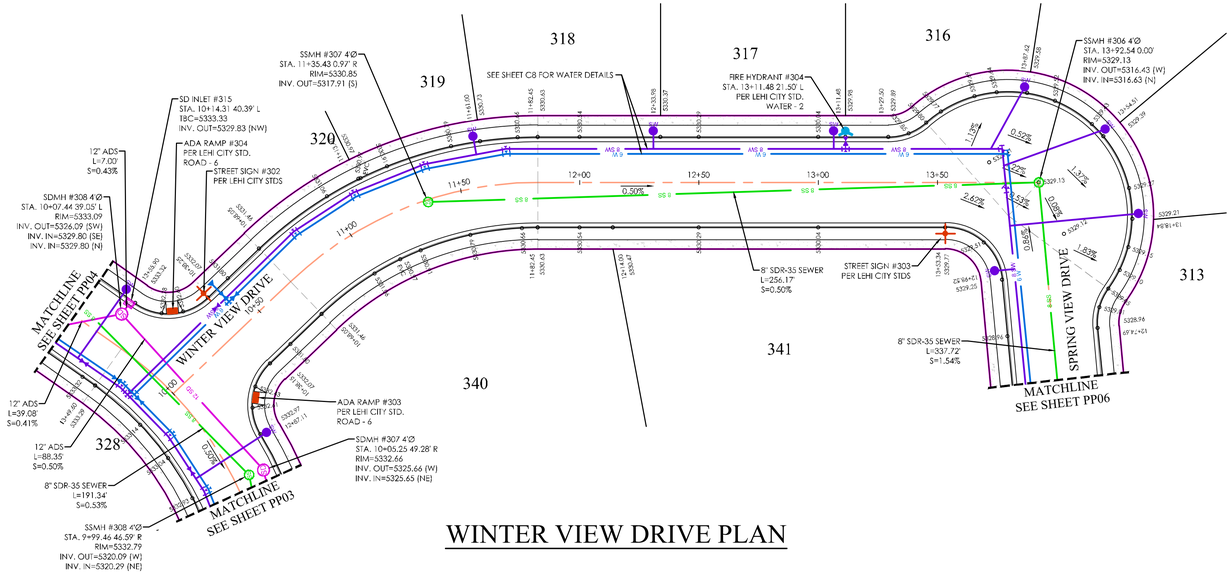
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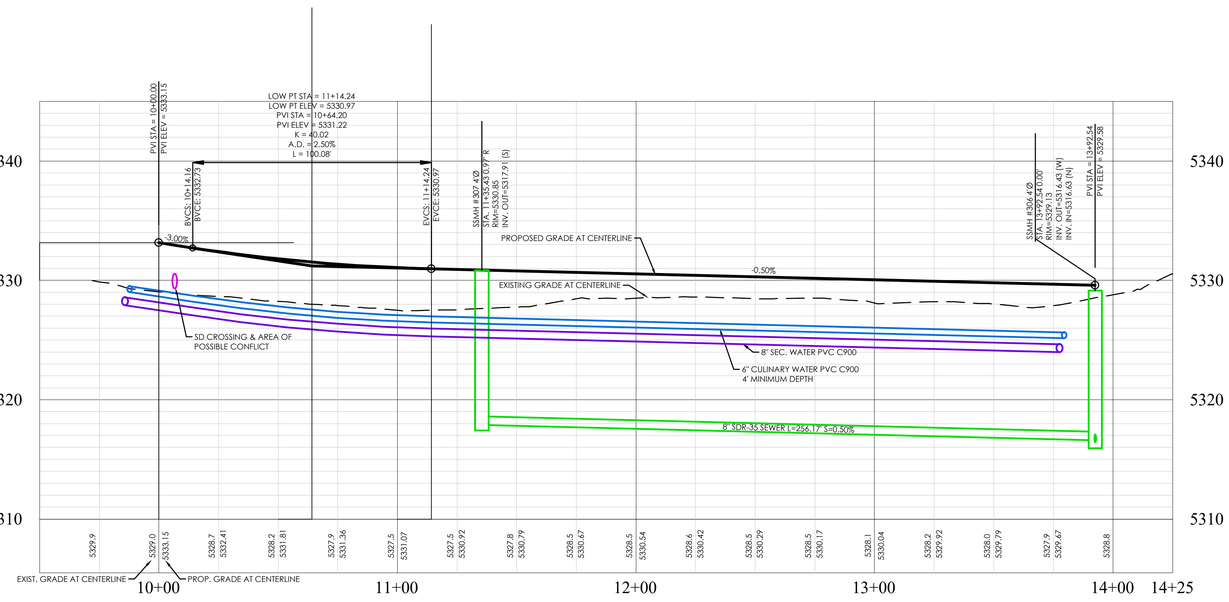
AUTUMN VIEW COURT

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Sheet:	PP04		

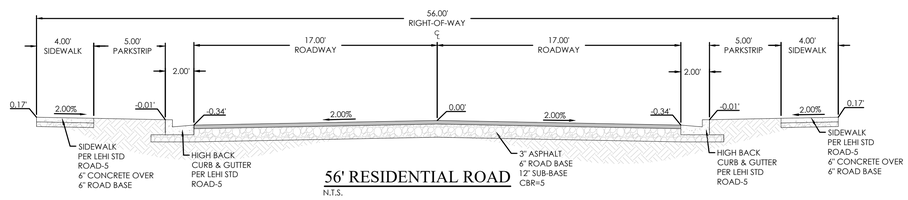
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WINTER VIEW DRIVE PLAN



WINTER VIEW DRIVE PROFILE



56' RESIDENTIAL ROAD
N.T.S.

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

N S

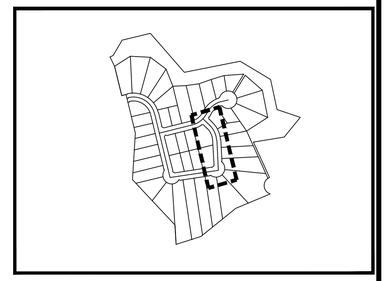
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
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- 6 W — 6" PVC DR-18 C900 WATER
- 8 SW — 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. RCP SD — Ex SD
- EXIST. SDR-35 SEWER — Ex SS
- EXIST. SDR-21 C200 WATER — Ex W
- EXIST. SECONDARY WATER — Ex SW
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT



KEY MAP
N.T.S

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LEHI CITY

WINTER VIEW DRIVE

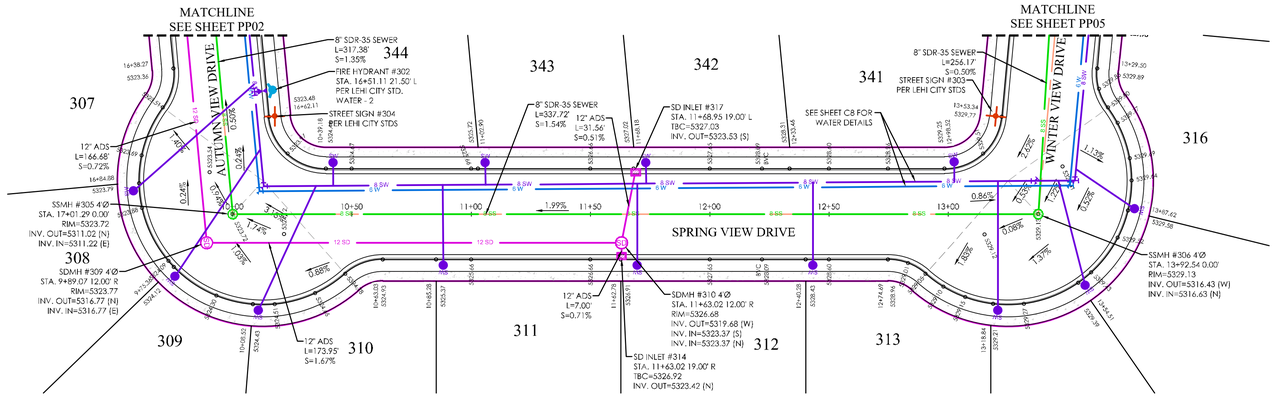
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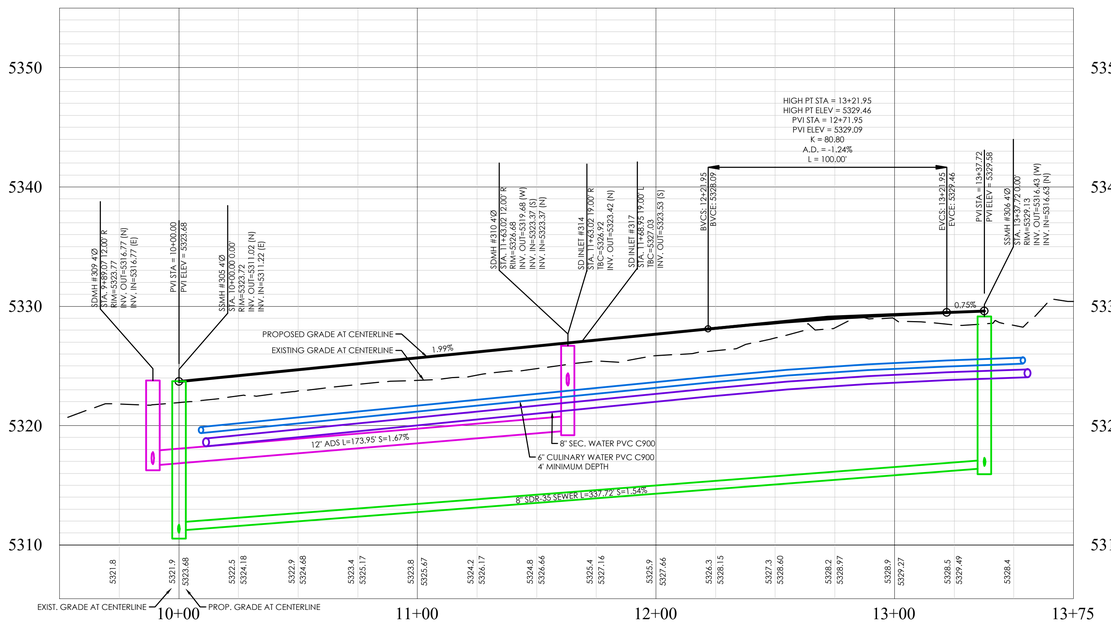
WINTER VIEW DRIVE

Scale:	1"=30'	Drawn:	OKS
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Sheet:	PP05		

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SPRING VIEW DRIVE PLAN



SPRING VIEW DRIVE PROFILE

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29

N

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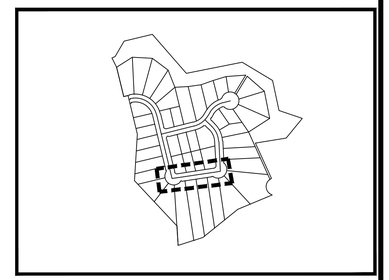
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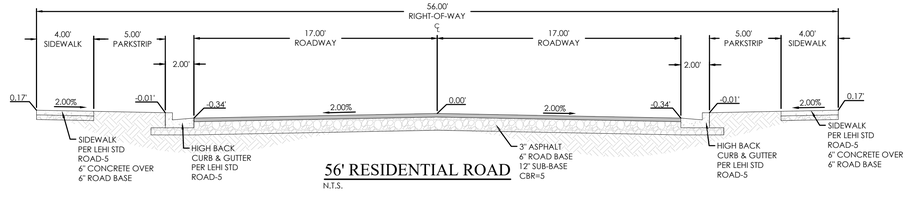
(IN FEET)
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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
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- 6 W — 6" PVC DR-18 C900 WATER
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- 8 SW — PVC DR-18 C900 (PURPLE PIPE)
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- (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
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT



KEY MAP
N.T.S



56' RESIDENTIAL ROAD
N.T.S.

NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS
2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%

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

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www.focusutah.com

FOR REVIEW ONLY

SEASONS ESTATES PLAT D

LEHI CITY

SPRING VIEW DRIVE

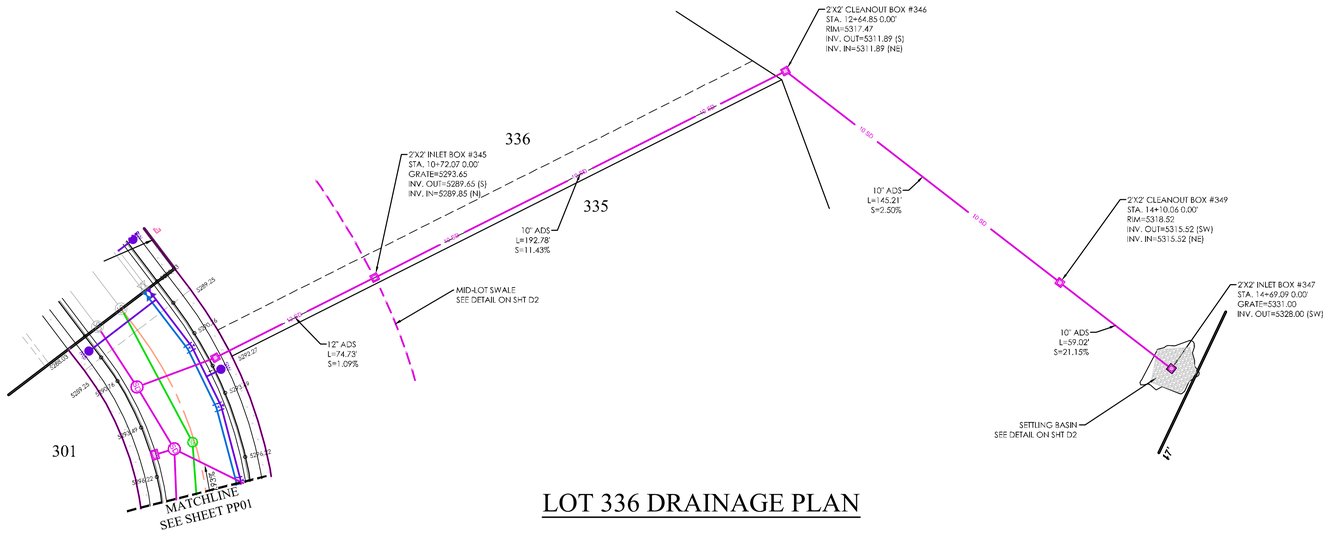
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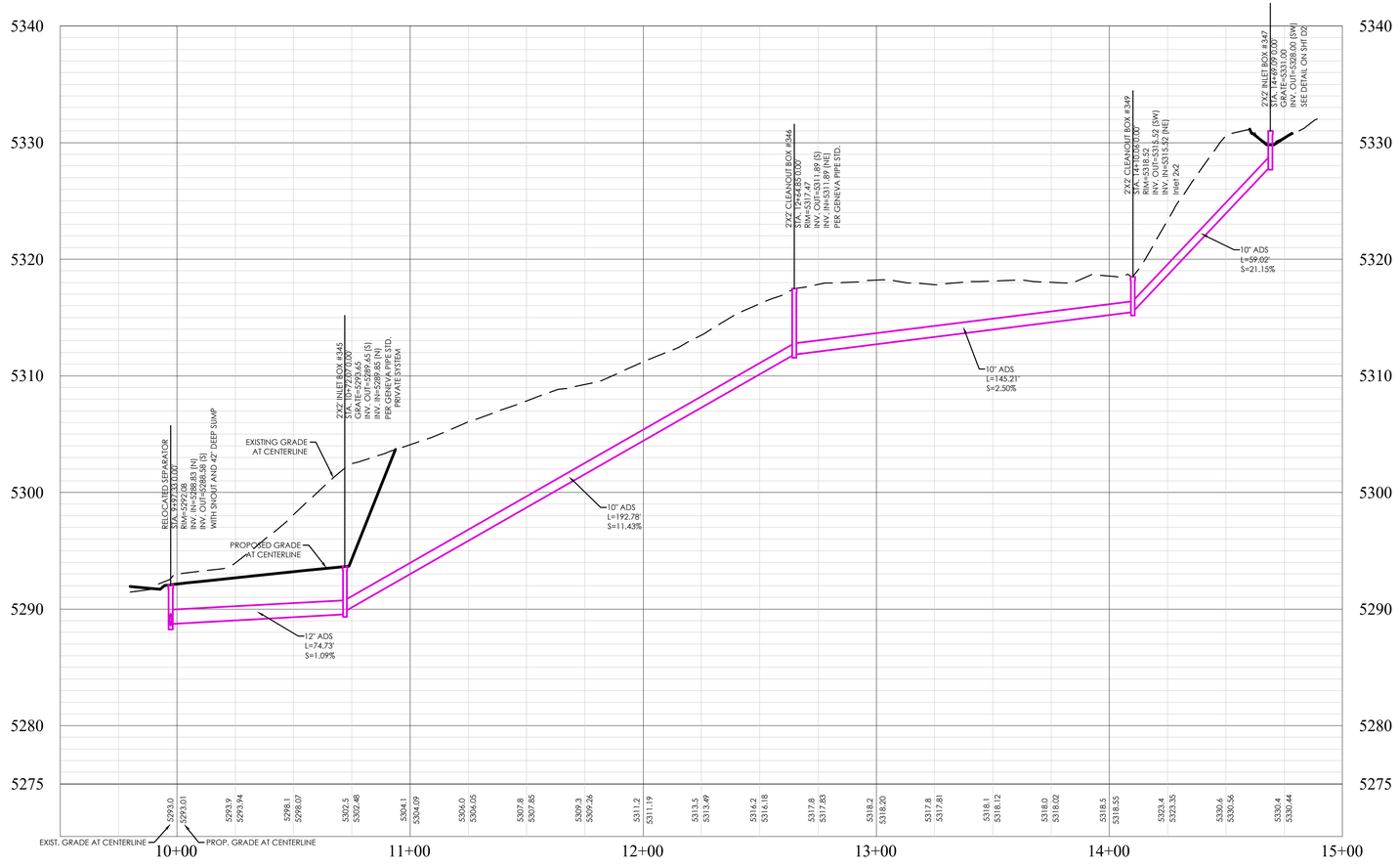
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Scale:	1"=30'	Drawn:	OKS
Date:	3/30/2021	Job #:	20-0624
Sheet:	PP06		

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\PP06 - SPRING VIEW DRIVE.dwg



LOT 336 DRAINAGE PLAN



LOT 336 DRAINAGE PROFILE

BENCHMARK

SOUTHWEST CORNER OF SECTION 19
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4948.88
DATUM: NGVD29



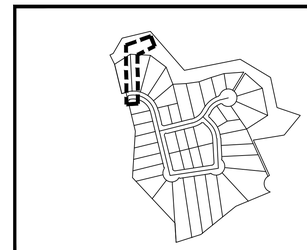
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- 2.0' MODIFIED CURB AND GUTTER
- EASEMENT
- 8" PVC SDR-35 SEWER
- CLASS III RCP SD
- 6" PVC DR-18 C900 WATER
- 8" SECONDARY WATER
- PVC DR-18 C900 (PURPLE PIPE)
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. RCP SD
- EXIST. SDR-35 SEWER
- EXIST. SDR-21 C200 WATER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- WATER METER
- SECONDARY WATER METER
- EXIST. SD MH & INLET
- EXIST. SEWER MH
- EXIST. VALVE
- EXIST. FIRE HYDRANT
- EXIST. ELECTRICAL BOX
- EXIST. TRANSFORMER
- EXIST. STREET LIGHT



KEY MAP
N.T.S

NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS
2. WHIRLY GIG MANHOLES REQUIRED ON ALL ROADS GREATER THAN 5%

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SEASONS ESTATES PLAT D

LEHI CITY

LOT 336 DRAINAGE

REVISION BLOCK

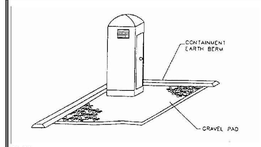
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LOT 336 DRAINAGE

Scale: 1"=30'
Drawn: OKS
Date: 3/30/2021
Job #: 20-0624
Sheet: PP07

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\PP07 - LOT 336 DRAINAGE.dwg

BMP: Portable Toilets — PT



1'x1'

Objectives

- [x] Housekeeping Practices
- [x] 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
- [x] Other Waste

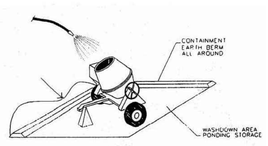
- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [x] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

- [ ] High
- [x] Medium
- [ ] Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

Objectives

- [ ] Housekeeping Practices
- [x] 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
- [x] Other Waste

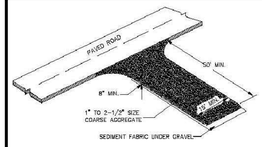
- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [ ] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [x] Training

- [ ] High
- [x] Medium
- [ ] Low

BMP: Stabilized Construction Entrance — SCE



Objectives

- [x] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] 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

- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

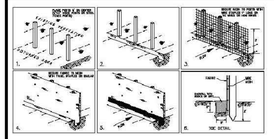
- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [ ] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

- [ ] High
- [x] Medium
- [ ] Low

BMP: Silt Fence — SF



Objectives

- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [x] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] 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 precassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

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

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

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Targeted Pollutants

- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [ ] Floatable Materials
- [ ] Other Waste

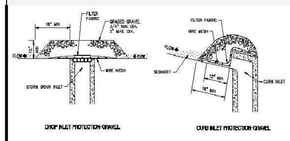
- [x] High Impact
- [ ] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [x] Capital Costs
- [x] O&M Costs
- [x] Maintenance
- [ ] Training

- [x] High
- [ ] Medium
- [ ] Low

BMP: Inlet Protection - Gravel — IP



Objectives

- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] Control Internal Erosion

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Targeted Pollutants

- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [x] Floatable Materials
- [ ] Other Waste

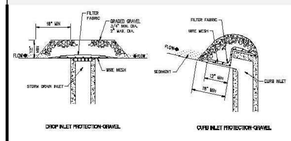
- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [x] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [ ] Training

- [ ] High
- [x] Medium
- [ ] Low

BMP: Inlet Protection - Gravel — IP



Objectives

- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] Control Internal Erosion

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Targeted Pollutants

- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [x] Floatable Materials
- [ ] Other Waste

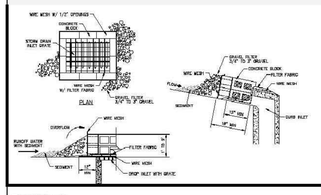
- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [x] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [ ] Training

- [ ] High
- [x] Medium
- [ ] Low

BMP: Inlet Protection - Concrete Block — IP



Objectives

- [ ] Housekeeping Practices
- [ ] Contain Waste
- [ ] Minimize Disturbed Areas
- [ ] Stabilize Disturbed Areas
- [ ] Protect Slopes/Channels
- [x] Control Site Perimeter
- [x] Control Internal Erosion

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
Adapted from Salt Lake County BMP fact sheet

Targeted Pollutants

- [x] Sediment
- [ ] Nutrients
- [ ] Toxic Materials
- [ ] Oil & Grease
- [x] Floatable Materials
- [ ] Other Waste

- [ ] High Impact
- [x] Medium Impact
- [ ] Low or Unknown Impact

Implementation Requirements

- [x] Capital Costs
- [ ] O&M Costs
- [x] Maintenance
- [ ] Training

- [ ] High
- [x] Medium
- [ ] Low

Attention Contractors

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

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

LEHI CITY EROSION CONTROL SIGN

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SEASONS ESTATES PLAT D
LEHI CITY
EROSION CONTROL DETAILS

REVISION BLOCK

#	DATE:	DESCRIPTION
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EROSION CONTROL DETAILS

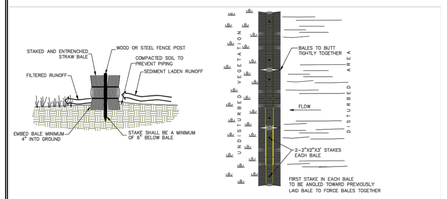
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Sheet: D1

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BMP: Straw Bale Barrier

STB



Objectives

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

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.

LEHI

PIONEERING UTAH'S FUTURE

ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

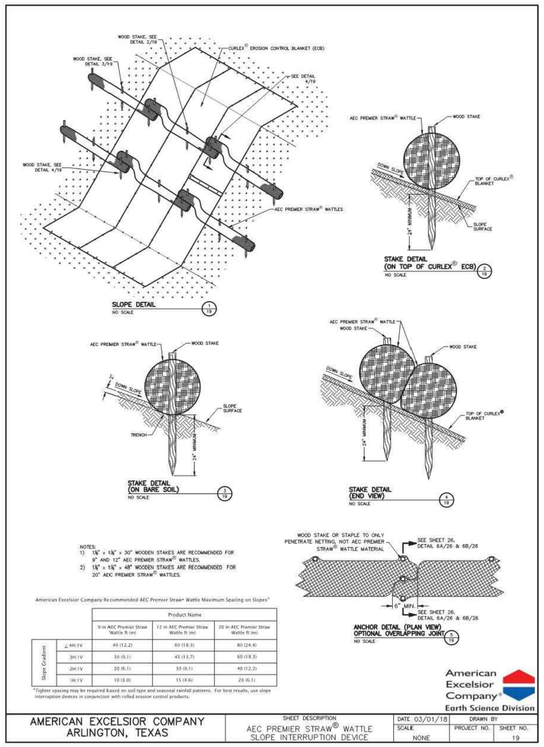
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

Implementation Requirements

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

■ High ☒ Medium ☐ Low



NOTE:
EROSION CONTROL BLANKETS TO BE OMITTED. HYDROSEED WITH TACKIFIER SHALL BE USED TO SEED ON SLOPES GREATER THAT 3H:1V.

RE-VEGATATIVE SEED MIX:

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

SEEDING RATE IS 20 POUNDS PER ACRE

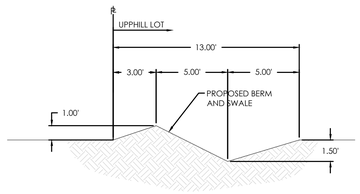
(Seedmix provided by Granite Seed, Lehi, Utah)

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

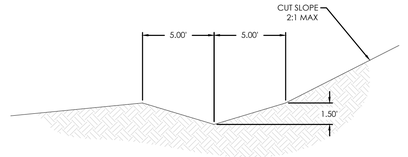


RE-VEGETATION DETAIL

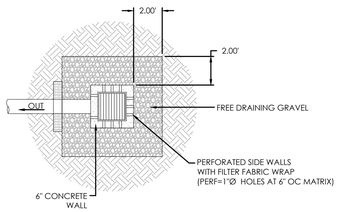
CONTRACTOR NOTE:
DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS.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



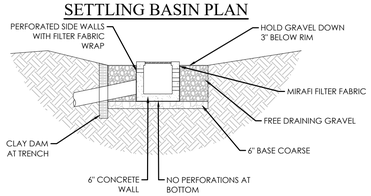
BERM/SWALE DETAIL



MID-LOT SWALE DETAIL



SETTLING BASIN PLAN



SETTLING BASIN CROSS-SECTION
NTS.

Attention Contractors

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

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

LEHI CITY EROSION CONTROL SIGN

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

SEASONS ESTATES PLAT D
LEHI CITY
EROSION CONTROL DETAILS

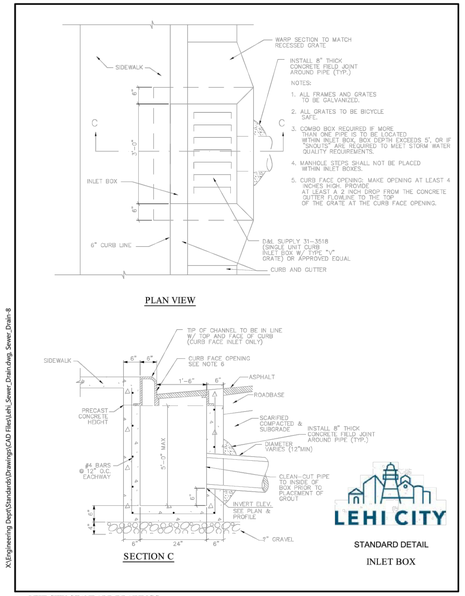
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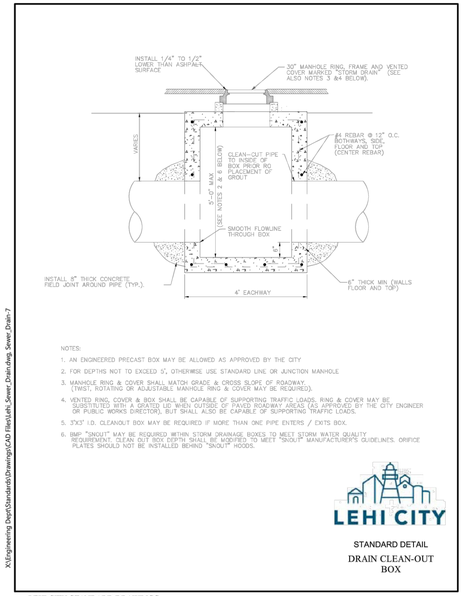
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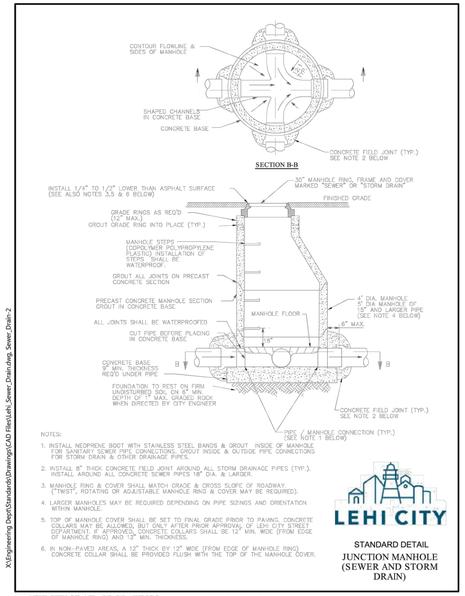
EROSION CONTROL DETAILS

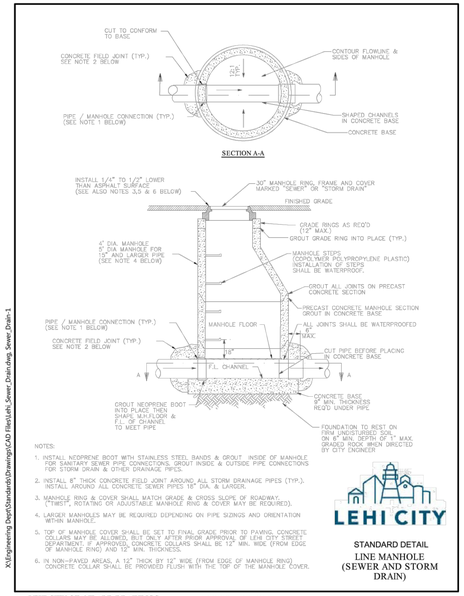
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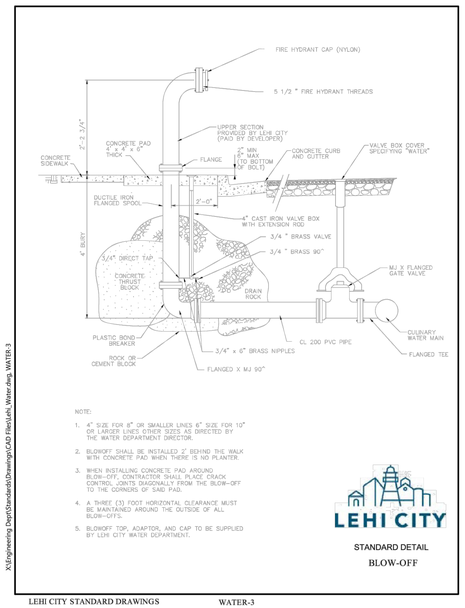
Z:_2020\20-0624 Seasons Estates Phase 3\Design 20-0624\dwg\sheets\D2 - EROSION CONTROL DETAILS.dwg

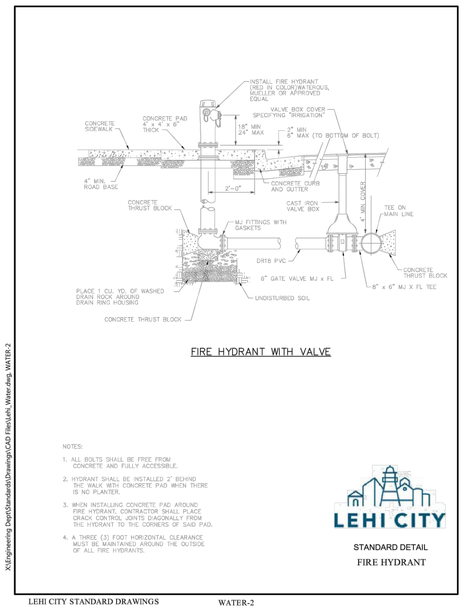


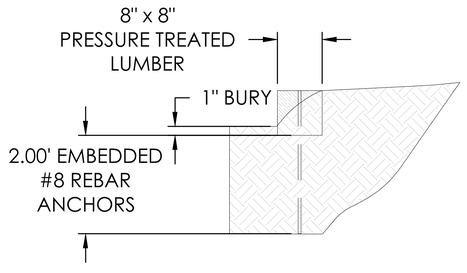






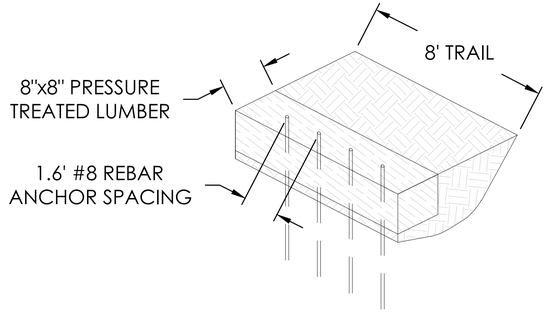






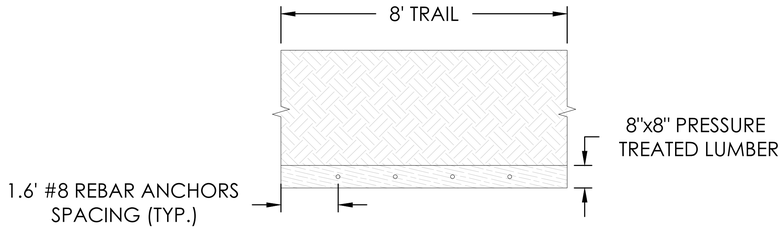
TRAIL STEPS PROFILE

N.T.S.



TRAIL STEPS DETAIL

N.T.S.



TRAIL STEPS PLAN

N.T.S.

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LEHI CITY

LEHI STANDARDS

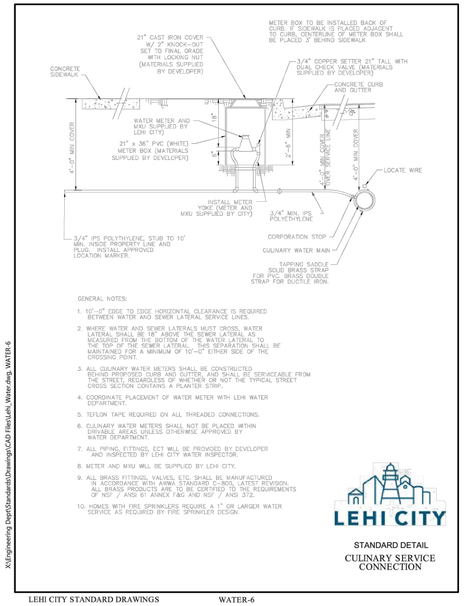
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LEHI STANDARDS

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GENERAL NOTES:

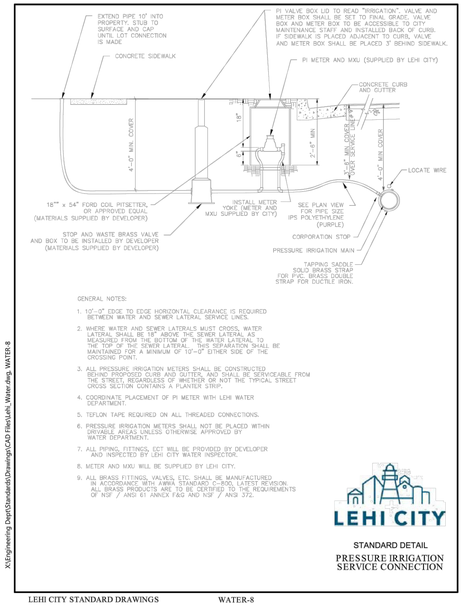
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL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

LEHI CITY

STANDARD DETAIL
CULINARY SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

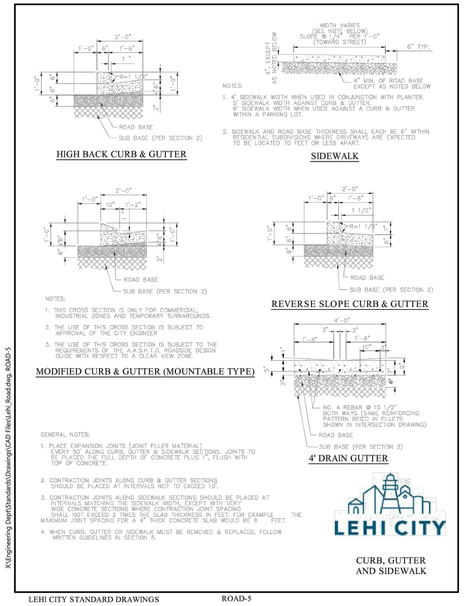
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
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LEHI CITY

STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-8

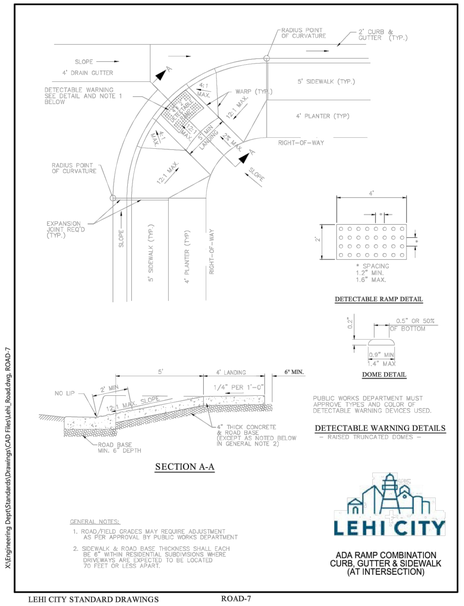


LEHI CITY

CURB, GUTTER AND SIDEWALK

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LEHI CITY STANDARD DRAWINGS ROAD-5



GENERAL NOTES:

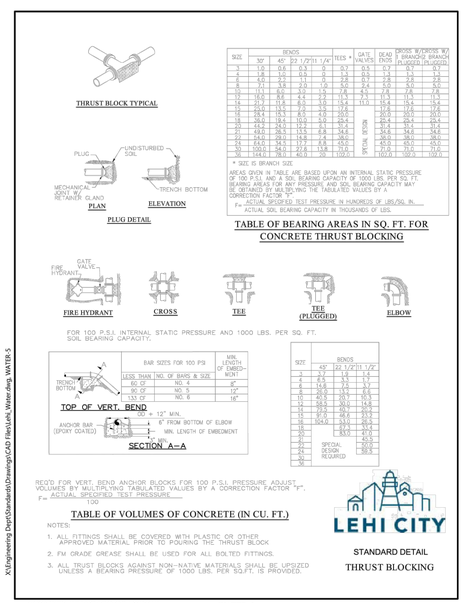
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

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

X:\Engineering Dept\Standards\Drawings\CAD Files\LehI_RoadDwg, ROAD-7

LEHI CITY STANDARD DRAWINGS ROAD-7



SIZE	BENDS 90°	45°	22 1/2°11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ 3 BRANCHES BRANCH PLUGGED	CROSS W/CROSS W/ 4 BRANCHES PLUGGED
3	1.8	0.8	0.4	2	0.7	0.5	0.7	0.7
4	3.2	1.4	0.7	3	0.9	0.7	0.9	0.9
6	4.5	2.2	1.1	6	2.3	0.9	2.3	2.3
8	7.1	3.8	2.0	10	5.0	2.4	5.0	5.0
10	11.1	5.0	2.7	15	7.8	4.1	7.8	7.8
12	16.0	8.0	4.3	17	11.3	7.1	11.3	11.3
14	21.7	11.4	6.0	17	15.4	10.1	15.4	15.4
16	28.4	15.3	8.0	17	20.0		20.0	20.0
18	36.0	19.4	10.0	17	25.4		25.4	25.4
20	44.2	24.0	12.2	17	31.4		31.4	31.4
21	49.0	26.5	13.5	17	34.8		34.8	34.8
24	63.8	34.5	17.7	17	45.0		45.0	45.0
30	100.0	54.0	27.8	17	71.0		71.0	71.0
36	144.0	78.0	40.0	17	100.0		100.0	100.0

* SIZE IS BRANCH SIZE.

ARE AS 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

SIZE	BENDS 45°	22 1/2°11 1/2°
3	3.7	1.9
4	6.5	3.3
6	14.6	7.5
8	26.0	13.5
10	40.5	20.7
12	58.5	29.9
14	79.5	40.6
16	97.0	49.6
18	104.0	53.1
20		61.3
21	SPECIAL DESIGN REQUIRED	65.5
24		79.0
30		98.8
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

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LEHI CITY

LEHI STANDARDS

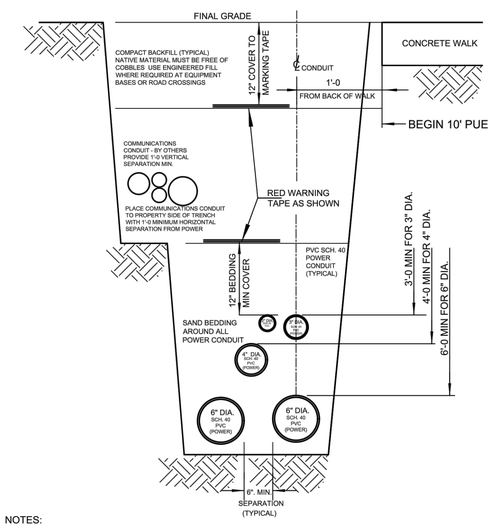
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LEHI STANDARDS

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Date:	3/12/21	Job #:	20-0624
Sheet:	D4		

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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

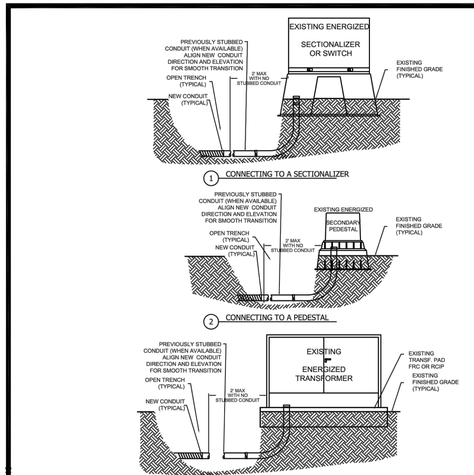
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

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



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

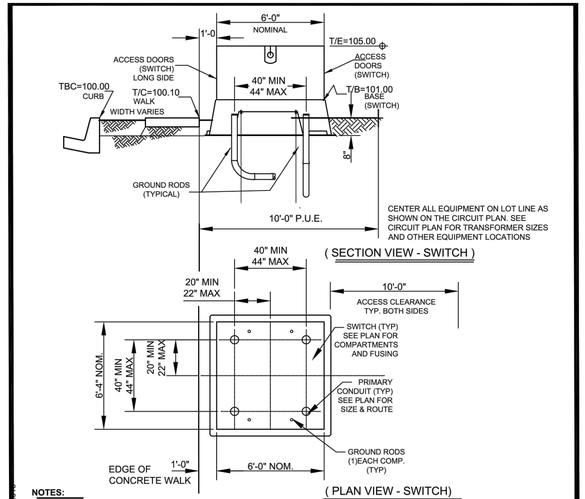
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG: 4.1
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.

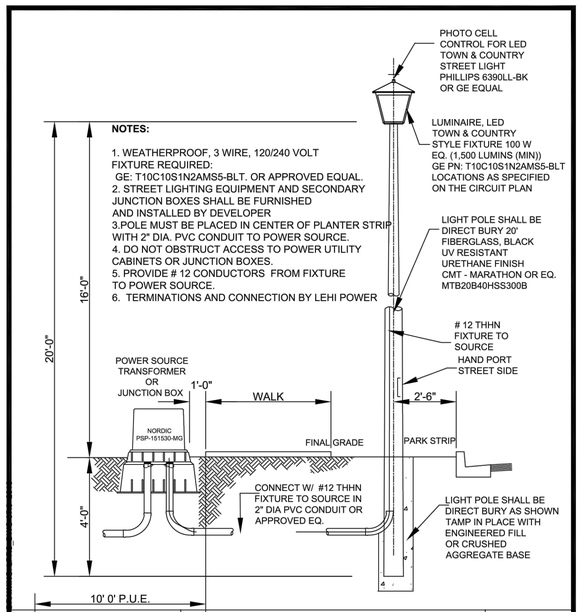
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

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



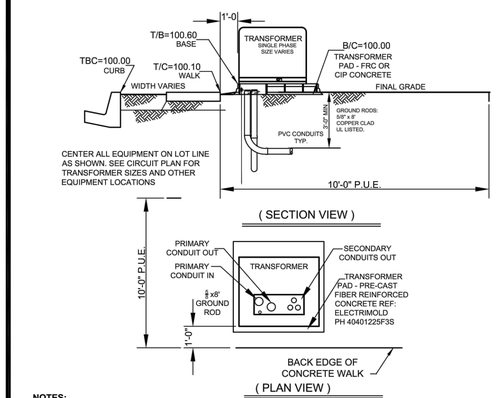
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

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



NOTES:
1. 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

TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

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

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

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

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

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

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www.focusutah.com

FOR REVIEW ONLY

SEASONS ESTATES PLAT D
LEHI CITY
LEHI POWER STANDARDS

REVISION BLOCK

#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
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LEHI POWER STANDARDS

Scale: NA | Drawn: OKS
Date: 3/12/21 | Job #: 20-0624
Sheet: D5

Z:_2020\20-0624 Seasons Estates Phase 3\design 20-0624\dwg\sheets\D5 – LEHI POWER STANDARDS.dwg

Seasons Estates Plat D Final Subdivision

Aerial



LEHI CITY

Seasons Estates Plat D Final Subdivision

General Plan



0 500 1,000 Feet

LEHI CITY

Seasons Estates Plat D Final Subdivision

Zoning



0 500 1,000 Feet

LEHI CITY