Lehi City Council Meeting
Agenda
September 13, 2022

4:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 4:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Bond Discussion with Laura Lewis

   2.2. Station 84 Update

   2.3. Discussion of Water Efficient Landscape Standards
   Water Efficent Landscape Standards - Draft 08.08.22a.docx

   2.4. Discussion of Stockpiling Materials in City Rights-of-Way

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 Session to discuss the purchase, exchange, or lease or real property, and to discuss the character, professional competence, or physical or mental health of an individual.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.2. Constitution Week Proclamation

Proclamation for Mayor of Lehi.docx

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

4. Consent Agenda

4.1. Approve Minutes from the August 16, and August 23, City Council meetings.
081622CC.pdf
082322CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
po #7289 Ambulances.pdf
po #7289 BACKUP.pdf
Bucher Municipal - Cate Equipment.pdf
Dawson Infrastructure Solutions - Storm Drain (002).pdf

Regular Agenda

5. Consideration of Resolution #2022-81, creation of a Local Building Authority by Lehi City, Utah; authorizing official action; declaring the official intent of the city to reimburse itself from the proceeds of bonds for certain capital expenditures advanced by the city; establishing the maximum principal amount of such expenditures and providing an effective date.
Petitioner: Lehi City
Res 2022-81.docx
Bylaws - Lehi LBA 2022.docx
Articles of Incorporation - Lehi Local Building Authority 2022.docx

6. Consideration of Resolution #2022-80, approving an agreement between Lehi City and Chase Bank for an equipment lease.
Petitioner: Lehi City
Res 2022-80.docx
LEHI CITY CORP - 149042 - Equipment Finance Documents.pdf

7. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 5, a 19 single family lot development located in the Central Canyon of Traverse Mountain.
Petitioner: Fieldstone
CC Staff Report Hidden Canyon Phase D Plat 5 Final Subdivision 09.13.22.docx
Hidden Canyon Phase D Plat 5 Final DRC 8.17.22.docx
Hidden Canyon Phase D Plat 5 Plans.pdf
Aerial Map.pdf
General Plan Map.pdf

Zoning Map.pdf

8. Consideration of Final subdivision approval for the Hidden Canyon Phase D Plat 6, a 36 single family lot development located at approximately 5900 North Canyon Rim Road.
   Petitioner: Fieldstone
   CC Staff Report Hidden Canyon Phase D Plat 6 Final Subdivision 09.13.22.docx
   Hidden Canyon Phase D Plat 6 Final Subdivision DRC 06.29.22.docx
   Hidden Canyon D6 plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

9. Consideration of Preliminary subdivision approval for the Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive.
   Petitioner: Arive Homes
   CC Staff Report Harmony Townhomes Phase 4 Subdivision 09.13.22.docx
   Harmony Townhome Phase 4 Subdivision DRC 8.10.22.docx
   Harmony Townhomes Phase 4 Preliminary Subdivision - plans.pdf
   Harmony Townhomes Phase 4 Preliminary Subdivision - landscape plans (color).pdf
   Harmony Townhomes Phase 4 Preliminary Subdivision - elevations.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

10. Consideration of Resolution #2022-77, approving an agreement between Lehi City and Patterson Homes for the Center Pointe Townhomes Development Agreement.
    Petitioner: Patterson Homes and Lehi City
    Res 2022-77.docx
    Center Pointe Townhomes Development Agreement 08.31.22.docx

11. The Andersen Property No 1. Annexation on 1.25-acres located at 8282 North 8730 West (approximately 530 South 1100 West) with proposed R-1-12 zoning.
    a. Public Hearing
    b. Consideration of Resolution #2022-79, approving an Annexation Agreement with the owners of the property that is the subject of the Andersen No 1 Annexation
    c. Consideration of Ordinance #53-2022, approving the Andersen No 1 Property Annexation with R-1-12 zoning.

    Petitioner: Duane Andersen
    CC Staff Report Andersen Property No 1 Annexation - Final Approval 09.13.22.docx
    Andersen Property No 1 Annexation DRC 07.13.22.docx
    Ord 53-2022.docx
    Andersen Aerial.pdf

Andersen GP.pdf
Andersen Zoning.pdf
Anderson Property No 1 Annexation 07.13.22.pdf
Res 2022-79.docx
Andersen No 1 Proprety Annexation AnnexAgreement 09.13.2022.docx

12. The BCP Annexation on 14.67-acres located at approximately 1450 South 1300 West with proposed TH-5 zoning
    a. Public Hearing
    b. Consideration of Resolution #2022-78, approving an Annexation Agreement with the owners of the property that is the subject of the BCP Annexation.
    c. Consideration of Ordinance #54-2022, approving the BCP Annexation with TH-5 zoning.

    Petitioner: Trane Engineering
    CC Staff Report BCP Annexation - Final Approval 09.13.22.docx
    BCP Annexation DRC 07.13.22.docx
    Ord 54-2022.docx
    BCP aerial.pdf
    BCP GP.pdf
    BCP zoning.pdf
    Res 2022-78.docx
    BCP Annexation AnnexAgreement 09.13.2022.docx

13. Consideration of Ordinance #50-2022, approving the Gemstone zone change, from RA-1 (residential agriculture) to R-3 (high density residential) on 1.33-acres located at 690 East 200 South.
    Petitioner: Gemstone Development
    CC Staff Report Gemstone Development Zone Change 09.13.22.docx
    Gemstone Zone Change- RA-1 to R-3 DRC 07.20.22.docx
    Ord 50-2022.docx
    Gemstone Aerial.pdf
    Gemstone General Plan.pdf
    Gemstone Zoning.pdf
    narrative.pdf
    Gemstone Development Zone Change 7.20.22.pdf

14. Consideration of Ordinance #51-2022, approval of the Clark Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 1-acre located at 1064 West Main Street.
    Petitioner: Russ Clark
    CC Staff Report Clark Main Street General Plan Amendment 09.13.22.docx
    Clark Main Street General Plan Amendment DRC 8.10.22.docx
    Ord 51-2022.docx

Clark Aerial.pdf
Clark GP.pdf
Clark Zoning.pdf
Clark Main Street General Plan amendment 08.10.22.pdf

15. Consideration of Ordinance #52-2022, approval of the Davis Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 0.82-acres located at 1054 West Main Street.
    Petitioner: Darin Davis
    CC Staff Report Davis Main Street General Plan Amendment 09.13.22.docx
    Davis Main Street General Plan DRC 8.10.22.docx
    Ord 52-2022.docx
    Davis Aerial.pdf
    Davis GP.pdf
    Davis Zoning.pdf
    Davis Main Street general plan narrative.pdf
    Davis Main Street general plan Maps.pdf

16. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Bond Discussion with Laura Lewis

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Station 84 Update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Water Efficient Landscape Standards

Suggested Action:

Attachments:

Water Efficent Landscape Standards - Draft 08.08.22a.docx

CHAPTER 35-A
WATER EFFICENT LANDSCAPE REQUIREMENTS

Section 35-A.010 Purpose
Section 35-A.020 Definitions
Section 35-A.030 Applicability
Section 35-A

Section 35-A.010 Purpose
The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.

Section 35-A.020. Definitions
The following definitions shall apply to this Chapter:

A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

C. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

D. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

F. Lawn: Ground that is covered with grass or turf that is regularly mowed.

G. Localscapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

J. Paths: Designed routes between landscape areas and features.

K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

L. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

Section 35-A.030 Applicability
The provisions of this Chapter shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The Outdoor Landscaping Standards shall also be required for new landscaping construction installed by homeowners.

Section 35-A.040 Indoor Fixture Requirements
It is recommended that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.

Section 35-A.050 Landscaping Requirements
All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below:

A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.

E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

F. Lawn shall not be installed in park strips, paths, on slopes greater than 25% or 4:1 grade, or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

G. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements:

1. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.
2. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
3. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
4. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.

5. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.
6. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section F, are exempt from the 8 feet minimum width lawn area requirement.

H. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

I. Certain special purpose landscape areas (e.g., stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.

J. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including storm water retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

Section 35-A.070 Prohibition on Restrictive Covenants Requiring Turf

A. Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable to the degree that they:

1. Require the use of turf in landscape areas less than 8 feet wide or require turf in other areas that exceed 35% of the landscaped area; or
2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
3. Have the effect of prohibiting or restricting compliance with this Chapter or other water conservation measures.

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Stockpiling Materials in City Rights-of-Way

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Presentations and Reports

Subject:
Constitution Week Proclamation

Suggested Action:

Attachments:

Proclamation for Mayor of Lehi.docx

Proclamation

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2021, marks the two hundred thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Mark Johnson, by virtue of the authority vested in me as Mayor of the City of Lehi, Utah do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this fourteenth day of September of the year of our Lord two thousand twenty-one.

Signed _____

SEAL Attest _____

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the August 16, and August 23, City Council meetings.

Suggested Action:

Attachments:

081622CC.pdf

082322CC.pdf

LEHI CITY

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

Minutes of the **Truth in Taxation Hearing** of the **Lehi City Council** held Tuesday, **August 16, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Truth in Taxation Hearing

a) Public Hearing

Dean Lundell, Finance Director, presented on the proposed tax rate. He explained how property tax rates are calculated and collected by each entity.

Mayor Johnson opened the public hearing.

Nick Franklin asked the Council not to raise taxes. He said that utility rates have already been increased and this would only add to the burden, especially for senior citizens on a fixed income. He suggested offering a rebate to seniors.

Gavin Howard agreed with the previous comments. He was also concerned with the utility increases. He said that the new population should pay for additional police officers.

Michelle Stallings did not agree with the tax increase. She said that sales tax revenue has increased and that should pay for additional costs. She said that the City already collects more revenue then other cities and suggested that the city exercise more fiscal restraint.

DRAFT

Sandra Vanbloom disagrees with raising property taxes. She suggested that the city increase fees with an end date after projects are completed.

Keith Campbell stated that he feels like he is getting priced out of living in the City. He also expressed concerns with those on fixed incomes. He said that employee raises are not necessary.

Beverly Johnson thanked the city for their service. She asked that the city look at other alternatives besides raising the property tax and asked them to be creative.

Councilor Koivisto stated that she is concerned with those on a fixed income, but the City has needed this for a while. They have also tried to be creative. She said that this hasn't been an easy decision and she encouraged residents to watch the meetings where this has been discussed.

Councilor Hancock stated that it's difficult to raise taxes, but believes it's fiscally responsible otherwise the city will get behind because of inflation.

Councilor Southwick stated that they do have a budget that they have to work within every year and they have to turn down many requests, and wait for projects. He said that this is only a small increase that will help fund Police Officers which are needed.

Councilor Albrecht stated that there is a balance between providing a level of service to the community and tightening belts. The decision wasn't taken lightly and is concerned with those on a fixed income. This tax would fund essential services for residents.

Councilor Condie stated that he would like to look at ways to minimize the impact to seniors. He said that if they don't increase this tax then they are creating a bigger problem 5-10 years from now.

Mayor Johnson explained that this tax would help maintain the current level of services. He said that they are dealing with a lot of difficult issues with cost increases and inflation.

b) Consideration of Resolution #2022-72, adopting a final tax rate for the City of Lehi.

Motion: Councilor Hancock moved to approve Resolution #2022-72, adopting a final tax rate for the City of Lehi. Councilor Southwick seconded the motion.

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

3.. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:05 p.m.

Approved: September 13, 2022 Attest:

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

LEHI CITY

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, **August 23, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Katie Koivisto, Council Member
Paul Hancock, Council Member
Tyson Eyre, Planning Commissioner
Heather Newall, Planning Commissioner
Emily Britton, Planning Commissioner
Scott Carlson, Planning Commissioner

Excused: Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

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Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Southwick who is excused. Councilor Condie gave the opening comment.

2. Presentations and Reports

2.1 Discussion of a budget amendment for new job position

Mayor Johnson asked the Council to consider a budget amendment to accommodate a new job position for a general contractor. He said that this was brought about due to the very high bids that they received on small construction projects such as bathroom facilities and storage sheds. He believes that this position would save money over time. The Council reached consensus that they would be willing to consider a budget amendment.

3. Joint Planning Commission & City Council Discussion

3.1) Update on UTA's Station Area Plan Study for the Thanksgiving Point Frontrunner Station.

Kim Struthers, Planning Director, introduced the consultants that have been working on the project: The project area includes the 11-acre UTA parcel. They explained that they have done an existing conditions analysis, and community engagement. They said that their goal is to maintain the authenticity of Lehi, and provide a place for future generations. They want to include a mix of uses that create a sense of place. There is a demand for smaller and more affordable units. Right now, there is a significant population increase during the day for those

that work in the office space, so they want to encourage those people to become part of the community.

Transit Oriented Development is an opportunity to promote active street life through an increase in people living, shopping, recreating, and working at Thanksgiving Point.

The consultants presented the preferred concept with 200 units in 2 different buildings with additional office and retail space.

Councilor Koivisto expressed concerns with the additional office space. She believes that there is already too much office space in the area.

Jordan Swade, with UTA, explained that they would like their office space to be used for a specific use such as academics. He explained that UTA plans to create a master development agreement which would include a traffic analysis.

Mayor Johnson asked for the Planning Commissioners to provide their feedback.

Tyson Eyre stated that he would like to see the residential buildings taller. He hopes to see all the pedestrian and bike connections on the final plan.

Heather Newall stated that she would like to see more of the allowed units allocated to this area.

Mr. Swade explained that the number of units in this area was decided based on a series of negotiations with Stack Development.

Scott Carlson stated that he appreciates the effort to change the concept to avoid a free-standing parking structure. He also felt that the area should have more residential units. He hopes they are considering rooftop amenities. He also expressed concerns with parking and hopes that they will provide enough space that the public will use it.

Emily Britton agreed with the previous comments and stated that she would also like to see more residential units here. She also expressed concerns with the impact to the surrounding residents that want to use Frontrunner.

4. Agenda Questions

None.

5. Administrative Report

None.

6. Mayor and Council Reports

None.

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

This item was moved to the end of the Regular Meeting.

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The meeting recessed at approximately 6:55 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

Kashia Keith had a question about the boundary change that's on the agenda.

3. Consent Agenda

3.1) Approve Minutes from the August 9, 2022 City Council Meeting.

3.2) Approve Assignment Order between Lehi City and Jones & Demille Engineering for the FEMA BRIC study for Dry Creek and Waste Ditch.

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 Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Absent. The motion passed with 4 in favor and 1 absent.

4. Consideration of Resolution #2022-76, adopting the Final Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2023.

Dean Lundell reported that this is the final budget after the Truth in Taxation process.

Motion: Councilor Hancock moved to approve Resolution #2022-76, adopting the Final Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2023. Councilor Koivisto seconded the motion.

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

5. Consideration of Resolution #2022-73, approving an agreement between Lehi City and Hydro Vac Excavation for the installation of pressurized irrigation meters.

Motion: Councilor Albrecht moved to approve Resolution #2022-73, approving an agreement between Lehi City and Hydro Vac Excavation for the installation of pressurized irrigation meters. Councilor Koivisto seconded the motion.

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

6. **Consideration of Ordinance #41-2022, amending Title 9 Chapter 2 Article B Section 15, for the installation of secondary water meters.**

Ryan Wood stated that this is to clarify the code to allow for the secondary water meter installation.

Motion: Councilor Condie moved to approve Ordinance #41-2022, amending Title 9 Chapter 2 Article B Section 15, for the installation of secondary water meters. Councilor Koivisto seconded the motion.

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

7. **Consideration of Ordinance #2022-42, amending Title 9 Chapter 2 Article A Section 5, to explicitly limit the use of secondary water for outdoor watering use only.**

Dave Norman, Public Works Director, stated that this is to clarify that secondary water cannot be used for indoor purposes.

Motion: Councilor Hancock moved to approve Ordinance #2022-42, amending Title 9 Chapter 2 Article A Section 5, to explicitly limit the use of secondary water for outdoor watering use only. Councilor Albrecht seconded the motion.

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

8. **Consideration of Resolution #2022-74, approving an agreement between Lehi City and SIRQ Construction for pre-construction and construction management/general contractor services for Station 84.**

Motion: Councilor Albrecht moved to approve Resolution #2022-74, approving an agreement between Lehi City and SIRQ Construction for pre-construction and construction management/general contractor services for Station 84. Councilor Koivisto seconded the motion.

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

9. **Consideration of Resolution #2022-75, approving an agreement between Lehi City and Navigate CM & Development for the design and construction of a city center and library.**

Ryan asked that the Council add to their motion to remove the performance and warranty bond section of the agreement because that is not needed.

Motion: Councilor Koivisto moved to approve Resolution #2022-75, approving an agreement between Lehi City and Navigate CM & Development for the design and construction of a city center and library, and remove the warranty bond section of the agreement. Councilor Albrecht seconded the motion.

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

10. Consideration of Final subdivision approval for the 2100 North Subdivision, a 66-lot residential development located at 2100 North 2300 West.

Motion: Councilor Condie moved to grant Final subdivision approval for the 2100 North Subdivision, a 66-lot residential development located at 2100 North 2300 West; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

11. Consideration of a Condo Conversion approval for the R&E Properties located at 550 West State Street.

Ken Berg was representing the applicant.

Motion: Councilor Koivisto moved to grant approval Condo Conversion approval for the R&E Properties located at 550 West State Street; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

12. Consideration of Preliminary subdivision approval for the River Point Phase 2, a 257-unit residential development located at 1200 North 3600 West.

Brandon Watson with Edge Homes was representing the applicant. There was discussion about adding a pedestrian connection, but there were concerns with the grade separation. The stairs may be an eye sore because there could be a 20-foot drop on the sides.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the River Point Phase 2, a 257-unit residential development located at 1200 North 3600

West; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion. Councilor Koivisto withdrew the second. Councilor Albrecht seconded the motion.

Councilor Hancock suggested adding to the motion that the developer work with staff to determine if they can make the pedestrian connection without it being an eye sore.

Amended Motion: Council Condie amended the motion to include Council Hancock's suggestion. Councilor Albrecht seconded the amendment to the motion.

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

13. Consideration of Ordinance #44-2022, approval of the Karren zone change, from R-1-Flex (residential) to R-2 (medium density residential) on 0.75-acres located at 105 South 500 West.

James Karren was the applicant. He stated that this would allow his property to have two building lots.

Motion: Councilor Koivisto moved to approve Ordinance #44-2022, approval of the Karren zone change, from R-1-Flex (residential) to R-2 (medium density residential) on 0.75-acres located at 105 South 500 West; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

14. Consideration of Ordinance #46-2022, approval of the Skye Area Plan amending the Micron Area Plan and including 2,436 equivalent residential units (ERUs), mixed-use space, a civic site, open space, trails and roadways. Located at approximately Timpanogos Highway and Center Street.

Items #14- 17 were heard together.

Scott with DR Horton was representing the applicant. He presented the current proposed plan and said that there were only a few minor changes from the original concept plan. He stated that the tech manufacture buffer was to be left as native open space, but TI is looking into installing solar panels and asked that they allow 60% of the buffer for possible solar panels, while still maintaining a 500 foot buffer between residential areas. He also explained that the dedicated open space next to Draper will be placed in a conservation easement.

Blake Bowman was representing TI. He said that they need some flexibility with the buffer space as they may want to install solar panels and other storage facilities.

Mayor Johnson opened the public hearing.

Rob Ludlow was concerned with the overall Area Plan. He expressed concern that there was not a public park. He was also concerned with the lack of Development Review Committee comments and felt that more time should be taken to analyze the plan.

Lindsay Gehman was concerned with the lack of open space. She was also concerned with overwhelming the schools and stated that the traffic numbers aren't accurate. She was also concerned with fire evacuations.

Motion: Councilor Koivisto moved to approve Ordinance #46-2022, the Skye Area Plan amending the Micron Area Plan and including 2,436 equivalent residential units (ERUs), mixed-use space, a civic site, open space, trails and roadways. Located at approximately Timpanogos Highway and Center Street, including any Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

1st Amendment to the Motion: Councilor Koivisto added to her motion that she suggested that the developer work with Alpine School District to ensure they have the infrastructure to support additional students and that those findings be presented at a future meeting, specifically noting that they ensure that the road grade will meet the District's busing standards. Councilor Hancock seconded the amendment to the motion.

2nd Amendment to the Motion: Councilor Koivisto added that the total amount of ERUs for this amended plan will be entitled to 1751. Also, regarding the Texas Instruments property, 20% of the buffer can be used for any use allowed in the table of uses identified and an additional 40% can be used only for solar, and the other 40% is to remain native, with a 500-foot buffer between residential, and note that they are exempt from the architectural standards of the area plan that relate to housing. Councilor Hancock seconded the amendment to the motion.

Councilor Condie suggested that staff talk with TI to possibly extend the park on the south.

3rd Amendment to the motion: Council Koivisto added Councilor Condie's suggestion to the motion. Councilor Hancock seconded the amendment to the motion.

Councilor Condie was concerned with the buffer zone location to the south of TI, toward SR-92. He doesn't want the usable buffer area to extend south of the TI building but noted that that would affect the 500-foot buffer between residential.

4th Amendment to the Motion: Councilor Koivisto amended her motion to state that staff and the developer explore other options to ensure that the usable buffer area is still aesthetically pleasing. Councilor Hancock seconded the amendment.

There was discussion about changing the percentages and location of the usable buffer space. The Council would like to preserve the open space along the highway.

There was discussion regarding the property rights of the developer and if they were entitled to any kind of use in the open space area.

A representative from TI stated that they are conceding rights that they have currently to construct supportive uses that aren't impacting the city infrastructure. He believes they do have vested property rights. He said that they have good reason to ensure that the entrance is esthetically appropriate. He said that the 60% is a meaningful number to them.

Mayor Johnson suggested that the percentage could be established tonight and the placement of the buffer could be configured later, even if it means that the buffer may be reduced to 400 or 450 feet between residential. The Council agreed that the 60% may be granted tonight, but that the area be defined at a future date.

Restated Motion: Councilor Koivisto restated her motion to approve Ordinance #46-2022, approval of the Skye Area Plan amending the Micron Area Plan, located at approximately Timpanogos Highway and Center Street, including any Development Review Committee and Planning Commission comments; and adjusting the ERUs to 1751. Also take into consideration that the developer work with ASD to ensure that the infrastructure is adequate; and include the buffer percentages as stated earlier. Also, that the developer work with staff to determine the proper alignment of the useable buffer area.

Councilor Albrecht expressed concerns with the traffic study. She requested that an update be done to the traffic study.

5th Amendment to the Motion: Councilor Koivisto amended her motion to include Councilor Albrecht's suggestion. Councilor Hancock seconded the amendment.

Councilor Hancock suggested adding that he recommends DR Horton work with the Parks Department to look at the open space near SR 92 and determine if it can be leveraged for more park space opportunities.

6th amendment to the Motion: Councilor Koivisto amended her motion to include Councilor Hancock's suggestion. Councilor Hancock seconded the amendment.

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

15. Municipal Boundary Adjustment between Lehi City and Draper, consisting of 1,035.49-acres of property located at approximately 4600 North 1200 East with TH-5 (transitional holding) zoning.

a. Public Hearing

The Public Hearing occurred under item #14.

b. Consideration of Ordinance #43-2022, approving the Skye Lehi Addition Draper-Lehi Municipal Boundary Adjustment.

Motion: Councilor Condie moved to approve Ordinance #43-2022, approving the Skye Lehi Addition Draper-Lehi Municipal Boundary Adjustment; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

16. Consideration of Ordinance #47-2022, a General Plan Amendment for the Skye-Lehi Addition (boundary adjustment between Lehi City & Draper), on approximately 1,035.49-acres of property with the proposed General Plan Designations of Environmentally Sensitive Area (ESA), High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR).

Motion: Councilor Koivisto moved to approve Ordinance #47-2022, a General Plan Amendment for the Skye-Lehi Addition (boundary adjustment between Lehi City & Draper), on approximately 1,035.49-acres of property with the proposed General Plan Designations of Environmentally Sensitive Area (ESA), High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential (LDR); including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

17. Consideration of the Skye Area Plan Second Amendment Concept Plan including 985 additional residential units in the Draper-Lehi Municipal Boundary Line Adjustment Area.

Motion: Councilor Koivisto moved to approve the Skye Area Plan Second Amendment Concept Plan including 985 additional residential units in the Draper-Lehi Municipal Boundary Line Adjustment Area; including any Development Review Committee and Planning Commission comments; and that the reserved ERUS will be part of this from the existing lower property of Lehi City. Councilor Hancock seconded the motion.

Councilor Hancock stated that they want to be careful with the wildland interface and ensure that that area is developed with close coordination with the Fire Department.

DRAFT

Amendment to the Motion: Councilor Koivisto added to the motion that they recommend establishing an evacuation plan in the event of a wildland fire. Councilor Hancock seconded the amendment.

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

18. Consideration of Ordinance #48-2022, the Kelly zone change, from RA-1 (residential agriculture) to NC (neighborhood commercial) on 1.08-acres located at 3055 North 1200 West.

Mary Kelly was representing the applicant. She stated that she felt like the NC designation makes sense for this property being that it's next to a busy street.

Motion: Councilor Koivisto moved to approve Ordinance #48-2022, the Kelly zone change, from RA-1 (residential agriculture) to NC (neighborhood commercial) on 1.08-acres located at 3055 North 1200 West; including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

19. Consideration of Ordinance #45-2022, a Development Code Amendment to Table 37.080 and Chapter 16 PRD updating the parking requirements for multi-family projects.

Mr. Struthers stated that this amendment will increase overall parking. It also changes the proximity requirements and increases the number of guest parking. This will also eliminate tandem parking.

Motion: Councilor Koivisto moved to approve Ordinance #45-2022, a Development Code Amendment to Table 37.080 and Chapter 16 PRD updating the parking requirements for multi-family projects; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

20. Consideration of Ordinance #49-2022, approving an update to the Moderate Income Housing Plan Goals, Strategies and Timeline to come into conformance with State requirements.

DRAFT

Motion: Councilor Koivisto moved to approve Ordinance #49-2022, approving an update to the Moderate Income Housing Plan Goals, Strategies and Timeline to come into conformance with State requirements. Councilor Albrecht seconded the motion.

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

7. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property. (Pre-Council Agenda Item)

Motion: Councilor Condie moved to Adjourn into a Closed Session to discuss the purchase, exchange, or lease of real property. Councilor Koivisto seconded the motion.

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

The meeting adjourned into a Closed Session at approximately 10:09 p.m.
The meeting resumed at approximately 11:44 p.m.

21. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 11:45 p.m.

Approved: September 13, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

po #7289 Ambulances.pdf

po #7289 BACKUP.pdf

Bucher Municipal - Cate Equipment.pdf

Dawson Infrastructure Solutions - Storm Drain (002).pdf

LEHI CITY
CITY COUNCIL AGENDA
September 13, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Professional Sales & Service	New and Replacement Ambulance	$723,028.00	To be included in the FY2024 Budget
Bucher Municipal North America	Johnston Sweeper with Freightliner Chassis	$311,292.00	$1,903,880.00
Dawson Infrastructure	Storm Drain Inspection Truck with Chassis	$292,578.47	$1,455,975.00

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7289

34428

ISSUED TO: PROFESSIONAL SALES & SERVICE
1717 SOUTH REDWOOD ROAD

SALT LAKE CITY UT 84104

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

DEPARTMENT:

PURCHASE ORDER DATE: 09/06/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	REPLACEMENT AMBULANCE (HORTON)	361,514.00	361,514.00	64-40-54-000
0	1.00	NEW ADDITIONAL AMBULANCE FOR NEW FIRE STATION	361,514.00	361,514.00	64-40-54-000

TOTAL 723,028.00

Authorized By:

Jeremy Estes
Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	Professional Sales & Service		**Vendor#**	
	Street	762 South Redwood Road		**Date**	**9/1/2022**
	City	Salt Lake City	**State**	Utah	
	Zip	84104	**Phone**	801-977-3961	

Dean Lundell

Fleet	64-40-54	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
	1	Replacement Ambulance (Horton)		$361,514.00
	1	New Additional Ambulance for New Fire Station		$361,514.00
		Both are 24 month Build Time		
		Total		$723,028.00

Justification:	Price Determination	
Sourcewell Contract #110921-HAL	Verbal Quote	
	Informal Bid	
	Written Bid	$723,028.00
	State Bid	
	Other	

PSS / PROFESSIONAL SALES AND SERVICE, L.C.

Quality Emergency Vehicles Since 1974

August 24, 2022

Lehi City Fire Department
153 North 100 East
Lehi, Utah 84043

To Whom It May Concern:

Professional Sales and Service, LC respectfully provides the Lehi Fire Department the following estimate for a new ambulance vehicle. We appreciated the opportunity to work with you now and look forward to helping you with your ambulance needs in the future.

The following estimate reflects a new Type **I** ambulance equipped with similar options and feature configuration to the Horton ambulance discussed with you in previous conversations. The estimate is as follows:

Two (2) 2023 Horton 603F Type I 4WD Custom Ambulance

The module body will be 167" long, and have an interior height of 74" inches. It will be mounted on a 2023 Ford F550 4x4 dual rear wheel cab/chassis with 18,500 lb. GVWR. This proposal includes Horton's electrical system: The I4g – The most advanced electrical system available which incorporates solid-state electronics with Multiplexing technology. It also includes weight saving all-aluminum module body, NO-wood construction, aluminum cabinetry, electrical system diagnostic testing, digital computer consoles, privacy windows, LED lighting package and much more.

Ambulance Price	***$305,119.00***
Freight	***$4,400.00***
Ford Fin Rebate	***-$3,000.00***
Lettering Included	***Inc.***
Factory Trip Final Inspection for 4	***$7,000.00***
Stryker Power Pro 2	***$26,510.00***
Stryker Power Load	***$23,985.00***
Delivered Price each Ambulance	***$364,014.00***
Delivered Prrice 2(Two) Ambulacnes	***$728,028.00***
Mulit Unit Discount	***-$5,000.00***
Total Delivered Price 2(Two) Ambulances	***$723,028.00***

***PRICE AND SPECIFICATION BASED ON PRODUCTION NUMBER 19497.

Take a look at Horton Emergency Vehicles (HEV) and you will see why they are so well regarded in the ambulance industry and among the finest available anywhere. A Horton emergency vehicle is BUILT TO WITHSTAND the rigors of ambulance service. Horton ambulances are tested and engineered to be incredibly structurally sound which provides the EMS crew and patient with a SAFER WORKING ENVIRONMENT. They are currently the only manufacturer with an ongoing crash simulation testing program to test things like cabinet mounting stability, door structure & latching strength, and body mounting solidity. ALUMINUM CABINETS SAVE PAYLOAD and are much more DURABLE than wood. An ambulance built to a higher quality standard will provide REDUCED OPERATING COSTS over the many years the vehicle is in service!! When it comes to quality, durability, customization, and safety, Horton continues to be a leader in the ambulance manufacturing industry.

PROPOSAL CONDITIONS

F.O.B. POINT: Lehi, Utah

DELIVERY: Do to current and on going national supply chain issues specifically in regards to chassis availability. We will be providing estimated delivery times only. Currently Horton standard lead time is approximately 24 months (pending chassis).Please note all delivery times are quoted barring any delays due to strikes, availability of component parts (including chassis), or acts of God

SERVICE: Professional Sales & Service has been selling and servicing ambulances since 1975. We have factory trained technicians and a large inventory of parts so you know that in the unlikely event of a problem we are only a phone call away.

PAYMENT TERMS: Payment due upon delivery and acceptance of vehicle by Lehi City Fire Department

*Pre-payment Discount available upon request.

WARRANTY: Horton Emergency Vehicles feature one of the most progressive, no-nonsense warranties around. Horton does not pro rate their warranties so there are no surprises should you ever need it.

Unless accepted within sixty (60) days from the above date, the right to withdraw this proposal is reserved. If there are any additions/deletions to our bid, please contact me for pricing details or credits.

We are confident you will be completely satisfied with a quality Horton ambulance and the service which PSS provides.

Respectfully Submitted,

Professional Sales and Service, LC

Braxton T. Peterson, General Manager

Lehi Fire Department agrees to purchase the vehicle detailed in this proposal, from Professional Sales and Service, L.C. and understands and agrees with the terms specified within these documents.

_____ _____ _____

Authorized by (Print name) Signed Date

Please let us know if you have any questions regarding this estimate. We are happy to assist you in any way that we can.

Lehi City Purchase Requisition Request

Supplier	**Name**	Bucher Municipal North America		**Vendor#**	
	Street	105 Motorsports Road		**Date**	**9/8/2022**
	City	Mooresville	**State**	NC	
	Zip	28115	**Phone**	385-222-1307	

Dean Lundell

Fleet	64-40-25	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		Replace the Elgin Sweeper with a		
		New Johnston Sweeper with Freightliner Chassis		$311,292.00
		Sourcewell Contract #093021-BUC		
		Total		$311,292.00

Justification:	Price Determination	
Sourcewell contract	Verbal Quote	
093021-BUC	Informal Bid	
	Written Bid	$311,292.00
	State Bid	
	Other	

BUCHER
municipal

Sourcewell Contract #093021-BUC

Date
7/28/2022

End User -Lehi City
Dealer -Cate Equipment

P/O #

V65t - **Dual Engine** Standard Sweeper Equipment **Prices effective** **October 2021**

Standard Factory Warranty: 2 years or 2,000 Hours

Stainless Steel Cowling with 1 1/4" Sound Proof Liner	L.E.D Indicators on All Solenoid Plugs
Completely Covered & Sealed Auxiliary Engine Compartment	Step-Up Gear Box Driven Vacuum Fan via Fluid Coupler
10" Inside Diameter Vacuum Hose with Straight Inlet Design	Coolant/Oil Pressure Shutdown System
Electrical Over Hydraulic Hopper Lift System	Maxigap: In-Cab Vacuum Nozzle Tilt System
Molded Composite 50 Gallon Auxiliary Engine Fuel Tank w/ Locking Cap	28" Diameter Trailing Arm Design Gutter Brooms with LED Work Lights
8.5 Cubic Yard Stainless Steel Hopper with Lifetime warranty	16" x 50" Wide sweep Broom
55 degree Dump Angle of hopper	"Unhanded" Suction Nozzle & Gutter Broom Assemblies
Two (2) Hopper Drain Ports on Rear Door: 3" Drain Hose & 2" Ball Valve	In-Cab Dual Gutter Broom Speed Control
Two (2) Side Mounted Hopper Access Doors; LH & RH	In-Cab Gutter Broom Down Pressure Control
Two (2) Lockable Built-In Hopper Side Storage Lockers: LH & RH	Master Sweep Control Switch to Start/Stop All Sweeping Functions
415 Gallon Stainless Steel Water Tank w/ Lifetime Warranty	20 Gallon Hydraulic Oil Tank
Remote Ground Level Drains: Engine, Hydraulic, Gearbox Oil & Coolant	Catwalk 60" x 12"
Four (4) Gutter Broom Water Spray Jets Per Side	125 Micron Suction & 25 Micron Return Hydraulic Filters
Bumper Mounted Wide sweep Water Spray Bar with Four (4) Spray Jets	Hopper and Water Tank Interconnect
Four (4) Internal Water Spray Jets at each Vacuum Nozzle	Automatic Safety Body Prop with Hands Free Release
Remote Grease Zerk for Wide Sweep Pivot	Turbo III Precleaner for Auxiliary Engine
Handheld Pendant Wide Sweep Broom Down Pressure Control	25' Hydrant Hose with Coupling & Wrench
Remote Handheld Pendant Dump Controls	Centralized Weatherproof Systems Locker with Strip LED Light
Electrical Wiring Color and Number Coded	25 ft. Wash-down Hose
Dust Proof Electrical Wiring - IP65 Standards	Two (2) Rear Mounted LED Strobes with Limb Guards
Water Proof Electrical Wiring - IP67 Standards	Body Paint Two Part Epoxy Factory White
In Cab integrated sweeper controls with data capture and to monitor performance	Engine Pack & Sweep Gear Powder Coated Gray
Stainless Steel Hopper Screens	1 each Sweeper Ops Manual & Parts & Service CD - English

QTY	ID Number	DESCRIPTION	2021 List Price	2021 List Extended
0	V65s	Single Gutter Broom with Pneumatic Flap	$162,000	$0
1	V65t	Dual Gutter Brooms with Pneumatic Flaps	$171,000	$171,000
0	JCB-LP74	JCB Ecomax **74 HP** (55kW) @ 2,200 RPM Turbocharged Tier 4 Final Diesel Engine.	Standard	$0
1	JCB-HP125	JCB Ecomax Tier 4 Final **125HP** 93kW @2200 RPM Requires EN690 (or equivalent) Ultra-low Sulphur fuels.	$14,985	$14,985
1	K30025	Gutter Broom In-Cab Tilt Control - Dual	$4,662	$4,662
0	K30218	Gutter Broom In-Cab Tilt Control - Single	$2,331	$0
1	K30653	Gutter Broom Lateral In-Cab Control - (Dual) available on Dual Sweep VTs only	$2,775	$2,775
0	K30652	Gutter Broom Lateral In-Cab Control - (Single) available on Single Sweep VTs only	$1,388	$0
1	K30022	Simultaneous Sweep	$1,332	$1,332
0	K30257	Widesweep Broom Powascrub - Added down pressure for SEVERE application. **NOTE**: Risk of Significant reduction in broom life	$1,554	$0
0	K30257D	Dual Gutter Broom Powathrust - Added down pressure for SEVERE application. **NOTE:** Risk of Significant reduction in broom life.	$2,775	$0
0	K30257S	Single Gutter Broom Powathrust - Added down pressure for SEVERE application. **NOTE:** Risk of Significant reduction in broom life.	$1,443	$0
1	K30018	Bonded Intake Ducts, Tubes and Heavy Duty Wearplates - Rubberized (Dual)	$3,885	$3,885
0	K30240	Bonded Intake Ducts, Tubes and Heavy Duty Wearplates - Rubberized (Single)	$1,943	$0
0	K39907	Additional Full Width Wide Mouth Nozzles (Requires HP Engine & Simultaneous Sweep Options)	$16,761	$0
1	K39901	Screen Vibrator - Pneumatic	$1,832	$1,832
0	K49904	EZ Clean - Hopper Body Flush Out (2 nozzles)	$2,775	$0
0	K30024	Catch Basin, Powaboom 8" Diameter includes two (2) Aluminum - 4 ft. Crown and 6 ft. flanged Extensions	$9,768	$0
0	K39911	Four (4) Foot Aluminum Crown extension.	$555	$0

QTY	ID Number	DESCRIPTION	2021 List Price	2021 List Extended
0	K39913	Four (4) Foot Aluminum flanged extension.	$555	$0
0	K39915	Six (6) Foot Aluminum Crown extension.	$583	$0
0	K39917	Six (6) Foot Aluminum flanged extension.	$583	$0
0	K39914	Extension Rack Rear door or mid-mounted; holds 2 extensions (Includes option subframe)	$3,219	$0
0	K30481	6" Spring Rear Mounted Littasnatch with air operated gate	$5,883	$0
0	K30519	Supawash, 8 gpm, 1500 psi Handlance only	$9,435	$0
0	K30145	Supawash, 8 gpm, 1500 psi with Handlance, Wide Sweep Broom Spray Bar Rear Mounted & Suction Nozzle Spray Bar Rear Mounted	$10,878	$0
1	K39908	Supawash, 8 gpm, 1500 psi with Handlance, Wide Sweep Broom Spray Bar Rear Mounted & Suction Nozzle Spray Bar Rear Mounted & Curb Nozzle	$11,544	$11,544
0	K31088	Rear Door Drain Valve - 4" diameter	$1,221	$0
0	K39999	Additional Stainless Steel Water Tank 225 Gallons - Adds 20 inches to WB Consult factory prior to placing order.	$8,880	$0
1	K30368	PM-10 Dual, available on Dual Sweep VTs. Adds 9 Extra Spray Nozzles Per Side	$4,662	$4,662
0	K30369	PM-10 Single, available on Single Sweep VTs. Adds 9 Extra Spray Nozzles	$2,498	$0
0	K30186	Split Arrow Stick, LED	$2,775	$0
0	K39914 SF	Option Subframe (required for Rear Door rack and Arrowboard Installation)	$1,748	$0
0	K12228	Fire Extinguisher 5 Pound	$333	$0
0	K30483	Strobe, Amber (Cab Mounted) LED with Limb Guard	$944	$0
0	K30151	Engine/Cowl Mounted Worklight LED	$472	$0
1	K30153	Work Lights Set of two (Rear mounted) LED	$777	$777
0	JNA001	Camera Single Rear Vision Displayed on JVM	$1,776	$0
0	JSL002	Cameras Dual Rear & Side Displayed on JVM	$2,775	$0
0	JSL003	Cameras: Triple Rear & Both Sides Displayed on JVM	$3,885	$0
0	PP 001	Preference Plus - extended functionality for custom monitoring, reporting and sweep settings.	$1,554	$0

QTY	ID Number	DESCRIPTION	2021 List Price	2021 List Extended
0	TM00001	Extra - Bucher Technical Manual - Paper Copy	$444	$0
0	TM00001	Extra Bucher Operator's Manual - Paper Copy	$167	$0
0	JNA100CD	Extra Bucher CD Manuals - Includes Operators, Parts, Service and Technical	$333	$0
1	K37633	Set of Spare Keys for Sweeper: Fuel Cap, Systems Locker or Side Lockers	$167	$167
0	K37635	Custom Paint Color: Sweeper Body and or Chassis. Dealer must provide a 3x5 paint sample and the RAL or PPG paint code. **GET QUOTE**	$0	$0
			Sweeper Body Options Subtotal	$217,620

QTY	SPECIAL BODY OPTIONS AND MODIFICATIONS	Price
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
	Subtotal	$217,620

Standard Chassis Equipment

AM/FM/WB Radio CD, A/C, Dual Air Suspension Seats, Remote & Heated Mirrors, Back Up Alarm, and Allison 2500 RDS Transmission, 2 group 31 batteries 2250 CCA,160 amp Alternator, Battery disconnect, Right hand exhaust, power windows and locks.*Sports Chassis Dualization* - Freightliner Chassis ONLY - Independent LH/RH steering boxes with mirrored dash and gauge clusters. Each driver position has identical controls that consist of only Freightliner OEM components.

		2021 List Price	2021 List Extended
1	2022/2023 Freightliner M2 Conventional Chassis, 33K GVW, Cummins ISB 6.7 200 HP Engine with EPA GHG17 Emissions. Includes Sports Chassis Dualization. Two-speed rear axle - Ratio 5.86/8.17	$125,430	$125,430
0	2022/2023 Kenworth T380 Conventional Chassis, 200 HP Engine, 33K GVW. Includes Monroe dualization and single speed rear axle - Ratio 6.50	$127,650	$0
0	2022/2023 Kenworth K370 Cab-Over Chassis, PX7 220 HP Engine, 33K GVW Includes Fontaine dualization and single speed rear axle - Ratio 6.50	$144,300	$0
0	Dealer Supplied Chassis	$6,938	$0

Please Note: A chassis being supplied by a customer or dealer must comply with all BMNA requirements or the chassis will be modified at dealer's expense. Consult Factory Prior to Placing order. The Dealer is RESPONSIBLE for dualized steering.

QTY	SPECIAL CHASSIS OPTIONS AND MODIFICATIONS	Price
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
0		$0
1	Manufacture Discount	-$37,258
1	**FREIGHT - FOB Mooresville, NC- Driveaway**	$5,500
	Total Sweeper Investment	$311,292

Purchase Order # _____

Dealer shall bear sole responsibility for the accuracy of the order. BMNA will build and invoice to match this signed confirmation. Please reconcile ALL pricing and build specifications.

BMNA Price and Build sheet will take precedent over any other document submitted to commence a sweeper order with BMNA.

Any request to add options or modify after signing this order confirmation will result in a 15% surcharge of the dealer net option price.

BMNA will not accept any purchase order(s) encumbered with conditional contingencies.

Print Name _____

Signature _____

Date _____

Lehi City Purchase Requisition Request

Supplier	**Name**	Dawson Infrastructure Solutions		**Vendor#**	
	Street	47 South Orange Street SuiteA5-6		**Date**	**9/8/2022**
	City	Salt Lake City Utah	**State**	Utah	
	Zip	84116	**Phone**	801-207-9728	

Dean Lundell

Fleet Management	64-40-25-000	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		Storm Drain Inspection Truck with Chassis		$292,578.47
		Total		$292,578.47

Justification:	Price Determination	
	Verbal Quote	
Sourcewell #120721-RVL	Informal Bid	
	Written Bid	$292,578.47
	State Bid	
	Other	

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Expires 7/10/2022
Terms Net 30
Shipping Method Best Way
Sales Order #

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Bill To

Attn: Accounts Payable
Lehi City Corporation, Storm Drain Dept.
153 North 100 East
Lehi UT 84043
United States

Qty	Description	Info Link
1	Budgetary Quote Premium HD Sewer Inspection System including Orion 3 HD Camera, T76 Tractor with elevator and 1640‘ of fiber optic cable mounted in a Ford E-450 with 16’ box.	https://rapidview.com/products/premium-hd-p...
1	ORPHEUS HD Pan & Tilt Camera WITH TRANSMITTER * Pan&Tilt, Zoom Camera of 6“ pipelines * Full HD 1920x1080 Resolution, HD-SDI Standard (patent pending) * 120x Zoom (10x Optical, 12x Digital) * Pan-able zoom optics * High-power LED lighting with gap lighting * Intelligent Auto-Focus * Innovative HUD display * Includes installed 33hz transmitter	https://rapidview.com/products/orpheus-2-0-...
1	T76 HD TRACTOR * HD Version required for HD System operation * Mainline tractor for use in pipelines 5” and up * Zero turn radius, full steering with ATC (Automatic Tilt Compensation) * Includes lowering claw, toolset and 5“/6”/8“/10” wheelsets * T76 can be used as the chassis for the LISY 3.2 HD Extension * Requires a HD Camera Base module for normal mainline operations * Add the Remote Elevator (904116031) to help in larger pipelines	https://rapidview.com/products/t76-camera-tr...

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Qty	Description	Info Link
1	HD Camera Base Module for T76/86 Tractor * Required for operation of T76/86 HD as mainline tractor * Includes 33kHz and 512Hz transmitters for location	
1	Remote Elevator for T76/86 * Raises the camera to allow centering in pipeline * Lifts camera above water line in pipes with flow	
1	BS7 Control Unit (EDI) - For operation of the camera and the tractor functions - For permanent installation in a vehicle in 19“ technology - Separate control panel type BP7 (u-console) with color LCD display for status information, 2 joysticks, emergency stop, microphone for intercom - Video in and out, S-video out - Including data display generator and RS232 interface - Operating voltage 100/120/240 VAC +-10% - Integrated box A for extension kit - PANORAMO operation	https://rapidview.com/products/bs-7-0/
1	KW505 FO2 4K Synchronized Power Cable Reel * Designed for use with 00/12 FO2 X2 fiber optic cable required for PANORAMO 4K systems * Synchronized cable payout and retraction * Automatic level wind * Requires vehicle installation * Includes remote control pendant and LED boom light * Distance counter with rear display * Holds up to 2000‘ on 00/12 FO2 X2 fiber optic cable * Includes integrated tractor lowering winch and control	https://rapidview.com/products/kw-505/
1	FO X2 Camera Cable Type 00/20 * 1640 feet of dual fiber cable * Requires KW505.1 FO X2 Cable Drum * Older drums may require adapter kit. Please contact your representative for more information.	

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Qty	Description	Info Link
1	LISY 3.1 / HEK 10.61 Lift Holster	
1	Pressure Test Set	
1	Cable Deflection Pulley KW305/505	
1	Cable Deflection Pulley KUV 2.7 with rope and holder	https://rapidview.com/products/downhole-roll...
1	KW Reel foot-operated winch switch	https://rapidview.com/products/winch-foot-co...
1	T76/86/PANO 2 Treaded Wheelset for 12“ and up on T76 (Hard)	
1	Large Black Pneumatic Tires, Tubes and Rims (set of 4)	
1	Pneumatic Tires for T76/86 KRA75/85 Panoramo and LISY (Grey)	https://rapidview.com/products/pneumatic-tir...
1	RETRUS Back-Eye Camera for HD systems * Integrated plug in adapter for HD systems * LED lighting * Attaches between tractor and cable * Requires software update on older systems. * Please note: the reverse camera is not HD.	
1	Ford E-450 Chassis for Conversion * 158” WB,* V8 Engine * 6-Speed Automatic Transmission including Overdrive w/Tow-Haul Mode * Remote Keyless Entry * 40-Gallon Fuel Tank * Grey Vinyl Seats and Flooring * Cruise Control * Power Group * Air Conditioning and AM/FM Stereo	https://www.ford.com/commercial-trucks/e-se...
1	Inspection Vehicle Conversion for GAS chassis – 16’ Commercial FRP Box	https://rapidview.com/vehicles/

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Qty	Description	Info Link
	* Dim: 16’x8’x6’6“ * Chassis purchased separately, call for required chassis specifications * Includes installation of box on approved chassis * Dual swing open rear doors * Side entry door * Rear backup camera * Commercial Genset (GAS) * Walk-thru design with partition wall and door * Tinted glass viewing window in bulkhead wall * 12VDC LED Lighting * Aluminum plank flooring * Roof Air * Exterior shore power package * Aux battery and charging system * 14 gallon pressurized wash down system * Carpeted walls in studio * Vibration resistant electronics cabinet with rear door access to outside of truck for easy installation and troubleshooting * Bench seat over generator * Rear 5 compartment toolbox * Laminate base cabinetry * Laminate overhead cabinets * Laminate countertops * Butcher block workbench * Strobe light mounted on front roof * Directional Arrow board * High-quality monitor in workspace for monitoring camera operation * 17” monitor in studio	
1	Equip Change Remove side door and run generator bench straight across	
1	Equip Change Bathroom addition with sink in bathroom	

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Qty	Description	Info Link
1	Equip Change Water tank fill on exterior of box	
1	Wall-Mount Electric Heater - installed under desk in office	
1	Lowering Poles for Tractors. Includes fi berglass poles and adapter to lowering claws.	
1	Fiberglass Pole Bracket *Lower support arm and 2 horizontal supports with push on stays	
1	KW Reel cabinet, (Long Version for LISY), with a slide out tray for the LISY Synchro drum and one locking drawer with a divider. All aluminum drawer construction.	
1	19“ Industrial PC These specifications or greater: * Ruggedized Rack Mount Cabinet * Intel Quad Core Processor * 16 GB RAM * 256 GB Solid State Drive for Applications / OS * 2 TB Hard Drive for Data * DVD-R/CD-RW drive * Keyboard and Optical Mouse * Operating system Windows 10 Professional * ITpipes HD module with H264 Recording and hardware	
2	17” Monitor	
1	Installation and Onsite Training	
1	Less Sourcewell Discount of $12,065.77 Per Sourcewell Contract #120721-RVL and Lehi City Sourcewell Member Number 90070	

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Date 6/10/2022
Estimate # Q20492

Dawson Infrastructure Solutions

(303) 632-8236
dawsonis.com

Qty	Description	Info Link

Subtotal	289,078.47
Shipping Cost (Best Way)	3,500.00
Total	$292,578.47

Q20492

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-81, creation of a Local Building Authority by Lehi City, Utah; authorizing official action; declaring the official intent of the city to reimburse itself from the proceeds of bonds for certain capital expenditures advanced by the city; establishing the maximum principal amount of such expenditures and providing an effective date.

Suggested Action:

Attachments:

Res 2022-81.docx

Bylaws - Lehi LBA 2022.docx

Articles of Incorporation - Lehi Local Building Authority 2022.docx

Lehi, Utah

September 13, 2022

The City Council (the "Council") of Lehi City, Utah (the "City"), met in regular session at 7:00 p.m. on September 13, 2022, with the following members present:

Mark Johnson	Mayor
Paige Albrecht	Councilmember
Chris Condie	Councilmember
Paul Hancock	Councilmember
Katie Koivisto	Councilmember
Mike Southwick	Councilmember

Also present:

Jason Walker	City Administrator
Dean Lundell	Finance Director
Teisha Wilson	City Recorder

Absent:

The meeting was duly called to order and the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this September 13, 2022 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Mayor in open meeting and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION PROVIDING FOR THE CREATION OF A LOCAL BUILDING AUTHORITY BY LEHI CITY, UTAH; AUTHORIZING OFFICIAL ACTION; DECLARING THE OFFICIAL INTENT OF THE CITY TO REIMBURSE ITSELF FROM THE PROCEEDS OF BONDS FOR CERTAIN CAPITAL EXPENDITURES ADVANCED BY THE CITY; ESTABLISHING THE MAXIMUM PRINCIPAL AMOUNT OF SUCH EXPENDITURES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lehi City, Utah (the "City"), is a body politic and political subdivision existing as such by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the City desires to create a building authority in the form of a nonprofit corporation (the "Authority"), under the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Act") for the purpose of acquiring, improving, or extending one or more projects, as defined in the Act, and to finance their costs on behalf of the City in accordance with the procedures and subject to limitations of the Act in order to accomplish the public purposes for which the City exists; and

WHEREAS, it is in the best interests of the citizens of the City that the creation of the Authority be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, it is necessary to authorize the establishment of the Authority under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI CITY, UTAH, AS FOLLOWS:

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by other officers of the City directed toward the creation and establishment of the Authority are hereby ratified, approved and confirmed.

2. It is hereby found and determined by the Council that the creation of the Authority as a nonprofit corporation under the provisions of the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended and under the Act is appropriate to the general welfare, order and security of the City and is in the best interests of the citizens of the City, and the organization of the Authority pursuant to the Act is hereby approved.

3. The Articles of Incorporation and the Bylaws of the Authority in the form presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized and approved and the Council is hereby authorized and directed to (i) execute and file Articles of Incorporation in substantially the form attached as Exhibit B, (ii) hold an organizational meeting for such corporation, (iii) adopt bylaws in substantially the form attached as Exhibit C, (iv) elect officers for such corporation, and (v) take all other action

necessary and appropriate to properly organize said corporation under the laws of the State of Utah.

4. The governing board of the Authority shall at all times be comprised of the members of the Council of the City.

5. The appropriate officers of the City are hereby authorized and directed to take all other action necessary or appropriate to effectuate the provisions of this Resolution.

6. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

7. The City hereby expresses its intent that funds of the City or the Authority may be advanced for costs of a fire station, city hall and all related improvements and that it intends to reimburse such costs from proceeds of the tax-exempt bonds to be issued by the City or the Authority in an amount not to exceed $25,000,000.

8. All acts, orders, and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This Resolution shall become effective immediately after the adoption thereof.

PASSED AND ADOPTED by the City Council of Lehi City, Utah, this September 13, 2022.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

After the conduct of other business not pertinent to the foregoing, the meeting was on motion duly made and seconded, adjourned.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

I, Teisha Wilson, the undersigned duly qualified and acting City Recorder of Lehi City, Utah (the "City"), do hereby certify as follows:

(a) That the foregoing typewritten pages constitute a full, true and correct copy of the record of proceedings of the City Council taken at a meeting thereof held on September 13, 2022, commencing at the hour of 6:00 p.m. insofar as said proceedings relate to the consideration and adoption of a resolution authorizing the creation of a building authority; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

(b) That due, legal and timely notice of said meeting was served upon all members as required by law and the rules and ordinances of the City.

(c) That the above resolution was deposited in my office on September 13, 2022, has been recorded by me, and is a part of the permanent records of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of the City this September 13, 2022.

(SEAL)

By:_____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Teisha Wilson, the undersigned City Recorder of Lehi City, Utah (the "City"), do hereby certify, according to the records of the City Council of the City (the "Council") in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the September 13, 2022 public meeting held by the Council as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Daily Herald, at least twenty-four (24) hours prior to the convening of the meeting directly or through the newspaper's subscription to the Utah Public Notice Website (http://pmn.utah.gov); and

(c) By causing a copy of such Notice to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2022 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be (i) posted on _____, at the principal office of the City, (ii) provided to at least one newspaper of general circulation within the City directly or through the newspaper's subscription to the Utah Public Notice Website (http://pmn.utah.gov); and (iii) published on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 13, 2022.

By:_____
City Recorder

(SEAL)

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

ARTICLES OF INCORPORATION

EXHIBIT C

BYLAWS

BYLAWS

OF

LOCAL BUILDING AUTHORITY

OF

LEHI CITY, UTAH

ARTICLE I

OFFICES

The principal corporate office of the Local Building Authority of Lehi City, Utah (the "Authority"), shall be located at 153 North 100 East, Lehi, Utah.

ARTICLE II

PURPOSE

The objects and purposes for which the Authority is founded and incorporated are to construct, acquire, improve or extend one or more projects and to finance their costs on behalf of Lehi City, Utah (the "City"), in accordance with the procedures and subject to the limitations of the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the "Act"), in order to accomplish the purposes for which the City exists.

In furtherance thereof, the Authority shall have all of the powers set forth in the Act and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the City Council of the City (the "City Council").

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions shall ever be declared or paid to any of its trustees or officers. The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE III

GOVERNING BOARD

Section 1. General Powers. The affairs of the Authority shall be managed by a governing board (the "Governing Board").

Section 2. Number, Tenure, and Qualifications. The number of trustees shall be six and shall consist of the members of the City Council as may from time to time serve on such City Council, and any change in the composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Governing Board. The initial trustees are designated in the Articles of Incorporation, and each shall serve as a member of the Governing Board for a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be a member Council. Whenever a member of the Governing Board shall cease to be a member Council, his/her successor shall, upon his/her election and qualification for office, thereupon become a member of the Governing Board. To the extent permitted by law, members of the Governing Board may be removed and replaced by the City Council at any time in its discretion.

Section 3. Regular Meetings. Regular meetings of the Governing Board shall be held in compliance with the laws of the State of Utah relating to open and public meetings, Title 52, Chapter 4, Utah Code Annotated 1953, as amended (the "Open Meeting Law"), at such times and places as the Governing Board may by resolution designate.

Section 4. Special Meetings. Special meetings of the Governing Board may be called by or at the request of the Chair-President of the Governing Board (the "Chair-President") or any two trustees and shall be held in compliance with the Open Meeting Law, at the principal office of the Authority or at such other place as the Chair-President may determine.

Section 5. Notice. Public notice of all meetings of the Governing Board shall be given in accordance with the Open Meeting Law. Notice to the trustees of any regular meeting of the Governing Board shall be deemed given upon the enactment of the resolution scheduling such meeting. Notice to the trustees of any special meeting of the Governing Board shall be given at least twenty-four (24) hours previously thereto by written notice delivered personally.

Section 6. Quorum. A majority of the then current membership of the Governing Board shall constitute a quorum for the transaction of business at any meeting of the Governing Board; but if fewer than a majority of the trustees of the Governing Board are present at any meeting, a majority of the trustees present may adjourn the meeting from time to time without further notice.

Section 7. Governing Board Decisions. The act of a majority of the trustees present at a meeting at which a quorum is present shall be the act of the Governing Board, unless the act of a greater number is required by law or by these bylaws (the "Bylaws").

Section 8. Compensation. Trustees as such shall not receive any compensation for their services, but by resolution of the Governing Board, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Governing Board. Nothing herein contained shall be construed to preclude any trustee from serving the Authority in any other capacity and receiving compensation therefor.

ARTICLE IV

OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chair of the Governing Board, who shall also serve as President of the Authority (the "Chair-President"), a Vice President, a Secretary-Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. Any two or more offices may be held by the same person, except the offices of Chair-President and Secretary-Treasurer. Upon their election by the Governing Board or other qualification for office, each officer shall serve a term of four years or until his/her death, incapacity, resignation, or removal from such office or, if applicable, until such officer shall cease to be a member of the City Council.

Section 2. Election. The officers of the Authority shall be elected by the Governing Board. New offices may be created and filled at any meeting of the Governing Board.

Section 3. Removal. Any officer elected or appointed by the Governing Board may be removed by the Governing Board whenever in its judgment the best interests of the Authority would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, disqualification, or otherwise, may be temporarily filled by another member of the Governing Board for the unexpired portion of the term.

Section 5. Powers and Duties. The several officers shall have such powers and shall perform such duties as may from time to time be specified in resolutions or other directives of the Governing Board. In the absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the

same title serving in nonprofit corporations having the same or similar general purposes and objectives as this Authority. The powers and the duties of the Chair-President of the Governing Board shall be to make application and implementation of policies and procedures for the day-to-day operation of the Authority and for the operation and administration of any real or personal property owned or controlled by the Authority. The Chair-President of the Governing Board shall also implement the policies as adopted by the Governing Board; and provide a liaison between the Authority and the City Council and citizens of the City. In the absence of the Chair-President, the Vice President is hereby authorized by these bylaws to act in his place.

ARTICLE V

COMMITTEES

The Governing Board, in its discretion, may constitute and appoint committees to assist in the supervision, management, and control of the affairs of the Authority with responsibilities and powers appropriate to the nature of the several committees and as provided by the Governing Board in the resolution of appointment or in subsequent resolutions and directives. Each committee so constituted and appointed by the Governing Board shall serve at the pleasure of the Governing Board. In addition to such obligations and functions as may be expressly provided by the Governing Board, each committee constituted pursuant to these Bylaws and appointed by the Governing Board shall from time to time report to and advise the Governing Board on corporate affairs within its particular area of responsibility and interest. The Governing Board may provide by general resolution applicable to all such committees for the organization and conduct of the business of the committees. Such committees as provided in this section of these Bylaws shall not have nor exercise the authority of the Governing Board in the management of the Authority. Any member of such committee may be removed by the Governing Board whenever in its judgment the best interests of the Authority shall be served by such removal.

ARTICLE VI

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Governing Board may authorize any officer or officers, agent, or agents of the Authority to enter into any contract, to execute and deliver any instrument in the name of and on behalf of the Authority and such authority may be general or may be confined to specific instances.

Section 2. Checks, Drafts, or Orders. All checks, drafts, orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Authority shall be signed by such officer or officers, agent, or agents of the Authority, and in such manner as shall from time to time be determined by resolution of the Governing Board. In the absence of such determination by the Governing Board, such instruments shall be signed

by the Chair-President or Vice President and countersigned by the Secretary-Treasurer of the Authority.

Section 3. Deposits. All funds of the Authority shall be deposited from time to time to the credit of the Authority in such banks, trust companies, or other depositaries as the Governing Board may select.

Section 4. Gifts. The Governing Board may accept on behalf of the Authority any contribution, gift, bequest, or devise for any purpose of the Authority.

ARTICLE VII

BOOKS AND RECORDS

The Authority shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Governing Board and committees.

ARTICLE VIII

SEAL

The corporate seal for the Authority shall be circular in shape with the words "Local Building Authority Seal" at the top and the words "Lehi" at the bottom located on the perimeter of the seal.

ARTICLE IX

WAIVER OF NOTICE

Whenever a notice is required to be given to a member of the Governing Board under the provisions of the statutes of the State of Utah or under the provisions of these Bylaws of the Authority or under the Articles of Incorporation of this Authority, a waiver thereof in writing by each trustee entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X

MANNER OF OPERATION

Section 1. Operation to be for the Public Good. The Authority shall at all times conduct its operations in a manner consistent with the best interests of the City and the citizens thereof. It is hereby declared that the Authority, having been created pursuant to a resolution duly and regularly adopted by the City Council shall at all times act with the

approval of the City Council given by means of a resolution, ordinance, or other official approval of such body.

Section 2. Compliance with Other Requirements of Law. The Authority has been created under and pursuant to the Act and the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and shall operate in strict accordance therewith. The officers of the Authority shall at all times do such things as are required of corporations created under such acts and as may be necessary and proper to preserve and protect the existence of the Authority thereunder.

Section 3. Compliance with Certain Federal Income Tax Revisions. The Authority has been created with the intent that it would qualify as a corporation described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as well as under any similar provision of the Internal Revenue Code subsequently enacted. Accordingly, the Authority shall undertake no action which would result in the Authority failing to qualify as a corporation described under said Section of the Internal Revenue Code subsequently enacted.

The undersigned, being the Secretary-Treasurer of the Authority, does hereby certify that the foregoing Bylaws have been duly adopted as Bylaws of the Authority and are the full and complete Bylaws of the Authority as of this date.

DATED at Lehi City, Utah, this October ___, 2022.

By:_____
Secretary-Treasurer

ARTICLES OF INCORPORATION

OF

LOCAL BUILDING AUTHORITY

OF

LEHI CITY, UTAH

We, the undersigned citizens of the State of Utah and of the United States as appointed officials of Lehi City, Utah (the "City"), have associated ourselves together with the purpose of incorporating as a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively the "Acts"), and the Constitution and other laws of the State of Utah, and do hereby execute, adopt and acknowledge in duplicate originals the following Articles of Incorporation:

ARTICLE I

NAME OF CORPORATION

The name of the corporation created hereunder shall be the "Local Building Authority of Lehi City, Utah" (the "Authority").

ARTICLE II

PLACE OF BUSINESS

The principal place of business of the Authority shall be located in Lehi City, Utah, and the initial principal office of the Authority shall be located at Lehi City Offices at 153 North 100 East, Lehi, Utah.

ARTICLE III

PERIOD OF DURATION

The Authority is hereby declared to have a perpetual duration unless dissolved as provided in accordance with Article X hereof.

ARTICLE IV

OBJECTS, PURPOSES AND POWERS

The objects and purposes for which the Authority is founded and incorporated are to construct, acquire, improve, or extend one or more projects and to finance their costs on behalf of the City in accordance with the procedures and subject to the limitations of the

Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, in order to accomplish the public purposes for which the City exists.

In furtherance thereof, the Authority shall have all of the powers set forth in the Acts and the Constitution and other laws of the State of Utah. The Authority shall not, however, undertake any of the activities set forth in the preceding paragraph without prior authorization therefor by the governing body of the City.

The purpose and essence of the Authority shall be purely civic, benevolent, charitable, and philanthropic. The Authority shall not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification. It is hereby expressly declared that this Authority has been organized not for gain, and that no loans, dividends, or other distributions, except for the payment of reasonable compensation for services rendered or reimbursement for reasonable expenses, shall ever be declared or paid to any of its trustees or officers.

The Authority shall have no shareholders and shall not issue shares of stock and none of its property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Authority.

At no time shall the Authority engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Authority shall include the carrying on of propaganda, or otherwise attempting to influence legislation and the Authority shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

ARTICLE V

GOVERNING BOARD

The initial membership of the Governing Board shall be comprised of six trustees. The names and addresses of the persons who are to serve as the initial members of the Governing Board of the Authority are:

Name	Street Address
Mark Johnson	153 North 100 East Lehi, Utah 84043
Paige Albrecht	153 North 100 East Lehi, Utah 84043
Chris Condie	153 North 100 East Lehi, Utah 84043

Paul Hancock	153 North 100 East Lehi, Utah 84043
Katie Koivisto	153 North 100 East Lehi, Utah 84043
Mike Southwick	153 North 100 East Lehi, Utah 84043

The Governing Board shall be comprised of the Chair and all members of the City Council of the City (the "City Council") as may from time to time serve as Chair or on such City Council and any change in the Chair or composition of the membership of the City Council shall automatically and without any action required hereunder operate to change the composition of the membership of the Governing Board. To the extent permitted by law, members of the Governing Board may be removed and replaced by the City Council y at any time in its discretion.

ARTICLE VI

REGISTERED OFFICE; REGISTERED AGENT

The address of the initial registered office of the Authority shall be 153 North 100 East, Lehi, Utah 84043, and the name of the initial registered agent for the Authority at said address is Ryan Wood, who by his signature accepts this appointment.

By:_____
Registered Agent

ARTICLE VII

DISPOSITION OF PROPERTY

The Governing Board of the Authority shall not sell, transfer, mortgage, convey, or otherwise dispose of all or any major part of the property and assets of the Authority, nor shall the Authority be dissolved, merged, or consolidated with any other corporation or other legal entity, except on an affirmative vote of a majority of the Governing Board and the approval of the City Council.

The City, having authorized and directed the creation of the Authority, shall at all times during the existence of the Authority have a beneficial interest in the Authority and its assets, properties, and moneys. Whenever notes, bonds, or other evidences of indebtedness issued by the Authority on behalf of the City are satisfied, discharged, and retired, title to all real and personal property financed with the proceeds of such notes, bonds, or other evidences of indebtedness shall be forthwith transferred to the City.

No part of the net earnings of the Authority shall inure to the benefit or be distributable to its trustees, officers, or other persons, except that the Authority shall be

authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

ARTICLE VIII

BYLAWS

The Governing Board of the Authority shall have the power to make such prudent bylaws not inconsistent with the Constitution and laws of the State of Utah and these Articles of Incorporation as it may deem necessary or proper for the management of the business and affairs of the Authority; provided, however, that all bylaws and any amendments thereto must be approved by the City Council.

ARTICLE IX

AMENDMENTS

These Articles of Incorporation may be amended on approval of a majority vote of the Governing Board of the Authority and a majority vote of the City Council.

ARTICLE X

DISSOLUTION

Upon the dissolution of the Authority, and after paying or making provisions for the payment of all of its liabilities, the Authority shall convey any of its remaining assets to the City; provided, however, that the Authority may not be dissolved unless all outstanding bonds and other obligations of the Authority are paid in full as to principal, interest, and redemption premiums, if any, or unless provision for the payment of the same when due has been made.

ARTICLE XI

INCORPORATORS

The names and addresses of the incorporators of the Authority are:

Name	Street Address
Mark Johnson	153 North 100 East Lehi, Utah 84043
Paige Albrecht	153 North 100 East Lehi, Utah 84043
Chris Condie	153 North 100 East Lehi, Utah 84043

Paul Hancock	153 North 100 East Lehi, Utah 84043
Katie Koivisto	153 North 100 East Lehi, Utah 84043
Mike Southwick	153 North 100 East Lehi, Utah 84043

ARTICLE XII

LIABILITIES FOR DEBTS

The members of the Governing Board and officers of the Authority shall not be personally liable for the debts or any other obligations of the Authority.

DATED this September 13, 2022.

_____
(Incorporator)

_____
(Incorporator)

_____
(Incorporator)

_____
(Incorporator)

_____
(Incorporator)

_____
(Incorporator)

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this September ___, 2022, by Mark Johnson, Paige Albrecht, Chris Condie, Paul Hancock, Katie Koivisto and Mike Southwick.

_____
NOTARY PUBLIC

(SEAL)

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-80, approving an agreement between Lehi City and Chase Bank for an equipment lease.

Suggested Action:

Attachments:

Res 2022-80.docx

LEHI CITY CORP - 149042 - Equipment Finance Documents.pdf

LEHI CITY

RESOLUTION NO. 2022-80

A RESOLUTION AND DECLARATION OF OFFICIAL INTENT TO ENTER INTO AN EQUIPMENT LEASE WITH JPMORGAN CHASE BANK N.A. WITH A PRINCIPAL AMOUNT EXPECTED TO BE FINANCED OF $1,725,000

WHEREAS, the above Lessee is a political subdivision of the State in which Lessee is located (the "State") and is duly organized and existing pursuant to the constitution and laws of the State.

WHEREAS, pursuant to applicable law, the City Council is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the Lessee.

WHEREAS, the City Council hereby finds and determines that the execution of one or more lease-purchase agreements ("Equipment Leases") in the principal amount not exceeding the amount stated above ("Principal Amount") for the purpose of acquiring essential heavy vehicles ("Property") and to be described more specifically in the Equipment Leases is appropriate and necessary to the functions and operations of the Lessee.

WHEREAS, JPMorgan Chase Bank, N.A. ("Lessor") is expected to act as the lessor under the Equipment Leases.

WHEREAS, the Lessee may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Equipment Leases ("Lease Purchase Proceeds") for such expenditures and such expenditures are not expected to exceed the Principal Amount.

WHEREAS, the U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital and the Lessee shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Lease Purchase Proceeds.

WHEREAS, on September 13, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Equipment Lease with JP Morgan Chase Bank NA; 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:

SECTION 1. The Mayor ("Authorized Representative") acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver one or more Equipment Leases in substantially the form set forth in the document presently before the City Council, which document is available for public inspection at the office of the Lessee. The Authorized Representative acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Equipment Lease (including, but not limited to, escrow agreements) as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Equipment Leases are hereby authorized.

SECTION 2. By a written instrument signed by the Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Lessee to execute and deliver agreements and documents relating to the Equipment Leases on behalf of the Lessee.

SECTION 3. The aggregate original principal amount of the Equipment Leases shall not exceed the Principal Amount and shall bear interest as set forth in the Equipment Leases and the Equipment Leases shall contain such options to purchase by the Lessee as set forth therein.

SECTION 4. The Lessee's obligations under the Equipment Leases shall be subject to annual appropriation or renewal by the City Council as set forth in each Equipment Lease and the Lessee's obligations under the Equipment Leases shall not constitute a general obligations of the Lessee or indebtedness under the Constitution or laws of the State.

SECTION 5. The City Council of Lessee anticipates that the Lessee may pay certain capital expenditures in connection with the Property prior to the receipt of the Lease Purchase Proceeds for the Property. The City Council of Lessee hereby declares the Lessee's official intent to use the Lease Purchase Proceeds to reimburse itself for Property expenditures. This section of the Resolution is adopted by the City Council of Lessee for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This section of the Resolution does not bind the Lessee to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

SECTION 6. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of September, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

J.P.Morgan

JPMORGAN CHASE BANK, N.A.
Mail Code OH1-1085
1111 Polaris Parkway, Suite 4N
Columbus, OH 43240-2050

August 25, 2022

Enclosed please find the documents necessary to complete your transaction with JPMorgan Chase Bank, N.A. (the "Bank"). These documents have been completed as of August 25, 2022, and reflect the pricing, terms and conditions of the transaction as of this date.

Note that the signer's title must match the signer's title shown on the current Resolution and Incumbency Certificate.

- **Lease Schedule** – Review, enter the Date for the Equipment/Escrow Acceptance, sign and indicate title.
- **Schedule A-1** – Review, sign and indicate title.
- **Payment Schedule** – Review, sign and indicate title.
- **Vehicle Schedule Addendum** - Review, sign and indicate title.
- **Prepayment Schedule Addendum** – Review, sign and indicate title.
- **Self -Insurance Addendum** - Review, sign and indicate title
- **Resolution and Declaration of Official Intent** – Your governing board will need to review and approve the financing and the Authorized Signer(s). Please have the Secretary/Clerk of the board certify that the board has met and approved the financing, and that the titles of the Authorized Signer(s) are correct.
- **Certificate of Incumbency** – The individuals that are duly elected or appointed officers of the Lessee should Print Name and Title and provide signatures. The Secretary/Clerk of the Lessee should Print Name, Title, Date and sign. If the Secretary/Clerk is also authorized to execute the Lease-Purchase Agreement, a second officer must Print Name, Title and sign.
- **Opinion of Counsel** – Please have your counsel review the documents as soon as possible, and prepare an Opinion of Counsel letter on their letterhead addressed to JPMORGAN CHASE BANK, N.A. A sample of an Opinion of Counsel letter that will satisfy JPMORGAN CHASE BANK, N.A. is enclosed.
- **Proceeds Disbursement Authorization** – Review, sign and date, and provide the signer's title where indicated.

- **IRS Form 8038-G** – Enclosed is the 8038-G form (Information Return for Tax-Exempt Governmental Bonds) with instructions that is required for IRS reporting of tax-exempt financing. The 8038-G form is used when the issue price is greater than or equal to $100,000. Please refer to the enclosed instructions when completing the information on the form and have an Authorized Signer sign and date at the bottom.

- **Escrow Agreement (Gross Fund-Earnings to Lessee) With Schedule 1, Schedule 2 AND Schedule A-1** – Review, sign and indicate title.

    - Schedule 1
        - Check the appropriate selection for either Non-Interest Bearing Account, or Money Market Mutual Fund.
        - If Money Market Mutual Fund, select the account type
    - Schedule 2
        - Print Name and Telephone Number and provide signatures for Person(s) Designated to give Funds Transfer Instructions via payment request form and request escrow account statements.

- **Escrow Funding Schedule Addendum And Arbitrage Certificate** – Review, initial the appropriate selection in Section 8.(i), sign and indicate title.

- **Instructions For Submitting Escrow Disbursement Requests** – Review and retain these instructions for future reference when submitting your requests for Disbursements from the Escrow Account.

- **Escrow Receipt Certificate/Payment Request** – With each request for Disbursement from the Escrow Account, Date, complete the Acceptance Date, Circle either Yes or No regarding the Final Request.

    - Payee #1 – Complete the Payee Name and Address, Invoice Number, Date and Amount. Complete the Bank Wire Instructions for the funds transfer including Name of Bank, ABA/Routing Number, Account Number and the Name on the Account. Repeat for each payee.

      Note: If the disbursement is for a reimbursement, enter your Name as the Payee and provide the Lessee's Bank Wire Instructions.

    - Provide 2 Contacts that can confirm wire instructions on a Recorded Line with our Wire Callback Team. In order to complete a callback, we must be able to verify the company Main Telephone Number through an on-line search. Please provide this number for each contact, along with the contact's Phone Number. Each contact must also sign the Payment Request.

    - Schedule A-1 – Complete the Equipment Location and Equipment Description.

If you have any questions on your investment options, please contact the Escrow Investment selection please contact: Tony Gomez Tel. (212) 250-6647 Fax (212) 797-8600 Email tony.gomez@db.com

- **Marketing Consent Letter** – Review and sign.

- **Auto Debit Enrollment** – Complete the bank account information and sign.

We would like to thank you for choosing JPMorgan Chase Bank, N.A.to assist with your equipment financing. We appreciate your business and welcome the opportunity to work with you.

If you have any questions, concerns, or if I can be of assistance, please call me. I can be reached at 312-385-7005 from7:30 a.m. through 4:00 p.m. ET Monday through Friday. I'll be happy to help you.

Sincerely,
Karen Williams
Documentation Specialist

LEASE SCHEDULE

Dated as of: September 15, 2022

Lease No.: 1000149042

This Lease Schedule, together with its Payment Schedule, is attached and made a part of the Master Lease-Purchase Agreement described below ("Master Lease") between the Lessee and Lessor named below. All terms and conditions of the Master Lease are incorporated herein by reference. Unless otherwise defined herein, capitalized terms defined in the Master Lease will have the same meaning when used herein.

Master Lease-Purchase Agreement dated November 29, 2019.

A. EQUIPMENT DESCRIBED: The Equipment includes all of the property described on Schedule A-1 attached hereto and made a part hereof.

B. EQUIPMENT LOCATION: See Attached Schedule A-1

C. ACCEPTANCE OF EQUIPMENT: AS BETWEEN LESSEE AND LESSOR, LESSEE AGREES THAT: (a) LESSEE HAS RECEIVED AND INSPECTED ALL EQUIPMENT; (b) ALL EQUIPMENT IS IN GOOD WORKING ORDER AND COMPLIES WITH ALL PURCHASE ORDERS, CONTRACTS AND SPECIFICATIONS; (c) LESSEE ACCEPTS ALL EQUIPMENT FOR PURPOSES OF THE LEASE "AS-IS, WHERE-IS"; AND (d) LESSEE WAIVES ANY RIGHT TO REVOKE SUCH ACCEPTANCE.

D. ESSENTIAL USE; CURRENT INTENT OF LESSEE: Lessee represents and agrees that the use of the Equipment is essential to Lessee's proper, efficient and economic functioning or to the services that Lessee provides to its citizens and the Equipment will be used by Lessee only for the purpose of performing its governmental or proprietary functions consistent with the permissible scope of its authority. Lessee currently intends for the full Lease Term: to use the Equipment; to continue this Lease; and to make Rental Payments if funds are appropriated in each fiscal year by its governing body.

E. RENTAL PAYMENTS; LEASE TERM: The Rental Payments to be paid by Lessee to Lessor, the interest rate at which the interest portion of the Rental Payments is calculated, the Taxable Rate, the commencement date and the Lease Term of this Lease Schedule are each set forth on the Payment Schedule attached to this Lease Schedule.

F. RE-AFFIRMATION OF THE MASTER LEASE: Lessee hereby re-affirms all of its representations, warranties and obligations under the Master Lease (including, without limitation, its obligation to pay all Rental Payments, its disclaimers in Section 7 thereof and its representations in Sections 6.1 and 16 thereof).

G. GOVERNMENT REGULATION. ANTI-CORRUPTION.

(a) Representations and Warranties Regarding Anti-Corruption Laws and Sanctions. Lessee has implemented and maintains in effect policies and procedures designed to ensure compliance by Lessee and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions, and Lessee and its officers and employees and to the knowledge of Lessee its agents, are in compliance with Anti-Corruption Laws and applicable Sanctions in all material respects. None of (a) Lessee or to the knowledge of Lessee any of its respective officers or employees, or (b) to the knowledge of Lessee, any agent of Lessee that will act in any capacity in connection with or benefit from the credit facility established hereby, is a Sanctioned Person. No advance, letter of credit, use of proceeds or other transaction contemplated by this Lease will violate Anti-Corruption Laws or applicable Sanctions.

(b) Compliance with Anti-Corruption Laws and Sanctions. Lessee shall maintain in effect and enforce policies and procedures designed to ensure compliance by Lessee and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions.

(c) Use of Proceeds. Lessee shall not use, or permit any proceeds of the Lease to be used, directly or indirectly, by Lessee or its officers, employees and agents: (1) in furtherance of an offer, payment, promise to pay, or authorization of the payment or giving of money, or anything else of value, to any Person in violation of any Anti-Corruption Laws; (2) for the purpose of funding, financing or facilitating any activities, business or transaction of or with any Sanctioned Person, or in any Sanctioned Country; or (3) in any manner that would result in the violation of any Sanctions applicable to any party hereto.

(d) Definitions. For the purposes of this Section G, the following terms shall have the following meanings:
"Anti-Corruption Laws" means all laws, rules, and regulations of any jurisdiction applicable to the Lessee or its subsidiaries from time to time concerning or relating to bribery or corruption. "Person" means any individual, corporation, partnership, limited liability company, joint venture, joint stock association, association, bank, business trust, trust, unincorporated organization, any foreign governmental authority, the United States of America, any state of the United States and any political subdivision of any of the foregoing or any other form of entity. "Sanctions" means economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by the U.S. government, including those administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State. "Sanctioned Country" means, at any time, a country, region or territory which is the subject or target of any Sanctions (as at the time of this Agreement, Crimea, Cuba, Iran, North Korea, Sudan and Syria). "Sanctioned Person" means, at any time, (a) any Person listed in any Sanctions-related list of designated Persons maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. Department of State, (b) any Person operating, organized or resident in a Sanctioned Country or (c) any Person controlled by any such Person.

Equipment/Escrow Acceptance Date: _____, 20___

LEASE SCHEDULE
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Lease Schedule as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

SCHEDULE A-1
(Equipment List)

Expected Equipment Purchase Price	**$1,725,000.00**
Net Amount Financed	**$1,725,000.00**

Equipment Location:
153 N 100 E, Lehi, UT 84043

Equipment Description:
Essential heavy vehicles: CCTV Truck, 50' Bucket , 75' Bucket Street Paver, CCTV Truck, Street Sweeper

TOGETHER WITH ALL ATTACHMENTS, ADDITIONS, ACCESSIONS, PARTS, REPAIRS, IMPROVEMENTS, REPLACEMENTS AND SUBSTITUTIONS THERETO.

This Schedule A-1 is attached to the Lease Schedule **1000149042** or a Receipt Certificate/Payment Request relating to the Lease Schedule.

SCHEDULE A-1
(Equipment List)

SCHEDULE A-1
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Schedule A-1.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

Payment Schedule

This Payment Schedule is attached and made a part of the Lease Schedule identified below which is part of the Master Lease-Purchase Agreement identified therein, all of which are between the Lessee and Lessor named below.

Lease Schedule No. **1000149042**

Lease Schedule Dated: **September 15, 2022**

Accrual Date **September 15, 2022**

Amount Financed **$1,725,000.00**

Interest Rate **2.8640% per annum**

Taxable Rate **3.6480% per annum**

Rent Number	Rent Date	Rent Payment	Interest Portion	Principal Portion	Principal Balance	Termination Value
1	8/1/2023	$274,518.70	$231,152.97	$43,365.73	$1,681,634.27	$1,681,634.27
2	8/1/2024	$274,518.70	$231,734.92	$42,783.78	$1,638,850.49	$1,638,850.49
3	8/1/2025	$274,518.70	$238,371.81	$36,146.89	$1,602,703.60	$1,602,703.60
4	8/1/2026	$274,518.70	$245,198.78	$29,319.92	$1,573,383.68	$1,573,383.68
5	8/1/2027	$274,518.70	$252,221.27	$22,297.43	$1,551,086.25	$1,551,086.25
6	8/1/2028	$274,518.70	$259,444.89	$15,073.81	$1,536,012.44	$1,536,012.44
7	8/1/2029	$274,518.68	$266,875.36	$7,643.32	$1,528,369.12	$1,528,369.12
		$1,921,630.88	$1,725,000.00	$196,630.88		

DRAFT

PAYMENT SCHEDULE
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Payment Schedule as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

DRAFT

VEHICLE SCHEDULE ADDENDUM

Dated As of: **September 15, 2022**

Lease Schedule No: **1000149042**

Lessee: **LEHI CITY CORPORATION**

Reference is made to the above Lease Schedule ("Schedule") to the Master Lease-Purchase Agreement identified in the Schedule ("Master Lease") by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). This Addendum amends and modifies the terms and conditions of the Schedule and is hereby made a part of the Schedule. Unless otherwise defined herein, capitalized terms defined in the Master Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Schedule, Lessor and Lessee hereby agree to amend the Schedule as follows:

1. In the event that any unit of Equipment covered by the Schedule is a vehicle or trailer under applicable State law, then the following provisions shall also apply to the Schedule:

   (a) each manufacturer's statement of origin and certificate of title shall state that Lessor has the first and sole lien on or security interest in such unit of Equipment;

   (b) the public liability insurance required by the terms of clauses (b) of Section 14.1 of the Master Lease shall be in an amount not less than $1,000,000.00 combined single limit per unit per occurrence. Physical damage should not be less than the replacement cost coverage for the equipment identified on the Schedule A-1;

   (c) Lessee shall furnish and permit only duly licensed, trained, safe and qualified drivers to operate any such unit of Equipment, and such drivers shall be agents of Lessee and shall not be agents of Lessor; and

   (d) Lessee shall cause each such unit of Equipment to be duly registered and licensed as required by applicable State law with Lessor noted as lienholder, listed at address below and Lessee as owner.

   Lessor's Address:
   JPMORGAN CHASE BANK, N.A.
   1111 Polaris Parkway, Suite N4 (OH1-1085)
   Columbus, Ohio 43240

2. Except as expressly amended by this Addendum and other modifications signed by Lessor, the Schedule remains unchanged and in full force and effect.

VEHICLE SCHEDULE ADDENDUM
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

PREPAYMENT SCHEDULE ADDENDUM
(Break Funding Premium/Lockout)

Dated as of: **September 15, 2022**

Lease Schedule No.: **1000149042**

Lessee: **LEHI CITY CORPORATION**

Reference is made to the above Lease Schedule ("Schedule") and to the Master Lease-Purchase Agreement ("Master Lease") identified in the Schedule, which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). As used herein: "Lease" shall mean the Schedule and the Master Lease, but only to the extent that the Master Lease relates to the Schedule. This Schedule Addendum amends and supplements the terms and conditions of the Lease. Unless otherwise defined herein, capitalized terms defined in the Lease shall have the same meaning when used herein. **Solely for purposes of the Schedule, Lessor and Lessee agree as follows:**

1. Notwithstanding anything to the contrary herein or the Lease, Lessee and Lessor agree that Lessee shall not exercise its prepayment or early purchase rights under the Lease (including, without limitation, Section 15 of the Master Lease as it relates to the Schedule) or this Addendum prior to the end of the Lock-Out Period specified below.

Lock-Out Period: the first 12 months of the Lease Term of the Schedule

2. Notwithstanding anything to the contrary in the Lease (including, without limitation, Section 15 of the Master Lease as it relates to the Schedule), Lessee and Lessor agree that so long as no Event of Default has occurred and continues under the Lease and so long as Lessee gives Lessor at least 30 days prior written notice (the "Notice Period"), Lessee may elect to prepay its obligations under the Schedule by paying to Lessor on the Rent Payment due date (a "Prepayment Date") following the Notice Period the total of the following (the "Prepayment Amount"): (a) all accrued Rent Payments, interest, taxes, late charges and other amounts then due and payable under the Lease; plus (b) the remaining principal balance payable by Lessee under the Schedule as of said Prepayment Date.

3. In addition to the prepayment amounts required by paragraph 1 above, a Breakfunding Charge shall be due and payable if (i) exceeds (ii) where (i) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap including any forward rate swap, if any, which Lessor shall be deemed to have entered into on the earlier of (a) the date the Lease was originally funded or (b) the date a rate lock letter was signed, if any, and (ii) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap which Lessor shall be deemed to have entered into on the date of prepayment (the "Replacement Swap").

4. The prepayment or early purchase option rights granted herein shall control in the event of any conflict between the provisions of this Addendum and the Master Lease as it relates to the Schedule. Except as expressly amended or supplemented by this Addendum and other instruments signed by Lessor and Lessee, the Lease remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

PREPAYMENT SCHEDULE ADDENDUM
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

LEASE SCHEDULE ADDENDUM
(Self Insurance)

Lessee: **LEHI CITY CORPORATION**

Lease Schedule No: 1000149042

Reference is made to the above Lease Schedule as amended ("Schedule") and to the Master Lease-Purchase Agreement identified therein as amended ("Master Lease"), both of which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). In this Addendum: "Lease" means the Schedule and the Master Lease to the extent that it relates to the Schedule; and "Equipment" means the property described in the Schedule. This Addendum amends and modifies the terms and conditions of the Lease and is hereby made a part of the Lease. Unless otherwise defined herein, capitalized terms defined in the Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Lease, Lessor and Lessee hereby agree to amend the Lease as follows:

1. CASUALTY LOSS. Notwithstanding anything to the contrary in Section 14 of the Master Lease, Lessor agrees that Lessee may self-insure against risk of casualty loss of or physical damage to the Equipment; provided, that (i) proceeds of such insurance are payable to Lessor as lender loss payee and (ii) upon written notice from Lessor to Lessee, Lessee agrees to secure and maintain commercial insurance against such risks to the Equipment as otherwise required by the Master Lease if an event of default has occurred and is continuing under the Master Lease.

2. THIRD PARTY LIABILITY. Notwithstanding anything to the contrary in Section 14 of the Master Lease, Lessor agrees that Lessee may self-insure against risk of injuries to persons and damage to property of others relating in any way to any Equipment; provided, that upon written notice from Lessor to Lessee, Lessee agrees to secure and maintain commercial insurance against such risks as otherwise required by the Master Lease if an event of default has occurred and is continuing under the Master Lease.

3. COMPLIANCE WITH LAW; ACTUARIALLY SOUND BASIS. Lessee agrees that its self insurance arrangements as described herein shall comply with applicable State law related thereto or, if there is no State law applicable to such self insurance arrangements, then Lessee's self insurance arrangements shall be maintained on an actuarially sound basis.

4. GENERAL. Except as expressly amended by this Addendum and other modifications signed by Lessor and Lessee, the Lease remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date of the Schedule first referenced above.

LEASE SCHEDULE ADDENDUM
(Self Insurance)

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

RESOLUTION AND DECLARATION OF OFFICIAL INTENT

Lessee: LEHI CITY CORPORATION

Principal Amount Expected To Be Financed: $1,725,000.00

WHEREAS, the above Lessee is a political subdivision of the State in which Lessee is located (the "State") and is duly organized and existing pursuant to the constitution and laws of the State.

WHEREAS, pursuant to applicable law, the governing body of the Lessee ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the Lessee.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more lease-purchase agreements ("Equipment Leases") in the principal amount not exceeding the amount stated above ("Principal Amount") for the purpose of acquiring the property generally described below ("Property") and to be described more specifically in the Equipment Leases is appropriate and necessary to the functions and operations of the Lessee.

Brief Description Of Property: See Attached Schedule A-1

WHEREAS, JPMorgan Chase Bank, N.A. ("Lessor") is expected to act as the lessor under the Equipment Leases.

WHEREAS, the Lessee may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Equipment Leases ("Lease Purchase Proceeds") for such expenditures and such expenditures are not expected to exceed the Principal Amount.

WHEREAS, the U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital and the Lessee shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Lease Purchase Proceeds.

NOW, THEREFORE, Be It Resolved by the Governing Body of the Lessee:

SECTION 1. Either one of the (insert title) _____ **OR** the (insert title) _____ (each an "Authorized Representative") acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver one or more Equipment Leases in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Lessee. Each Authorized Representative acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Equipment Lease (including, but not limited to, escrow agreements) as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Equipment Leases are hereby authorized.

SECTION 2. By a written instrument signed by any Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Lessee to execute and deliver agreements and documents relating to the Equipment Leases on behalf of the Lessee.

SECTION 3. The aggregate original principal amount of the Equipment Leases shall not exceed the Principal Amount and shall bear interest as set forth in the Equipment Leases and the Equipment Leases shall contain such options to purchase by the Lessee as set forth therein.

SECTION 4. The Lessee's obligations under the Equipment Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Equipment Lease and the Lessee's obligations under the Equipment Leases shall not constitute a general obligations of the Lessee or indebtedness under the Constitution or laws of the State.

SECTION 5. The Governing Body of Lessee anticipates that the Lessee may pay certain capital expenditures in connection with the Property prior to the receipt of the Lease Purchase Proceeds for the Property. The Governing Body of Lessee hereby declares the Lessee's official intent to use the Lease Purchase Proceeds to reimburse itself for Property expenditures. This section of the Resolution is adopted by the Governing Body of Lessee for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This section of the Resolution does not bind the Lessee to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

SECTION 6. This Resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED on this _____, 20___.

The undersigned Secretary/Clerk of the above-named Lessee hereby certifies and attests that the undersigned has access to the official records of the Governing Body of the Lessee, that the foregoing resolutions were duly adopted by said Governing Body of the Lessee at a meeting of said Governing Body and that such resolutions have not been amended or altered and are in full force and effect on the date stated below.

_____
Signature of Secretary/Clerk of Lessee

Print Name: _____

Official Title: _____

Date: _____

CERTIFICATE OF INCUMBENCY

Dated: **September 15, 2022**

Lease Schedule No: 1000149042

Lessee: **LEHI CITY CORPORATION**

I, the undersigned Secretary/Clerk identified below, do hereby certify that I am the duly elected or appointed and acting Secretary/Clerk of the above Lessee (the "Lessee"), a political subdivision duly organized and existing under the laws of the State where Lessee is located, that I have the title stated below, and that, as of the date hereof, the individuals named below are the duly elected or appointed officers of the Lessee holding the offices set forth opposite their respective names.

[NOTE: Use same titles as Authorized Representatives stated in Resolutions.]

Name	Title	Signature
Name	Title	Signature

IN WITNESS WHEREOF, I have duly executed this certificate and affixed the seal of such Lessee as of the date set forth below.

Signature of Secretary/Clerk of Lessee

Print Name: _____

Official Title: _____

Date: _____

NOTE: In case the Secretary/Clerk is also the authorized representative that executes a Lease-Purchase Agreement / documents by the above incumbency, this certificate must also be signed by a second officer.

Print Name: _____ Signature: _____

Title: _____

FORM OF OPINION OF COUNSEL
(To Be Typed on Attorney's Letterhead Stationery)

Date: September 15, 2022

Lessee: LEHI CITY CORPORATION

Lessor: JPMORGAN CHASE BANK, N.A.

Re: Lease Schedule No. **1000149042** dated **September 15, 2022** together with its Master Lease-Purchase Agreement dated as of **November 29, 2019** by and between the above-named Lessee and the above-named Lessor and the Escrow Agreement dated **September 15, 2022** relating to the foregoing.

Sir/Madam:

I have acted as counsel to Lessee with respect to the Lease Schedule and its Addenda, the Master Lease-Purchase Agreement and its Addenda, and all other agreements described above or related thereto (collectively, the "Agreements") and various related matters, and in this capacity have reviewed a duplicate original or certified copy of the Agreements and such other documents as I have deemed necessary for the purposes of this opinion.

Based upon the examination of such documents, it is my opinion that:

1. Lessee is a political subdivision of the State of **Utah** (the "State") duly organized, existing and operating under the Constitution and laws of the State.

2. Lessee is authorized and has power under State law to enter into all of the Agreements, and to carry out its obligations thereunder and the transactions contemplated thereby.

3. The Agreements and all other documents related thereto have been duly authorized, approved and executed by and on behalf of Lessee, and each of the Agreements is a valid and binding contract of Lessee enforceable in accordance with its terms, except to the extent limited by State and Federal laws affecting creditor's remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.

4. The authorization, approval and execution of the Agreements and all other proceedings of Lessee relating to the transactions contemplated thereby have been performed in accordance with all applicable Local, State and Federal laws (including open meeting laws and public bidding and property acquisition laws).

5. To the best of my knowledge, there is no litigation or proceeding pending before any court, administrative agency or governmental body, that challenges: the organization or existence of Lessee; the authority of its officers; the proper authorization, approval and execution of any of the Agreements or any documents relating thereto; the appropriation of monies to make payments under the Agreements for the current fiscal year; or the ability of Lessee otherwise to perform its obligations under the Agreements and the transactions contemplated thereby.

6. Lessee is a political subdivision of the State as referred to in Section 103 of the Internal Revenue Code of 1986, as amended, and the related regulations and rulings thereunder.

Lessor, its Assignee and any of their assigns may rely upon this opinion.

Very truly yours,

Attorney

PROCEEDS DISBURSEMENT AUTHORIZATION

JPMORGAN CHASE BANK, N.A.
1111 Polaris Parkway, Suite N4 (OH1-1085)
Columbus, Ohio 43240

Date: September 15, 2022

Re: Disbursements Of Proceeds Under The LEASE PURCHASE AGREEMENT Referred To Below

Reference is made to that certain Master Lease Purchase Agreement dated November 29, 2019 between **LEHI CITY CORPORATION**, ("Lessee") and **JPMORGAN CHASE BANK, N.A.** (the "Lessor")

I hereby instruct you and authorize you to disburse $1,725,000.00 to the account number(s) as specified below:

Payee #1

Wire:

Name of Bank:	Deutsche Bank Trust Company Americas
ABA No.:	021001033
Account Number:	01419647
Account Name:	Deutsche Bank Trust Company Americas
Amount:	$1,725,000.00
Re:	Escrow Deposit

By signing below, Lessee authorizes Lessor to issue checks or direct fund transfers to the payees, in the amounts, and per the instructions (if applicable) set forth above. Lessee also acknowledges that it may be responsible for paying other fees directly to third parties, such as Lessor's counsel, and making other disbursements in connection with the lease transaction per the terms of the lease documents. Lessor may rely and act on the instructions set forth herein and shall not be responsible for the use or application of the funds, and Lessee shall indemnify, defend and hold harmless Lessor from and against any and all losses, costs, expenses, fees, claims, damages, liabilities, and causes of action in any way relating to or arising from acting in accordance therewith. In the event of any conflict with any other instruction set forth herein, the ABA # and Account # shall control.

PROCEEDS DISBURSEMENT AUTHORIZATION
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Authorization as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

Form **8038-G**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name	**2** **Issuer's employer identification number (EIN)**
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	**3b** Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) / Room/suite	**5** Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code	**7** Date of issue
8 Name of issue	**9** CUSIP number
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information	**10b** Telephone number of officer or other employee shown on 10a

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	**11**	
12	Health and hospital	**12**	
13	Transportation	**13**	
14	Public safety	**14**	
15	Environment (including sewage bonds)	**15**	
16	Housing	**16**	
17	Utilities	**17**	
18	Other. Describe ▶	**18**	
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	**(b)** Issue price	**(c)** Stated redemption price at maturity	**(d)** Weighted average maturity	**(e)** Yield
21		$	$	years	%

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest		**22**	
23	Issue price of entire issue (enter amount from line 21, column (b))		**23**	
24	Proceeds used for bond issuance costs (including underwriters' discount)	**24**		
25	Proceeds used for credit enhancement	**25**		
26	Proceeds allocated to reasonably required reserve or replacement fund	**26**		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	**27**		
28	Proceeds used to refund prior taxable bonds. Complete Part V	**28**		
29	Total (add lines 24 through 28)		**29**	
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)		**30**	

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)		
c	Enter the name of the GIC provider ▶		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	

38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:

b Enter the date of the master pool bond ▶ (MM/DD/YYYY) _____

c Enter the EIN of the issuer of the master pool bond ▶ _____

d Enter the name of the issuer of the master pool bond ▶ _____

39 If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐

40 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐

41a If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:

b Name of hedge provider ▶ _____

c Type of hedge ▶ _____

d Term of hedge ▶ _____

42 If the issuer has superintegrated the hedge, check box ▶ ☐

43 If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☐

44 If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☐

45a If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶ _____

b Enter the date the official intent was adopted ▶ (MM/DD/YYYY)

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ _____ Signature of issuer's authorized representative Date ▶ _____ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN

Firm's name ▶	Firm's EIN ▶
Firm's address ▶	Phone no.

Instructions for Form 8038-G

(Rev. October 2021)

Information Return for Tax-Exempt Governmental Bonds

Department of the Treasury
Internal Revenue Service

Section references are to the Internal Revenue Code unless otherwise noted.

Future Developments

For the latest information about developments related to Form 8038-G and its instructions, such as legislation enacted after they were published, go to *IRS.gov/Form8038G*.

General Instructions

Purpose of Form

Form 8038-G is used by issuers of tax-exempt governmental bonds to provide the IRS with the information required by section 149(e) and to monitor compliance with the requirements of sections 141 through 150.

Who Must File

IF the issue price (line 21, column (b)) is...	THEN, for tax-exempt governmental bonds issued after December 31, 1986, issuers must file...
$100,000 or more	a **separate** Form 8038-G for **each** issue.
less than $100,000	Form 8038-GC, Information Return for Small Tax-Exempt Governmental Bond Issues, Leases, and Installment Sales.

When To File

File Form 8038-G on or before the 15th day of the 2nd calendar month after the close of the calendar quarter in which the bond is issued. Form 8038-G may not be filed before the issue date and must be completed based on the facts as of the issue date.

Late filing. An issuer may be granted an extension of time to file Form 8038-G under section 3 of Rev. Proc. 2002-48, 2002-37 I.R.B. 531, if it is determined that the failure to file timely is not due to willful neglect. Type or print at the top of the form "Request for Relief under section 3 of Rev. Proc. 2002-48" and attach a letter explaining why Form 8038-G was not submitted to the IRS on time. Also indicate whether the bond issue in question is under examination by the IRS. Do not submit copies of the trust indenture or other bond documents. See *Where To File* next.

Where To File

File Form 8038-G and any attachments at the following address.

Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201

Private delivery services. You can use certain private delivery services (PDS) designated by the IRS to meet the "timely mailing as timely filing" rule for tax returns. Go to *IRS.gov/PDS* for the current list of designated services.

The PDS can tell you how to get written proof of the mailing date.

For the IRS mailing address to use if you're using PDS, go to *IRS.gov/PDSstreetAddresses*.

CAUTION *PDS can't deliver items to P.O. boxes. You must use the U.S. Postal Service to mail any item to an IRS P.O. box address.*

Other Forms That May Be Required

For rebating arbitrage (or paying a penalty in lieu of arbitrage rebate) to the federal government, use Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate.

For private activity bonds, use Form 8038, Information Return for Tax-Exempt Private Activity Bond Issues.

Rounding to Whole Dollars

You may show the money items on this return as whole-dollar amounts. To round, drop amounts under 50 cents and increase amounts from 50 to 99 cents to the next dollar (for example, $1.39 becomes $1 and $2.50 becomes $3).

If two or more amounts must be added to figure the amount to enter on a line, include cents when adding the amounts and round off only the total.

Definitions

Bond. This is any obligation, including bond, note, commercial paper, installment purchase agreement, or financing lease.

Taxable bond. This is any bond the interest on which is not excludable from gross income under section 103. Taxable bonds include tax credit bonds and direct pay bonds.

Tax-exempt bond. This is any obligation, including a bond, installment purchase agreement, or financial lease, on which the interest is excluded from income under section 103.

Tax-exempt governmental bond. A tax-exempt bond that is not a private activity bond (see next) is a tax-exempt governmental bond. This includes a bond issued by a qualified volunteer fire department under section 150(e).

Private activity bond. This includes a bond issued as part of an issue in which:

- More than 10% of the proceeds are to be used for any private activity business use; **and**
- More than 10% of the payment of principal or interest of the issue is **either (a)** secured by an interest in property to be used for a private business use (or payments for such property), **or (b)** to be derived from payments for property (or borrowed money) used for a private business use.

It also includes a bond, the proceeds of which **(a)** are to be used directly or indirectly to make or finance loans (other than loans described in section 141(c)(2)) to persons other than governmental units, and **(b)** exceeds the lesser of 5% of the proceeds **or** $5 million.

Issue price. The issue price of bonds is generally determined under Regulations section 1.148-1(f). Thus, when issued for cash, the issue price is the first price at which a substantial amount of the bonds are sold to the public. To determine the issue price of a bond issued for property, see sections 1273 and 1274 and the related regulations.

Issue. Generally, bonds are treated as part of the same issue if they are issued by the same issuer, on the same date, and in a single transaction, or a series of related transactions (see Regulations section 1.149(e)-1(e)(2)). However, bonds issued during the same calendar year **(a)** under a loan agreement under which amounts are to be advanced periodically (a "draw-down loan"), or **(b)** with a term not exceeding 270 days, may be treated as part of the same issue if the bonds are equally and ratably secured under a single indenture or loan agreement and are issued under a common financing arrangement (for example, under the same official statement periodically updated to reflect changing factual circumstances). Also, for bonds issued under a draw-down loan that meet the requirements of the preceding

sentence, bonds issued during different calendar years may be treated as part of the same issue if all of the amounts to be advanced under the draw-down loan are reasonably expected to be advanced within 3 years of the date of issue of the first bond. Likewise, bonds (other than private activity bonds) issued under a single agreement that is in the form of a lease or installment sale may be treated as part of the same issue if all of the property covered by that agreement is reasonably expected to be delivered within 3 years of the date of issue of the first bond.

Arbitrage rebate. Generally, interest on a state or local bond is not tax exempt unless the issuer of the bond rebates to the United States arbitrage profits earned from investing proceeds of the bond in higher yielding nonpurpose investments. See section 148(f).

Construction issue. This is an issue of tax-exempt bonds that meets **both** of the following conditions.

1. At least 75% of the available construction proceeds are to be used for construction expenditures with respect to property to be owned by a governmental unit or a section 501(c)(3) organization.
2. All the bonds that are part of the issue are qualified 501(c)(3) bonds, bonds that are not private activity bonds, or private activity bonds issued to finance property to be owned by a governmental unit or a section 501(c)(3) organization.

In lieu of rebating any arbitrage that may be owed to the United States, the issuer of a construction issue may make an irrevocable election to pay a penalty. The penalty is equal to 1 1/2% of the amount of the available construction proceeds of the issue that do not meet certain spending requirements as of the close of each 6-month period after the date the bonds were issued. See section 148(f)(4)(C) and the Instructions for Form 8038-T.

Pooled financing issue. This is an issue of tax-exempt bonds, the proceeds of which are to be used to finance purpose investments representing conduit loans to two or more conduit borrowers, unless those conduit loans are to be used to finance a single capital project.

Specific Instructions

Part I—Reporting Authority

Amended return. An issuer may file an amended return to change or add to the information reported on a previously filed return for the same date of issue. If you are filing to correct errors or change a previously filed return, check the *Amended Return* box in the heading of the form.

The amended return must provide all the information reported on the original return, in addition to the new or corrected information. Attach an explanation of the reason for the amended return and write across the top, “Amended Return Explanation.” Failure to attach an explanation may result in a delay in processing the form.

Line 1. The issuer's name is the name of the entity issuing the bonds, not the name of the entity receiving the benefit of the financing. For a lease or installment sale, the issuer is the lessee or the purchaser.

Line 2. An issuer that does not have an employer identification number (EIN) should apply online by visiting the IRS website at *IRS.gov/EIN*. The organization may also apply for an EIN by faxing or mailing Form SS-4 to the IRS.

Line 3a. If the issuer wishes to authorize a person other than an officer or other employee of the issuer (including a legal representative or paid preparer) to communicate with the IRS and whom the IRS may contact about this return (including in writing or by telephone), enter the name of such person here. The person listed on line 3a must be an individual. Do not enter the name and title of an officer or other employee of the issuer here (use line 10a for that purpose).

Note. By authorizing a person other than an authorized officer or other employee of the issuer to communicate with the IRS and whom the IRS may contact about this return, the issuer authorizes the IRS to communicate directly with the individual entered on line 3a and consents to disclose the issuer's return information to that individual, as necessary, to process this return.

Lines 4 and 6. If you listed an individual on line 3a to communicate with the IRS and whom the IRS may contact about this return, enter the number and street (or P.O. box if mail is not delivered to street address), city, town, or post office, state, and ZIP code of that person. Otherwise, enter the issuer's number and street (or P.O. box if mail is not delivered to street address), city, town, or post office, state, and ZIP code.

Note. The address entered on lines 4 and 6 is the address the IRS will use for all written communications regarding the processing of this return, including any notices.

Line 5. This line is for IRS use only. Do not make any entries in this box.

Line 7. The date of issue is generally the first date on which the issuer physically exchanges any bond included in the issue for the underwriter's (or other purchaser's) funds. For a lease or installment sale, enter the date interest starts to accrue in an MM/DD/YYYY format.

Line 8. If there is no name of the issue, please provide other identification of the issue.

Line 9. Enter the CUSIP (Committee on Uniform Securities Identification Procedures) number of the bond with the latest maturity. If the issue does not have a CUSIP number, write “None.”

Line 10a. Enter the name and title of the officer or other employee of the issuer whom the IRS may call for more information. If the issuer wishes to designate a person other than an officer or other employee of the issuer (including a legal representative or paid preparer) whom the IRS may call for more information about the return, enter the name, title, and telephone number of such person on lines 3a and 3b.



Complete lines 10a and 10b even if you complete lines 3a and 3b.

Part II—Type of Issue



Elections referred to in Part II are made on the original bond documents, not on this form.

Identify the type of bonds issued by entering the issue price in the box corresponding to the type of bond (see *Issue price* under *Definitions*, earlier). Attach a schedule listing names and EINs of organizations that are to use proceeds of these bonds, if different from those of the issuer, include a brief summary of the use and indicate whether or not such user is a governmental or nongovernmental entity.

Line 18. Enter a description of the issue in the space provided.

Line 19. If the bonds are short-term tax anticipation notes or warrants (TANs) or short-term revenue anticipation notes or warrants (RANs), check box 19a. If the bonds are short-term bond anticipation notes (BANs), issued with the expectation that they will be refunded with the proceeds of long-term bonds at some future date, check box 19b. **Do not** check both boxes.

Line 20. Check this box if property other than cash is exchanged for the bond, for example, acquiring a police car, a fire truck, or telephone equipment through a series of monthly payments. (This type of bond is sometimes referred to as a “municipal lease.”) Also check this box if real property is directly acquired in

exchange for a bond to make periodic payments of interest and principal. **Do not** check this box if the proceeds of the bond are received in the form of cash, even if the term "lease" is used in the title of the issue.

Part III—Description of Bonds

Line 21. For column (a), the final maturity date is the last date the issuer must redeem the entire issue.

For column (b), see *Issue price* under *Definitions*, earlier.

For column (c), the stated redemption price at maturity of the entire issue is the sum of the stated redemption prices at maturity of each bond issued as part of the issue. For a lease or installment sale, write "N/A" in column (c).

For column (d), the weighted average maturity is the sum of the products of the issue price of each maturity and the number of years to maturity (determined separately for each maturity and by taking into account mandatory redemptions), divided by the issue price of the entire issue (from line 21, column (b)). For a lease or installment sale, enter instead the total number of years the lease or installment sale will be outstanding.

For column (e), the yield, as defined in section 148(h), is the discount rate that, when used to figure the present value of all payments of principal and interest to be paid on the bond, produces an amount equal to the purchase price, including accrued interest. See Regulations section 1.148-4 for specific rules to figure the yield on an issue. If the issue is a variable rate issue, write "VR" as the yield of the issue. For other than variable rate issues, carry the yield out to four decimal places (for example, 5.3125%). If the issue is a lease or installment sale, enter the effective rate of interest being paid.

Part IV—Uses of Proceeds of Bond Issue

For a lease or installment sale, write "N/A" in the space to the right of the title for Part IV.

Line 22. Enter the amount of proceeds that will be used to pay interest on the issue accruing prior to the date of issue. For definition of date of issue, see these instructions, line 7.

Line 24. Enter the amount of the proceeds that will be used to pay bond issuance costs, including fees for trustees and bond counsel. If no bond proceeds will be used to pay bond issuance costs, enter zero. Do not leave this line blank.

Line 25. Enter the amount of the proceeds that will be used to pay fees for credit enhancement that are taken into account in determining the yield on the issue for purposes of section 148(h) (for example, bond insurance premiums and certain fees for letters of credit).

Line 26. Enter the amount of proceeds that will be allocated to such a fund.

Line 27. Enter the amount of the proceeds that will be used to pay principal, interest, or call premium on any tax-exempt bonds, including proceeds that will be used to fund an escrow account for this purpose.

Line 28. Enter the amount of the proceeds that will be used to pay principal, interest, or call premium on any taxable bonds, including proceeds that will be used to fund an escrow account for this purpose.

Part V—Description of Refunded Bonds

Complete this part only if the bonds are to be used to refund a prior issue of tax-exempt bonds or taxable bonds. For a lease or installment sale, write "N/A" in the space to the right of the title for Part V.

Lines 31 and 32. The remaining weighted average maturity is determined without regard to the refunding. The weighted average maturity is determined in the same manner as on line 21, column (d).

Line 34. If more than a single issue of tax-exempt bonds or taxable bonds will be refunded, enter the date of issue for each refunded issue. Enter the date in an MM/DD/YYYY format.

Part VI—Miscellaneous

Line 35. An allocation of volume cap is required if the nonqualified amount for the issue is more than $15 million but is not more than the amount that would cause the issue to be private activity bonds.

Line 36. If any portion of the gross proceeds of the issue is or will be invested in a guaranteed investment contract (GIC), as defined in Regulations section 1.148-1(b), enter the amount of the gross proceeds so invested, as well as the final maturity date of the GIC and the name of the provider of such contract.

Line 37. If the issue is a pooled financing issue (as defined under *Pooled financing issue* in *Definitions*, earlier), enter the amount of the proceeds used to make loans to other governmental units, the interest on which is tax exempt.

Line 38. If the issue is a loan of proceeds from a pooled financing issue (as defined under *Pooled financing issue* in *Definitions*, earlier), check the box and where asked for the date of issue, EIN, and name of the issuer of the master pool bond, enter the date of issue, EIN, and name of the issuer of the pooled financing issue.

Line 40. Check this box if the issue is a construction issue and an irrevocable election to pay a penalty in lieu of arbitrage rebate has been made on or before the date the bonds were issued. The penalty is payable with a Form 8038-T for each 6-month period after the date the bonds are issued. Do not make any payment of penalty in lieu of arbitrage rebate with this form. See Rev. Proc. 92-22, 1992-1 C.B. 736, for rules regarding the "election document."

Line 41a. Check this box if the issuer has identified a hedge on its books and records according to Regulations sections 1.148-4(h)(2)(viii) and 1.148-4(h)(5)(iv) that permit an issuer of tax-exempt bonds to identify a hedge for it to be included in yield calculations for figuring arbitrage.

Line 42. In determining if the issuer has super-integrated a hedge, apply the rules of Regulations section 1.148-4(h)(4). If the hedge is super-integrated, check the box.

Line 43. If the issuer takes a "deliberate action" after the issue date that causes the conditions of the private business tests or the private loan financing test to be met, then such issue is also an issue of private activity bonds. Regulations section 1.141-2(d)(3) defines a deliberate action as any action taken by the issuer that is within its control regardless of whether there is intent to violate such tests. Regulations section 1.141-12 explains the conditions to taking remedial action that prevent an action that causes an issue to meet the private business tests or private loan financing test from being treated as a deliberate action. Check the box if the issuer has established written procedures to ensure timely remedial action for all nonqualified bonds according to Regulations section 1.141-12 or other remedial actions authorized by the Commissioner under Regulations section 1.141-12(h).

Line 44. Check the box if the issuer has established written procedures to monitor compliance with the arbitrage, yield restriction, and rebate requirements of section 148.

Line 45a. Check the box if some part of the proceeds was used to reimburse expenditures. Figure and then enter the amount of proceeds that are used to reimburse the issuer for amounts paid for a qualified purpose prior to the issuance of the bonds. See Regulations section 1.150-2.

Line 45b. Subject to certain exceptions under Regulations section 1.150-2(f), an issuer must adopt an official intent, as described in Regulations section 1.150-2(e), to reimburse itself for preissuance expenditures within 60 days after payment of the original expenditure.

Enter the date the official intent was adopted.

Signature and Consent

An authorized representative of the issuer must sign Form 8038-G and any applicable certification. Also print the name and title of the person signing Form 8038-G. The authorized representative of the issuer signing this form must have the authority to consent to the disclosure of the issuer's return information, as necessary to process this return, to the person(s) that have been designated in Form 8038-G.

Note. If the issuer in Part I, lines 3a and 3b, authorizes the IRS to communicate (including in writing and by telephone) with a person other than an officer or other employee of the issuer, by signing this form, the issuer's authorized representative consents to the disclosure of the issuer's return information, as necessary to process this return, to such person.

Paid Preparer

If an authorized officer of the issuer filled in this return, the paid preparer's space should remain blank. Anyone who prepares the return but does not charge the organization should not sign the return. Certain others who prepare the return should not sign. For example, a regular, full-time employee of the issuer, such as a clerk, secretary, etc., should not sign.

Generally, anyone who is paid to prepare a return must sign it and fill in the other blanks in the *Paid Preparer Use Only* area of the return.

The paid preparer must:

- Sign the return in the space provided for the preparer's signature (a facsimile signature is acceptable),
- Enter the preparer information, and
- Give a copy of the return to the issuer.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on the individual circumstances. The estimated burden for tax-exempt organizations filing this form is approved under OMB control number 1545-0047 and is included in the estimates shown in the instructions for their information return.

If you have suggestions for making this form simpler, we would be happy to hear from you. You can send us comments through *IRS.gov/FormComments*.

Or you can write to:

Internal Revenue Service
Tax Forms and Publications
1111 Constitution Ave. NW, IR-6526
Washington, DC 20224

Do not send the form to this address. Instead, see *Where To File*, earlier.

ESCROW AGREEMENT
(Gross Fund-Earnings to Lessee)

Dated as of: DATE: September 15, 2022

This Escrow Agreement together with all addenda, riders and attachments hereto, as the same may from time to time be amended, modified or supplemented ("Agreement") is made and entered as of the date set forth above by and among the Escrow Agent identified below ("Escrow Agent"), the Lessee identified below ("Lessee") and JPMorgan Chase Bank, N.A. ("Lessor"). As used herein, "Party" shall mean any of Lessee, Lessor or Escrow Agent, and "Parties" shall mean all of Lessee, Lessor and Escrow Agent. The Lessee and Lessor hereby authorize the Escrow Agent to act as escrow agent hereunder. All references to Escrow Agent shall mean Deutsche Bank National Trust Company in its capacity as escrow agent only, and all references to Lessor shall mean JPMorgan Chase Bank, N.A. in its capacity as lessor only.

Escrow Agent: Deutsche Bank National Trust Company

Lessee: **Lehi City Corporation**

For good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS.

1.01 Lessor and Lessee have entered into the Lease identified below whereby Lessor has agreed to lease and sell certain property generally described in the attached Schedule A-1 (the "Equipment") to Lessee, and Lessee has agreed to lease and purchase the Equipment from Lessor, in the manner and on the terms set forth in the Lease.

1.02 "Lease" means, collectively, the Lease Schedule identified below and the Master Lease-Purchase Agreement identified in said Lease Schedule (to the extent that it relates to said Lease Schedule) together with all exhibits, schedules, addenda, riders and attachments thereto. The Escrow Agent shall neither be responsible for, nor chargeable with, knowledge of, nor have any requirements to comply with , the terms and conditions of any other agreement, instrument or document between Lessee and Lessor, in connection herewith, if any, including without limitation the Lease, nor shall the Escrow Agent be required to determine if any person or entity has complied with any such agreements, nor shall any such obligations of the Escrow Agent be inferred from the terms of such agreements, even though reference thereto may be made in this Agreement. In the event of any conflict between the terms and provisions of this Agreement, those of the Lease, any schedule or exhibit attached to the Agreement, or any other agreement among the Parties, the terms and conditions of this Agreement shall control.

Lease Schedule No. 1000149042

1.03 **LESSOR'S DEPOSIT**: **$1,725,000.00** Lessor shall pay or cause to be paid to the Escrow Agent the amount of the Lessor's Deposit. The date that the Lessor's Deposit is paid to the Escrow Agent shall be referred to as the "Lessor's Deposit Date". Escrow Agent shall credit the Lessor's Deposit to the Equipment Acquisition Fund established in Section 2 hereof on the Lessor's Deposit Date. To the extent that the purchase price of the Equipment exceeds the Lessor's Deposit, Lessee shall either notify Escrow Agent of such excess amount and then deposit with Escrow Agent funds in such amount which will be credited to the Equipment Acquisition Fund and used to pay the balance of the purchase price of the Equipment or Lessee shall pay such balance directly to the suppliers.

1.04 **FUNDING EXPIRATION DATE: March 15, 2024** ("Funding Expiration Date"). Lessee and Lessor agree that all Equipment should be delivered and installed, and all funds disbursed from the Equipment Acquisition Fund, no later than the above Funding Expiration Date.

1.05 Under the Lease, Lessee will cause each item of Equipment to be ordered from the applicable suppliers. Lessee shall furnish to Lessor as soon as available, a copy of the purchase orders or purchase contracts for all Equipment ordered pursuant to the Lease, showing the supplier, the purchase price and the estimated delivery dates.

1.06 Subject to the terms and provisions of this Agreement providing for control by Lessee and Lessor, Lessor and Lessee agree to appoint the Escrow Agent and the Escrow Agent accepts such appointment to receive, hold, invest and disburse the moneys deposited with the Escrow Agent as expressly set forth in this Agreement. The Escrow Agent shall not be obligated to assume

or perform any obligation of Lessee or Lessor hereunder or under the Lease or of any supplier with respect to any Equipment, nor shall the Escrow Agent be liable for any action or inaction of the Lessor, the Lessee or any supplier (including, without limitation, any such party's use of the moneys deposited with, or disbursed by, the Escrow Agent), by reason of anything contained in this Agreement. Escrow Agent shall have only those duties as are specifically and expressly provided herein, which shall be deemed purely ministerial in nature, and no other duties shall be implied. Any funds in the Equipment Acquisition Fund not needed to pay the purchase price of Equipment will be paid to Lessor or Lessee, all as hereinafter provided.

1.07 This Agreement is not intended to alter or change in any way the rights and obligations of Lessor and Lessee under the Lease, but is entirely supplemental thereto. The provisions of this Agreement may be waived, altered, amended or supplemented, in whole or in part, only by a writing signed by all Parties.

1.08 Each of the Parties hereto has authority to enter into this Agreement, and has taken all actions necessary to authorize the execution of this Agreement by its respective officers whose signatures are affixed hereto. Where, however, the conflicting provisions of any such applicable law may be waived, they are hereby irrevocably waived by the Lessor and Lessee to the fullest extent permitted by law, to the end that this Agreement shall be enforced as written.

SECTION 2. EQUIPMENT ACQUISITION FUND.

2.01 The Escrow Agent's sole responsibility prior to the Lessor's Deposit Date shall be to establish an escrow account in the name of Lehi City Corporation designated as the Equipment Acquisition Fund (the "Equipment Acquisition Fund"). Escrow Agent shall keep such funds deposited into the escrow account separate and apart from all other funds and money held by it, and shall administer such funds as provided in this Agreement. Escrow Agent's rights and responsibilities under this Agreement, other than establishment of the Equipment Acquisition Fund, shall begin on the Lessor's Deposit Date, which may be on or after the date of this Agreement.

2.02 To the extent received by the Escrow Agent, the Lessor's Deposit and any funds deposited by Lessee under Section 1.03 hereof shall be credited to the Equipment Acquisition Fund on the Lessor's Deposit Date and shall be used to pay the balance of the purchase price of each item of Equipment subject to the Lease in accordance with the terms and provisions hereof. The Escrow Agent shall pay to the suppliers of the Equipment the payment amounts then due and payable with respect thereto upon receipt of, and as specified in, a written request executed by an Authorized Representative (as defined in Section 7) of the Lessor, delivered to the Escrow Agent in accordance with Section 9.02, and after the Escrow Agent has satisfied any applicable security procedures as required by Section 7. The written request will specify the supplier/beneficiary, its address or wire instructions and the applicable portion of the Equipment Acquisition Fund to be paid (the "Receipt Certificate/Payment Request"). As between Lessee and Lessor only, Lessee agrees that it will submit to Lessor for Lessor's signature a Receipt Certificate/Payment Request that has been executed by Lessee together with (a) the suppliers' invoices specifying the applicable portion of the purchase price of the items of Equipment described in said Receipt Certificate, (b) if the item of Equipment is a titled vehicle, a copy of the Manufacturer's Statement of Origin (MSO) covering such item showing Lessor as first and sole lienholder, and (c) any other documents required by the Lease, and Lessee agrees that Lessor shall not be obligated to execute any such Receipt Certificate until all of the foregoing have been submitted to Lessor.

2.03 If an Authorized Representative of the Lessor delivers to the Escrow Agent written notice of the occurrence of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event or non-renewal event under the Lease, then the Escrow Agent shall promptly remit to Lessor the remaining balance of the Equipment Acquisition Fund. After its receipt of a notice of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event under the Lease, the Escrow Agent shall not accept or act upon any instruction from Lessee nor shall it permit any distribution or release of any part of the Equipment Acquisition Fund without written authorization from an Authorized Representative of the Lessor. The Escrow Agent shall not be deemed to have knowledge of any event of default under the Lease or termination of the Lease unless a responsible officer of the Escrow Agent has received written notice of such event from an Authorized Representative of the Lessor as contemplated by this Section 2.03.

2.04 Upon the Escrow Agent's receipt of a Full Funding Notice (as defined below), the Escrow Agent shall apply the balance remaining in the Equipment Acquisition Fund:

first, to all reasonable fees and expenses incurred by, and indemnities owed to, the Escrow Agent in connection herewith as evidenced by its statement forwarded to Lessee and Lessor; and

second, to Lessor to be applied by Lessor for benefit of Lessee either: (a) toward the principal and interest portion of the Rent Payment next coming due under the Lease; or (b) to reimburse the Lessee for the interest portion of their Rental Payments previously made within the past 18 months; or (c) toward a partial prepayment of the principal amount remaining due under the Lease and thereupon Lessor shall prepare and deliver to Lessee a revised Payment Schedule reflecting such partial prepayment of principal.

"Full Funding Notice" means written notification by an Authorized Representative of the Lessor to the Escrow Agent of the Lessor's receipt of the Final Receipt Certificate/Payment Request which confirms that all Equipment covered by the Lease has been delivered to and accepted by Lessee under the Lease and that the full amount of the Lessor's Deposit has been paid to the applicable suppliers.

2.05 Upon the Funding Expiration Date stated in Section 1.04 above, the Escrow Agent shall apply the remaining balance in the Equipment Acquisition Fund:

first, to all reasonable fees and expenses incurred by, and indemnities owed to, the Escrow Agent in connection herewith as evidenced by its statement forwarded to Lessee and Lessor; and

second, to Lessor to be applied by Lessor for benefit of Lessee either: (a) toward the principal portion of the Rent Payment next coming due under the Lease; or (b) to reimburse the Lessee for the interest portion of their Rental Payments previously made within the past 18 months; or (c) toward a partial prepayment of the principal amount remaining due under the Lease and thereupon Lessor shall prepare and deliver to Lessee a revised Payment Schedule reflecting such partial prepayment of principal.

Upon the Funding Expiration Date stated in Section 1.04 above, the Escrow Agent shall apply the investment earnings on the Equipment Acquisition Fund as set forth in this Section 2.05 .

2.06 The Escrow Agent shall not be responsible for the sufficiency of the moneys credited to the Equipment Acquisition Fund to make the payments herein required.

2.07 This Agreement shall terminate upon disbursement by the Escrow Agent of all money held by it hereunder, subject to the provisions of Section 4.

SECTION 3. MONEY IN EQUIPMENT ACQUISITIONS FUND; INVESTMENT.

3.01 The money and investments held by the Escrow Agent under this Agreement are irrevocably held in escrow for the benefit of Lessee and Lessor, and such money, together with any income or interest earned thereon, shall be expended only as provided in this Agreement, and shall not be subject to any security interest or lien, by or for the benefit of any creditor of either Lessee or Lessor; provided, that the money and investments held by the Escrow Agent under this Agreement shall be subject to the security interests provided in Sections 3.07 and 4.03 hereof and further shall be subject to Section 12.04.

3.02 Money held by the Escrow Agent hereunder shall be invested and reinvested by the Escrow Agent at the written direction executed by an Authorized Representative of Lessee in Qualified Investments (as defined below). Such investments shall be registered in the name of the Escrow Agent and held by the Escrow Agent. The Escrow Agent may purchase or sell to itself or any affiliate, as principal or agent, investments authorized by this Section. Such investments and reinvestments shall be made giving consideration for the time at which funds are required to be available. No investment instruction shall be given that would cause the Agreement to be deemed an "arbitrage bond" within the meaning of Section 148(a) of the Internal Revenue Code of 1986, as amended.

3.03 The Escrow Agent shall have no discretion whatsoever with respect to the management, disposition or investment of the Equipment Acquisition Fund. Lessee acknowledges and agrees that all investments made pursuant to this section shall be for the account and risk of Lessee and any losses associated with investments shall be borne solely by Lessee. Escrow Agent shall from time to time invest and reinvest the funds held in the Equipment Acquisition Fund account, as and when instructed by an Authorized Representative of Lessee, in writing, in any one or more of the following (hereinafter, "Qualified Investments"): (a) obligations of the United States of America or any agency created thereby; (b) general obligations of any State of the United States of America; (c) general obligations of any political subdivision of a State of the United States of America, if such obligations are rated by at least two recognized rating services as at least AA; (d) certificates of deposit of any national bank or banks (including, if applicable, Escrow Agent or an affiliate of Escrow Agent) insured by the Federal Deposit Insurance Corporation (FDIC) with a net worth in excess of $100,000,000.00 ("Acceptable Bank"); (e) obligations of State or Municipal Public Housing Authorities chartered by the United States of America and guaranteed by the United States of America; (f) demand interest bearing accounts of Escrow Agent or an affiliate of Escrow Agent if Escrow Agent or an affiliate of Escrow Agent is an Acceptable Bank; (g) money market funds whose assets are solely invested in obligations listed in (a) through (f) above, including repurchase agreements secured by such obligations and which money market funds are rated in either of the two highest categories of any rating agency of national recognition at the time of purchase, including, without limitation, any other mutual fund for which the Escrow Agent or an affiliate of the Escrow Agent serves as investment manager, administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (1) the Escrow Agent or an affiliate of the Escrow Agent receives fees from such funds for services rendered, (2) the Escrow Agent charges and collects fees for services rendered pursuant to this Agreement, which fees are, separate from the fees received from such funds and (3) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Escrow Agent or its affiliates; and (h) any other obligations approved in writing by Lessor. Unless otherwise directed in writing by an Authorized Representative of the Lessee, the Escrow Agent shall invest the Equipment Acquisition Fund, including all income

earnings, as selected by the Lessee on Schedule 1 hereto ("**Schedule 1**") upon the execution of this Agreement. In the event that no election is made by an Authorized Representative of Lessee by the Lessor's Deposit Date, shall remain uninvested.

3.04 If any of the above-described Qualified Investments are **not** legal investments of Lessee or cease to be Qualified Investments, then an Authorized Representative of the Lessee shall immediately notify Escrow Agent which of said Qualified Investments are not legal investments of Lessee or Qualified Investments, as the case may be,, and shall provide Escrow Agent with direction to invest funds in accordance with Section 3.03. It is the sole responsibility of the Lessee to ascertain that all investments comply with all applicable federal, state, and local laws, statues, and policies. The Escrow Agent shall have no duty or obligation to monitor or inquire as to whether any Qualified Investments are legal investments of Lessee or continue to meet the requirements of a Qualified Investment nor have any liability in connection therewith.

3.05 The Escrow Agent shall, without further direction, sell such investments as and when required to make any payment from the Equipment Acquisition Fund, as contemplated herein. Any income received on such investments shall be credited to the Equipment Acquisition Fund.

3.06 The Escrow Agent shall furnish a monthly statement listing all investments to Lessor and to Lessee. The Escrow Agent shall not be responsible or liable for any loss. fees or expenses suffered in connection with any investments of moneys made by it in accordance with this Section. Market values, exchange rates and other valuation information (including without limitation, market value, current value or notional value) of any Qualified Investment furnished in any report or statement may be obtained from third party sources and is furnished for the exclusive use of the Parties. The Escrow Agent has no responsibility whatsoever to determine the market or other value of any Qualified Investment and makes no representation or warranty, express or implied, as to the accuracy of any such valuations or that any values necessarily reflect the proceeds that may be received on the sale of a Qualified Investment. The Escrow Agent shall not act, or deemed to act, as an investment manager or adviser to the Lessee or Lessor.

3.07 Lessee hereby grants Lessor a security interest in the money and investments held by the Escrow Agent under this Agreement as collateral security for the payment and performance of all of Lessee's obligations under the Lease, this Agreement and any agreement, contract or instrument related to the Lease or this Agreement. Lessee represents and warrants to Lessor that the money and investments held by the Escrow Agent under this Agreement are free and clear of any liens, security interests or encumbrances other than the security interests created under this Agreement. Escrow Agent hereby acknowledges that it holds the money and investments held by the Escrow Agent under this Agreement subject to such security interest created by Lessee as bailee for Lessor; provided, that Escrow Agent's security interest in such money and investments as created under Section 4.03 hereof shall be superior to Lessor's security interest therein. It is understood that Escrow Agent has no responsibility with respect to the validity or perfection of the security interest other than to act in accordance with the terms of this Agreement.

SECTION 4. ESCROW AGENT'S AUTHORITY; INDEMNIFICATION.

4.01 The Escrow Agent may: act in reliance upon any writing, notice, certificate, instruction, instrument or signature which it, in good faith, believes to be genuine and to have been signed by an Authorized Representative of the applicable Party or Parties; assume the validity and accuracy of any statement or assertion contained in such a writing, notice, certificate, instruction or instrument; and assume that any person purporting to give any such writing, notice, certificate, instruction or instrument in connection with the provisions hereof has been duly authorized to do so. Except as expressly provided otherwise in this Agreement, the Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form of, the manner of execution of, or the validity, accuracy or authenticity of any writing, notice, certificate, instruction or instrument deposited with it, nor as to the identity, authority or right of any person executing the same. The Escrow Agent shall not be liable for any action taken, suffered or omitted to be taken by it except to the extent that a final adjudication of a court of competent jurisdiction determines that the Escrow Agent's gross negligence or willful misconduct was the primary cause of any such loss to either Party. The Escrow Agent's duties hereunder (including, without limitation, its duties as to the safekeeping, investment and disbursement of moneys in the Equipment Acquisition Fund) shall be limited to those specifically provided herein. Nothing herein shall be construed to impose an obligation on the part of the Escrow Agent to calculate, evaluate, verify or independently determine the accuracy of any amount received or disbursed by it or any certificate, notice or other information received by it.

The Escrow Agent shall be fully justified in failing or refusing to take any action under this Agreement if such action would, in the reasonable opinion of the Escrow Agent, be contrary to applicable law or this Agreement or is not provided for in this Agreement. As to any fact or matter the manner of ascertainment of which is not specifically described herein, the Escrow Agent shall be entitled to receive and may for all purposes hereof conclusively rely on a certificate, signed by an Authorized Representative of the Lessor and the Lessee, as to such fact or matter, and such certificate shall constitute full protection to the Escrow Agent for any action taken or omitted to be taken by it in good faith in reliance thereon.

4.02 Lessee and Lessor jointly and severally shall indemnify, defend and save harmless the Escrow Agent from any and all claims, liabilities, losses, damages, fines, penalties and expenses (including out-of pocket and incidental expenses and fees and expenses of in house or outside counsel) ("Losses") arising out of or in connection with (i) its execution and performance of this

Agreement, except to the extent and that such Losses are determined by a court of competent jurisdiction through a final order to have been caused by the gross negligence or willful misconduct of the Escrow Agent, or (ii) its following any instructions or other directions from Lessee or the Lessor, except to the extent that its following any such instruction or direction is expressly forbidden by the terms hereof. The provisions of this Section 4.02 shall survive the termination of this Agreement and the resignation or removal of the Escrow Agent for any reason. The indemnifications set forth herein are intended to and shall include the indemnification of all affected agents, directors, officers and employees of the Escrow Agent. In no event shall the Escrow Agent be liable for special, incidental, punitive, indirect or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Escrow Agent has been advised of the likelihood of such loss or damage and regardless of the form of action.

4.03 Lessee and Lessor hereby grant Escrow Agent a first priority security interest in the money and investments held by the Escrow Agent under this Agreement as collateral security for the Losses, costs and expenses of the foregoing under Section 4.02 and for any other expenses, costs, fees or charges of any character or nature which may be incurred by the Escrow Agent (including reasonable attorneys' fees and court costs) relating to any suit (interpleader or otherwise) or other dispute arising between Lessee and Lessor as to the correct interpretation of the Lease, this Agreement or any instructions given to the Escrow Agent hereunder, with the right of the Escrow Agent, regardless of the instructions aforesaid, to hold the said property until and unless said Losses, expenses, costs, fees and charges shall be fully paid.

4.04 Except as otherwise provided in accordance with Section 2.03 above, if Lessee or Lessor disagree about the interpretation of the Lease or this Agreement, about their rights and obligations under the Lease or this Agreement, or about the propriety of any action contemplated by the Escrow Agent hereunder, then the Escrow Agent may, but shall not be required to, file an appropriate civil action to resolve the disagreement. Lessee and Lessor shall pay all costs, including reasonable attorneys' fees, in connection with such action. Unless the Escrow Agent has received a notice of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event or non-renewal event under the Lease in accordance with Section 2.03 above, if Escrow Agent receives conflicting instructions from the Parties, the Escrow Agent shall be entitled and fully protected in (a) suspending all or any part of its activities under this Agreement until it shall be given a joint written direction executed by Authorized Representatives of the Parties which eliminates such conflict or by a final court order or (b) file an action in interpleader. Lessor and Lessee agree to pursue any redress or recourse in connection with any dispute without making the Escrow Agent a party to the same.

4.05 Escrow Agent may execute any of its powers and perform any of its duties hereunder directly or through affiliates or agents.

4.06 The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection with the opinion or advice of such counsel. The Escrow Agent shall otherwise not be liable for any mistakes of facts or errors of judgment, or for any acts or omissions of any kind unless caused by the Escrow Agent's gross negligence or willful misconduct. None of the provisions contained in this Agreement shall require the Escrow Agent to risk, use or advance its own funds or otherwise incur any liability, financial or otherwise, in the performance of any of its duties or the exercise of any of its rights or powers hereunder. In no event shall the Escrow Agent be liable (i) for acting in accordance with, or conclusively relying upon, any certificate, notice, or other document from the Lessor or the Lessee, as applicable, or (ii) for an amount in excess of the value of any cash held by it hereunder.

SECTION 5. CHANGE OF ESCROW AGENT.

5.01 Upon agreement of the parties hereto, a national banking association or a state bank having capital (exclusive of borrowed capital) and surplus of at least $10,000,000.00, qualified as a depository of public funds, may be substituted to act as Escrow Agent under this Agreement. Such substitution shall not be deemed to affect the rights or obligations of the parties hereto. Upon any such substitution, the Escrow Agent agrees to assign to such substitute Escrow Agent all of its rights under this Agreement.

5.02 The Escrow Agent may resign and be discharged from its duties hereunder at any time by giving thirty (30) calendar days' prior written notice of such resignation to the Lessee and Lessor. The Lessee and Lessor may remove the Escrow Agent at any time by giving thirty (30) calendar days' prior written notice to the Escrow Agent. Upon such notice, a successor escrow agent shall be appointed by the Lessor and Lessee, who shall provide written notice of such to the resigning Escrow Agent. Such successor escrow agent shall become the escrow agent hereunder upon the resignation or removal date specified in such notice. If the Lessor and Lessee are unable to agree upon a successor escrow agent within thirty (30) days after such notice, the Escrow Agent may, in its sole discretion, deliver the Equipment Acquisition Fund to the Lessor at the address provided herein or may apply to a court of competent jurisdiction for the appointment of a successor escrow agent or for other appropriate relief. The costs and expenses (including its attorneys' fees and expenses) incurred by the Escrow Agent in connection with such proceeding shall be paid by the Lessee and Lessor. Upon receipt of the identity of the successor escrow agent, the Escrow Agent shall either deliver the funds then held in the Equipment Acquisition Fund hereunder (the "Escrow Property") to the successor Escrow Agent, less the Escrow Agent's fees, costs and expenses or other obligations owed to the Escrow Agent to be paid from any interest earned in respect of the Escrow Property, or hold any interest earned in respect of the Escrow Property (or any portion thereof), pending distribution, until all such fees, costs and expenses or other obligations are paid. Upon its resignation and delivery of the Escrow Property as set forth in this Section, the

Escrow Agent shall be discharged of and from any and all further obligations arising in connection with the Escrow Property or this Agreement.

5.03 The Escrow Agent may appoint an agent to exercise any of the powers, rights or remedies granted to the Escrow Agent under this Agreement, to hold title to property or to take any other action which may be desirable or necessary hereunder.

5.04 Any corporation, association or other entity into which the Escrow Agent may be converted or merged, or with which it may be consolidated, or to which it may sell or otherwise transfer all or substantially all of its corporate trust assets and business to any corporation, association or other entity resulting from any such conversion, sale, merger consolidation or other transfer to which it is a party, ipso facto, shall be and become successor escrow agent hereunder, vested with all other matters as was its predecessor, without the execution or filing of any instrument or any further act on the part of the parties hereto, notwithstanding anything herein to the contrary.

SECTION 6. ADMINISTRATIVE PROVISIONS.

6.01 The Escrow Agent shall keep complete and accurate records of all money received and disbursed under this Agreement, which shall be available for inspection by Lessee or Lessor, or the agent of either of them, upon reasonable notice, at any time during regular business hours.

6.02 This Agreement shall be construed and governed in accordance with the laws of the State where Lessee is located; with the exception of the services of the Escrow Agent, which shall be construed and governed in accordance with the laws of the State of New York.. Each Party irrevocably waives any objection on the grounds of venue, forum non-conveniens or any similar grounds and irrevocably consents to service of process by mail or in any other manner permitted by applicable law and consents to the jurisdiction of the courts located in the State where the Lessee is located. To the extent that in any jurisdiction either Party may now or hereafter be entitled to claim for itself or its assets, immunity from suit, execution, attachment (before or after judgment) or other legal process, such Party shall not claim, and hereby irrevocably waives, such immunity.

6.03 The Parties represent, warrant and covenant that each document, notice, instruction or request provided by such Party to Escrow Agent shall comply with applicable laws and regulations. Any provision of this Agreement found to be prohibited by law shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

6.04 This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. Any entity into which the Escrow Agent may be merged or converted or with which it may be consolidated, or any entity to which all or substantially all the escrow business may be transferred, shall be the Escrow Agent under this Agreement without further act. Specifically, the term "Lessor" as used herein means any person or entity to whom Lessor has assigned its right to receive Rent Payments under the Lease and any other payments due to Lessor hereunder from and after the date when a written notice of such assignment is filed with the Escrow Agent; provided, however, neither this Agreement nor any right or interest hereunder may be assigned by the Lessor or the Lessee without the prior consent of Escrow Agent and the other Party; unless the assignment is to JPMorgan Chase & Co., then consent will not be required.

6.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement. Except as expressly provided in Section 4 above, nothing in this Agreement, whether express or implied, shall be construed to give to any person or entity other than Escrow Agent and the Parties any legal or equitable right, remedy, interest or claim under or in respect of the Equipment Acquisition Fund or this Agreement.

6.06 All signatures of the Parties to this Agreement may be transmitted by a Portable Document Format ("PDF"), and PDF will, for all purposes, be deemed to be the original signature of such Party whose signature it reproduces, and will be binding upon such Party.

SECTION 7. SECURITY PROCEDURES.

In the event funds transfer instructions are given (whether in writing or by PDF), executed by the appropriate Party or Parties as evidenced by the signatures of the person or persons signing this Agreement or one of their designated persons as set forth in Schedule 2 (each an "Authorized Representative"), and delivered to the Escrow Agent in accordance with Section 9.02, the undersigned is authorized to certify that the signatories on Schedule 2 are specimen signatures of each of their respective Authorized Representatives. The Escrow Agent and the beneficiary's bank in any funds transfer may rely solely upon any account numbers or similar identifying numbers provided by the Lessee or Lessor to identify (i) the beneficiary, (ii) the beneficiary's bank, or (iii) an intermediary bank. The Escrow Agent may apply any of the escrowed funds for any payment order it executes using any such identifying number, even where its use may result in a person other than the beneficiary being paid, or the transfer of funds to a bank other than the beneficiary's bank or an intermediary bank designated. The Lessor and Lessee acknowledge that these security procedures are commercially reasonable.

The Lessor and the Lessee acknowledge that the Escrow Agent may also conduct any additional security procedures as may be required in accordance with the Escrow Agent's internal practices and procedures in effect from time to time.

SECTION 8. ESCROW AGENT FEES.

$1,500 ("Administration Fee"). As compensation for Escrow Agent's services hereunder, Lessee agrees to pay Escrow Agent the above Administration Fee. If the Administration Fee is payable by Lessee, then Lessee authorizes Escrow Agent either to deduct said Administration Fee from the interest and earnings otherwise payable to Lessee under this Agreement or to bill and collect said Administration Fee at any time. In addition, Lessee agrees to reimburse Escrow Agent for its reasonable out-of-pocket costs and expenses and any extraordinary fees and expenses for performing its obligations hereunder (including, but not limited to, attorney's fees and expenses) and to pay all other amounts expressly due and payable to Escrow Agent hereunder. The Escrow Agent may impose, charge, pass-through and modify fees and/or charges for any account established and services provided by the Escrow Agent, including but not limited to, transactions, maintenance, balance-deficiency, and service fees, agency or trade execution fees, and other charges, including those levied by any governmental authority.

SECTION 9. NOTICES.

9.01 Notwithstanding anything to the contrary as set forth in Section 9.02, any notices and demands under or related to this document shall be in writing and delivered to the intended Party at its address stated herein. Subject to Section 9.02, notice shall be deemed sufficiently given or made (a) upon receipt if delivered by hand, (b) on the Delivery Day after the day of deposit with a nationally recognized courier service, (c) on the third Delivery Day after the day of deposit in the United States mail, sent certified, postage prepaid with return receipt requested, (d) only if to Lessee, on the third Delivery Day after the notice is deposited in the United States mail, postage prepaid, and (e) upon receipt if delivered by facsimile, telecopy, electronic mail (with an attachment in PDF or similar format) and electronic confirmation of error free receipt is received. "Delivery Day" means a day other than a Saturday, a Sunday, or any other day on which national banking associations and banks in the City of New York are authorized to be closed. Any Party may change its address for the purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

9.02 Any instructions setting forth, claiming, containing, objecting to, or in any way related to the transfer or distribution of funds, including but not limited to any such funds transfer instructions that may otherwise be set forth in a written instruction permitted pursuant to Section 2 of this Agreement, shall be given to the Escrow Agent in writing, be executed by an Authorized Representative and sent as a PDF attached to an email only. No instruction for or related to the transfer or distribution of the Equipment Acquisition Fund shall be deemed delivered and effective unless Escrow Agent actually shall have received it on a Delivery Day as a PDF attached to an email only at the email address set forth in this Section 9.02 and as evidenced by a confirmed transmittal to the Party's or Parties email address and Escrow Agent has been able to satisfy any applicable security procedures as may be required hereunder. The Escrow Agent shall not be liable to any Party or other person for refraining from acting upon any instruction for or related to the transfer or distribution of the Equipment Acquisition Fund if delivered to any other fax number or email address, including but not limited to a valid email address of any employee of the Escrow Agent. The Lessor and Lessee acknowledge that there are certain security, corruption, transmission error and access availability risks associated with using open networks such as the internet and the Parties hereby expressly assume such risks.

Notices shall be addressed as follows:

(i) If to the Lessee:
Lehi City Corporation
153 N 100 E
Lehi, Utah 84043
Attn: Dean Lindell
Telephone: (385) 201-2289
Email: dlundell@lehi-ut.gov

(ii) If to the Lessor:
JPMORGAN CHASE BANK, N.A.
1111 POLARIS PARKWAY, SUITE 4N
MAIL CODE OH1-1085
COLUMBUS, OHIO 43240
Attention: GHHN Operations Manager
Email: cefi.escrow.disbursement.request@jpmchase.com

(iii) If to the Escrow Agent:
DEUTSCHE BANK NATIONAL TRUST COMPANY
1 COLUMBUS CIRCLE, 17TH FLOOR
MAIL STOP: NYC01-1710
NEW YORK, NY 10019
Attn: Escrow Team, AA4745
Facsimile: (732) 578-4593
Email: dbny-mpescrow@list.db.com

SECTION 10. FORCE MAJEURE.

Notwithstanding any other provision of this Agreement, no Party to this Agreement is liable to any other Party for losses due to, or if it is unable to perform its obligations under the terms of this Agreement because of acts of God, war, terrorism, fire, floods, strikes, electrical outages, equipment or transmission failures, pandemics, epidemics, or other causes reasonably beyond its control.

SECTION 11. JURY WAIVER.

ALL PARTIES TO THIS AGREEMENT WAIVE ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTER CLAIM BROUGHT BY ANY PARTY AGAINST ANOTHER PARTY ON ANY MATTER WHATSOEVER ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THIS AGREEMENT.

SECTION 12. MISCELLANEOUS.

12.01 **Patriot Act Section 326 Customer Identification Program.** In order to comply with the laws, rules, regulations and executive orders in effect from time to time applicable to banking institutions, including, without limitation, those relating to the funding of terrorist activities and money laundering, including Section 326 of the USA PATRIOT Act of the United States ("Applicable Law"), the Escrow Agent is required to obtain, verify, record and update certain information relating to individuals and entities which maintain a business relationship with the Escrow Agent. Accordingly, each of the parties agree to provide to the Escrow Agent, upon their request from time to time such identifying information and documentation as may be available for such party in order to enable the Escrow Agent to comply with Applicable Law.

12.02 **Taxpayer Identification Numbers ("TINs").** The other Parties have provided the Escrow Agent with their respective fully executed Internal Revenue Service ("IRS") Form W-8, or W-9 and/or other required documentation. The other Parties each represent that its correct TIN assigned by the IRS, or any other taxing authority, is set forth in the delivered forms.

12.03 **Tax Reporting.** All interest or other income earned under the Agreement shall be allocated to the Lessee and reported by the Escrow Agent to the IRS, or any other taxing authority, on IRS Form 1099 or 1042S (or other appropriate form) as income earned from the Equipment Acquisition Fund by the Lessee whether or not said income has been distributed during such year. The Lessor and Lessee hereby represent to the Escrow Agent that no other tax reporting of any kind is required given the underlying transaction giving rise to this Agreement. Escrow Agent shall withhold any taxes it deems appropriate, including but not limited to required withholding, in the absence of proper tax documentation or as required by law, and shall remit such taxes to the appropriate authorities.

12.04 **Court Orders.** In the event that any of the Equipment Acquisition Fund shall be attached, garnished, levied upon, or otherwise be subject to any court order, or the delivery thereof shall be stayed or enjoined by an order of a court, the Escrow Agent is hereby expressly authorized, in its sole discretion, to obey and comply with all such orders so entered or issued, which it is advised by legal counsel of its own choosing is binding upon it, whether with or without jurisdiction, and in the event that the Escrow Agent obeys or complies with any such order it shall not be liable to any of the Parties hereto or to any other person by reason of such compliance notwithstanding such order be subsequently reversed, modified, annulled, set aside or vacated.

SECTION 13. USE OF ELECTRONIC RECORDS AND SIGNATURES BY ESCROW AGENT.

(a) Notwithstanding any other provision of this Agreement, in such format and delivered in such manner as Lessor may specify, this Agreement, and any notice, consent, amendment, communication, or other document or information provided for herein or related to the Escrow Agreement (collectively, "Documents"), including without limitation any Document required to be written or in writing, may be in the form of an electronic record ("Electronic Record"). Electronic Records and "Electronic Signatures" (as that term is defined under the New York Electronic Signatures and Records Act, N.Y. Laws STT - State Technology Article 3, and, to the extent applicable, the federal ESIGN Act, 15 U.S.C. § 7001 et seq.) may be used by Escrow Agent in place of written documents and handwritten signatures. Any Document may be executed in as many counterparts as necessary or convenient, including both counterparts that are executed on paper and

counterparts that are Electronic Records and executed by Escrow Agent using Electronic Signatures. Each executed counterpart shall be deemed an original, and all such counterparts shall constitute one and the same Document.

(b) Notwithstanding any other provision of the Escrow Agreement, Electronic Records may be sent electronically by Lessor to Escrow Agent by sending the Electronic Record to Escrow Agent's Authorized Email Address as an attachment to an email. In the absence of actual notice of non-delivery received by the sender, and except as otherwise expressly required by applicable law, an Electronic Record sent electronically pursuant to the Escrow Agreement shall be deemed given when the Electronic Record is sent and shall constitute notice of the Electronic Record. As used in this subparagraph, "Authorized Email Address" means any email address Escrow Agent provides to Lessor as Escrow Agent' email address or the email address of Escrow Agent's authorized representative, including as provided in any authorization or certification provided by Escrow Agent to Lessor.

(c) Lessor and Lessee will accept Electronic Signatures from Escrow Agent generated only through the electronic signature platform of DocuSign, Inc. ("DocuSign"). Any Document consisting of an Electronic Record bearing Electronic Signatures executed through DocuSign (an "Electronically Signed Document") must, when viewed in a PDF viewer, produce a signature panel evidencing the document has not been modified since the signature was applied ("Signature Panel") and must include a certificate of completion providing details about each signer on the document, which may include the signer's IP address, email address, signature image and timestamp ("Certificate of Completion"). In choosing not to use (or, in the case of encryption, not having the capability to use) any one or more security features of DocuSign, Escrow Agent accepts the risks associated with not using such security measures. Escrow Agent shall be liable for any loss or costs suffered by Lessor or Lessee as a result of not using such security measures. Any Electronically Signed Document that (i) contains the Certificate of Completion and (ii) shows that the email address of the signer contained in the Certificate of Completion is an Authorized Email Address previously provided to Lessor by Escrow Agent (or Lessor has otherwise received a verification email from such Authorized Email Address) for an Authorized Signer (defined below), is prima-facie evidence of it having been executed by the person whose electronic signature appears thereon, regardless of the appearance or form of such electronic signature. Escrow Agent agrees that an Electronically Signed Document shall be deemed to have the same effect as an original Document manually signed by an Authorized Signer.

(d) Lessor and Lessee will accept delivery from Escrow Agent of Electronically Signed Documents (i) which conform to the parties' negotiated and agreed terms and the requirements herein, and (ii) which were created and sent by Escrow Agent acting on Lessor's behalf as its designated custodian solely for purposes of Section 9-105 of the Uniform Commercial Code ("Designated Custodian") until receipt of delivery by Lessor of the Document. Lessor, Lessee and Escrow Agent agree that the copy of an Electronically Signed Document received by Lessor from Escrow Agent is the authoritative electronic copy of such Electronic Record (each an "Authoritative Copy"). Notwithstanding anything to the contrary herein, Lessor shall have the right to reject for any reason any Electronically Signed Document received from Escrow Agent, including by way of example and not limitation, any failure of such Document to conform as provided herein, and may require Escrow Agent to execute and deliver such Document on paper. Upon receipt and acceptance of the executed Authoritative Copy by Lessor, Escrow Agent shall decommission, permanently mark as a copy that it is not the Authoritative Copy, or otherwise render inactive or inaccessible all copies of the Documents held by Escrow Agent as Designated Custodian and certify the same as part of the transmittal to Lessor.

(e) At the Lessor's option, an Authoritative Copy of the Document may be converted to paper and marked as the original by the Lessor (each a "Paper Original"). In the event the Authoritative Copy is converted to a Paper Original, the parties hereto acknowledge and agree that:

a. the electronic signing of the Document also constitutes issuance and delivery of the Paper Original,
b. the Electronic Signature(s) associated with the Document, when affixed to the Paper Original, constitutes legally valid and binding signatures on the Paper Original, and
c. the Escrow Agent's obligations will be evidenced by the Paper Original after such conversion.

(f) Escrow Agent will separately provide Lessor with documentation (i) showing or certifying the authority of its authorized signers ("Authorized Signers") to sign documents on behalf of Escrow Agent and (ii) containing the correct name, Authorized Email Address, and telephone numbers for each Authorized Signer ("Authority Documents"). Escrow Agent represents and warrants that the information contained in the Authority Documents is accurate and complete, and that the Escrow Agent will promptly notify Lessor if there are any changes to the Authority Documents, including if an Authorized Signer's authority is modified or revoked. Lessor is authorized to rely on the information set forth in the Authority Documents until it receives and has had a reasonable time to act on such notice. The Lessor has no obligation to verify whether the Electronic Signature for any Authorized Signer in an Electronically Signed Document matches the specimen signature held by the Lessor, the name, or other information or characteristic of the Authorized Signer, or otherwise verify in any way that the Electronically Signed Document was actually executed by that Authorized Signer.

(g) Escrow Agent represents and warrants on a continuous basis that (i) Electronically Signed Documents shall be deemed to have the same effect as an original document manually signed by an Authorized Signer; and (ii) each Electronically Signed Document has been validly executed by duly Authorized Signer(s) in accordance with the requirements of applicable law and, to the extent relevant, the Escrow Agent's organizational documents; (iii) each Electronically Signed Document constitutes a valid, legal, enforceable and binding obligation of the Escrow Agent; and (iv) each Electronically Signed Document consisting the Document was created and delivered by Escrow Agent to Lessor in Escrow Agent's capacity as Designated Custodian. The Escrow Agent acknowledges that the Lessor and Lessee has relied on the foregoing representations and warranties when accepting Electronically Signed Documents. The Escrow Agent confirms that each Electronically Signed Document constitutes an Electronic Record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Such printed copies will be treated to the same extent and under the same conditions as other original business records created and maintained in documentary form. The Escrow Agent represents and warrants that it has commercially reasonable policies and procedures intended to prevent unauthorized access to email messages delivered to any Authorized Signer at the Authorized Signer's business email address, which include the following: (i) each Authorized Signer is assigned a unique business email address; (ii) the Authorized Signer's access to the business email account requires at least the use of a unique username and password; and (iii) the Authorized Signer is required to maintain the security of the log-in password and other security used to access the business email account and not to reveal them to any other person.

(h) Lessor assumes no responsibility or liability arising from the transmission, treatment or storage of any data by any e-signature platform, including, without limitation, any personal data. In consideration of the Lessor and Lessee accepting Electronically Signed Documents, the Escrow Agent indemnifies and holds the Lessor and Lessee, and their agents, employees, officers and directors, harmless from and against any and all claims, damages, demands, judgments, liabilities, losses, costs and expenses (including attorneys' fees) arising out of or resulting from the Lessor's or Lessee's reliance on this Agreement or on an Electronically Signed Document executed on behalf of the Escrow Agent.

(The next page is the signature page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Name: _____ *PRINT NAME*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Name: _____

Title: Authorized Officer

DEUTSCHE BANK NATIONAL TRUST COMPANY as escrow agent
(Escrow Agent)

By: _____

Title: _____

By: _____

Title: _____

***Attachments*:** **Schedule 1 (Investment Authorization)**

Schedule 2 (Name/telephone # of call-back person(s) designated by Section 7 above)

Schedule 1

Investment Authorization

Lessee: **Lehi City Corporation**

Lease No.: **1000149042**

Investment: **SELECT QUALIFIED INVESTMENT BELOW**

[ ] During the term of this Agreement, the Equipment Acquisition Fund shall remain in a Non-Interest Bearing Account.

[ ] A money market mutual fund, including without limitation a JPMorgan Money Market Mutual Fund (collectively, "MMMF"), as selected by Lessee below.

Check One (if the money market mutual fund option is selected above):

___ JPMorgan 100% U.S. Treasury Securities Money Market Fund (675)
___ JPMorgan U.S. Government Money Market Fund Morgan Shares (3916)
___ JPMorgan U.S. Treasury Plus Money Market Fund Morgan Shares (3919)
___ JPMorgan Federal Money Market Fund Morgan Shares (353)
___ JPMorgan 100% U.S. Treasury Money Market Fund Morgan Shares (677)
___ JPMorgan Tax Free Money Market Fund Morgan Shares (2)
___ Federated U.S. Treasury Cash Reserves Money Market Fund Institutional Service Shares (632)
___ Federated Government Obligations Tax-Managed Money Market Fund Institutional Service Shares (637)
___ Federated Treasury Obligations Money Market Fund Institutional Service Shares (398)
___ Federated Government Obligations Money Market Fund Institutional Service Shares (395)

Notes related to MMMFs:

1) An investment in any of the above investment options is subject to the availability of such money market mutual fund. If the selected investment is not available at the present time you will be contacted by a Deutsche Bank National Trust Company representative.

2) Lessee confirms that each investment instrument above has a rating not lower than the highest rating category from both Standard & Poor's and Moody's.

3) Lessee acknowledges that the Escrow Agent may receive fees from the invested funds for services rendered separate from the fees for services rendered by Escrow Agent as further provided within this Agreement. MMMFs have rates of compensation that may vary from time to time based upon market conditions. The Escrow Agent shall not be responsible or liable for any loss suffered in connection with any investments of moneys made by it in accordance with Section 3 of the Agreement.

4) The Lessee, hereby acknowledges and confirms that it makes its own investment decisions and has not been offered any advice or recommendation on investing in any MMMF and if selected above, is based upon Lessee's independent review of prospectuses previously delivered to Lessee. The Lessee recognizes and agrees that the Escrow Agent has not and will not provide supervision, recommendations or advice relating to either the investment of moneys held in the Equipment Acquisition Fund account or the purchase, sale, retention or other disposition of any Qualified Investment.

5) Market values, exchange rates and other valuation information (including without limitation, market value, current value or notional value) of any MMMF furnished in any report or statement may be obtained from third party sources and is furnished for the exclusive use of the Lessee and Lessor. Escrow Agent has no responsibility whatsoever to determine the market or other value of any MMMF or other non-cash Qualified Investments and makes no representation or warranty, express or implied, as to the accuracy of any such valuations or that any values necessarily reflect the proceeds that may be received on the sale of an MMMF or such Qualified Investments.

6) SHAREHOLDER SERVICES FEES: Lessee acknowledges that the MMMF is authorized to make payments from its management fee or any other source available to parties such as banks or broker-dealers ("Service Organizations") that provide shareholder support services to the MMMF and that Service Organizations currently are compensated at a rate of up

to the Maximum Rate of .50% annually of the average net assets of each MMMF with respect to which they provide or have provided shareholder support services. Lessee further acknowledges that the Escrow Agent is a Service Organization and may be paid, and hereby consents to such payment, by the MMMF up to the Maximum Rate annually of the average daily balance of the Equipment Acquisition Fund invested in the MMMF for shareholder support services rendered to the MMMF by the Escrow Agent, which services may include, without limitation, answering client's inquiries regarding the Fund, assistance to clients in changing dividend options, account designations and addresses, processing purchase and redemption transactions, providing periodic statements showing a client's account balance and the integration of such statement with other transactions, arranging for wires, and providing such other information and services as the MMMF's distributor or Lessee reasonably may request. Lessee further acknowledges that the MMMF may purchase securities from or through the Escrow Agent or its affiliates, may engage in repurchase transactions with the Escrow Agent or its affiliates, may place funds on deposit in accounts with the Escrow Agent or its affiliates and receive interest income thereon and may obtain other services from the Escrow Agent or its affiliates for which the Escrow Agent or its affiliates may be paid a fee.

This investment authorization and direction will remain in effect until and unless expressly revoked or superseded in writing and shall specify the type and identity of the investments to be purchased and/or sold.

SCHEDULE 2

Telephone Number(s) and Signature(s) for Person(s) Designated to Give Funds Transfer Instructions

If from Lessee:

	Name	Telephone Number	Signature
1.			
2.			
3.			

Email(s) and Signature(s) for Person(s) Designated to Receive Escrow Statements/Notices

	Name	Email	Signature
1.			
2.			

If from Lessor:

	Name	Telephone Number	Signature
1.	Karen L Williams	312-385-7005	(Standing Signature on File)
2.	Anastasia L. McClellan	614-213-4876	(Standing Signature on File)
3.	Terri E. Sayers	614-213-4521	(Standing Signature on File)
4..	Mary T. Short	614-213-4881	(Standing Signature on File)
5.	Kris Hewitt	614-213-8581	(Standing Signature on File)
6.	Meron Gola	614-217-4670	(Standing Signature on File)
7.	Teri L. Fancelli	614-213-2270	(Standing Signature on File)
8.	Nathaniel J. Ruhe	614-213-3859	(Standing Signature on File)
9.	Debbie J. Mullennix	614-213-5797	(Standing Signature on File)
10.	Lourdes Roman	312-732-6444	(Standing Signature on File)
11.	Kerry Stygler	614-213-4400	(Standing Signature on File)
12.	Rita Lyle	312-954-3763	(Standing Signature on File)
13.	Edgar Lopez	312-954-0046	(Standing Signature on File)
14.	James Polpiboon	312-732-3788	(Standing Signature on File)

All instructions, including but not limited to funds transfer instructions, whether transmitted by facsimile or set forth in a PDF attached to an email, must include the signature of the Authorized Representative authorizing said funds transfer on behalf of the Party.

SCHEDULE A-1
(Equipment List)

Expected Equipment Purchase Price: $1,725,000.00

Net Amount Financed: $1,725,000.0

Equipment Location:
153 N 100 E, Lehi, UT 84043

Equipment Description:
Essential heavy vehicles: CCTV Truck, 50' Bucket , 75' Bucket Street Paver, CCTV Truck, Street Sweeper

Expected Equipment Purchase Price: $1,725,000.00

Net Amount Financed: $1,725,000.0

Equipment Location:
153 N 100 E, Lehi, UT 84043

Equipment Description:
Essential heavy vehicles: CCTV Truck, 50' Bucket , 75' Bucket Street Paver, CCTV Truck, Street Sweeper
Expected Equipment Purchase Price: $1,725,000.00

Net Amount Financed: $1,725,000.0

Equipment Location:
153 N 100 E, Lehi, UT 84043

Equipment Description:
Essential heavy vehicles: CCTV Truck, 50' Bucket , 75' Bucket Street Paver, CCTV Truck, Street Sweeper

TOGETHER WITH ALL ATTACHMENTS, ADDITIONS, ACCESSIONS, PARTS, REPAIRS, IMPROVEMENTS, REPLACEMENTS AND SUBSTITUTIONS THERETO.

This Schedule A-1 is attached to the Lease Schedule **1000149042** or a Receipt Certificate/Payment Request relating to the Lease Schedule.

ESCROW FUNDING SCHEDULE ADDENDUM
AND ARBITRAGE CERTIFICATE

Dated as of: **September 15, 2022**

Lease Schedule No.: **1000149042**

Lessee: **Lehi City Corporation**

Escrow Agent: **DEUTSCHE BANK NATIONAL TRUST COMPANY**

Escrow Agreement dated as of: **September 15, 2022**

Amount To Be Deposited Into Escrow: **$1,725,000.00 ("Lessor's Deposit")**

Reference is made to the above Lease Schedule ("Schedule") to the Master Lease-Purchase Agreement identified in the Schedule ("Master Lease") by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). As used herein, "Lease" shall mean the Schedule and the Master Lease, but only to the extent that the Master Lease relates to the Schedule. This Addendum amends and modifies the terms and conditions of the Lease and is hereby made a part of the Lease. Unless otherwise defined herein, capitalized terms defined in the Master Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Lease, Lessor and Lessee hereby agree to amend the Lease as follows:

1. Lessee and Lessor together with the above Escrow Agent ("Escrow Agent") have entered into the above Escrow Agreement ("Escrow Agreement") establishing a fund ("Equipment Acquisition Fund") from which the Purchase Price of the Equipment will be paid.

2. Lessor shall deposit such amount into escrow as is required by the Escrow Agreement, which amount shall be credited to the Equipment Acquisition Fund. Lessee shall pay the balance of the Purchase Price of the Equipment, either by deposit in escrow to the Equipment Acquisition Fund or by direct payment to the Suppliers of the Equipment.

3. The Lease Term of the Lease shall commence on the earlier of the date specified in the Payment Schedule to the Schedule or the date of Lessor's deposit of funds into the Equipment Acquisition Fund. Notwithstanding the statements regarding delivery and acceptance of the Equipment in the Schedule, the parties acknowledge that the Equipment will be accepted as provided in the Escrow Agreement.

4. The delivery of documents and the satisfaction of any other conditions required by the Escrow Agreement or this Addendum shall be additional Funding Conditions for the Lease.

5. Upon Lessee's execution of the Escrow Agreement, Lessee hereby represents and warrants to Lessor that: (a) Lessee has full power, authority and legal right to execute and deliver the Escrow Agreement and to perform its obligations under the Escrow Agreement, and all such actions have been duly authorized by appropriate findings and actions of Lessee's governing body; (b) the Escrow Agreement has been duly executed and delivered by Lessee and constitutes a legal, valid and binding obligation of Lessee, enforceable in accordance with its terms; and (c) the Escrow Agreement is authorized under, and the authorization, execution and delivery of the Escrow Agreement complies with, all applicable federal, state and local laws and regulations (including, but not limited to, all open meeting, public bidding and public investment laws) and all applicable judgments and court orders.

6. The opinion of Lessee's legal counsel will include statements to the same effect as the representations of Lessee in paragraph 5 above.

7. It shall be an additional event of default under the Lease if Lessee fails to pay or perform any of its obligations under the Escrow Agreement or this Addendum or if any of the representations of Lessee in the Escrow Agreement or this Addendum prove to be false, misleading or erroneous in any material respect.

8. **ARBITRAGE CERTIFICATE**. The authorized representative of Lessee who executes this Addendum hereby certifies that he/she is the duly qualified and acting representative of Lessee with the title set forth below his/her signature hereon; that Lessee has executed and delivered the Schedule and the Master Lease (collectively, the "Lease"); that Lessee is a political subdivision of the State identified in the Lease; and that in his/her official capacity as such officer he/she is responsible for executing and delivering, on

behalf of the Lessee, the Lease and this Addendum. This paragraph of this Addendum (hereinafter, this paragraph shall be identified as the "Arbitrage Certificate") is being issued by Lessee as a "no arbitrage certificate" pursuant to Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and Treasury Regulations, Sections 1.148-0 through 1.148.11 (the "Regulations"). Lessee represents and warrants to Lessor that the following facts, estimates and circumstances are in existence on the date of this Arbitrage Certificate or are reasonably expect to occur hereafter.

(a) The Lease provides for the lease of the Equipment described in the Lease by Lessor to Lessee. Under the Lease, Lessee is required to make Rent Payments with respect to the Equipment, comprising principal and interest, on the dates and in the amounts stated in the Payment Schedule to the Lease.

(b) Pursuant to the Lease and for the purpose of meeting its obligations thereunder and assuring the Lessee of the availability of monies needed to pay the cost of the Equipment when due, Lessee, Lessor and the Escrow Agent have executed the Escrow Agreement.

(c) Contracts or purchase orders providing for the acquisition and delivery of the Equipment have been issued by Lessee to Equipment Vendors therefor and the Equipment will be acquired and installed with due diligence. Based upon the provisions of the contracts or purchase orders, the Equipment will be acquired and installed no later than **eighteen (18) months** from the date of the Escrow Agreement ("Funding Expiration Date").

(d) The Escrow Agreement provides that Lessor shall deposit the Lessor's Deposit into escrow to be credited to the Equipment Acquisition Fund created by the Escrow Agreement and utilized to pay for the Equipment as provided therein. It is presently expected that all such funds initially credited to the Equipment Acquisition Fund shall be disbursed to pay for the Equipment, but any such amounts ultimately determined not to be needed for such purposes and the interest earnings on the amounts held in escrow shall be utilized on or after the Funding Expiration Date to pay part of the principal due under the Lease, as provided in the Escrow Agreement.

(e) All of the spendable proceeds of the Lease will be expended on the Equipment and related expenses on or before the Funding Expiration Date.

(f) The original proceeds of the Lease, and interest to be earned thereon, do not exceed the amount necessary for the purpose for which the Lease is issued.

(g) The interest of Lessee in the Equipment has not been and is not expected during the term of the Lease to be sold or disposed of by Lessee.

(h) No sinking fund is expected to be created by Lessee with respect to the Lease and Rental Payments.

(i) Lessee represents, warrants and covenants to ***one*** of the following statements of this clause (i) as is initialed by Lessee below [and if Lessee fails to initial its selection, then subclause (A) shall be deemed to have been selected by Lessee]:

_____ (A) 100% of the proceeds of the Lease shall be paid for the acquisition of the Equipment within 18 months of the date of the Escrow Agreement in accordance with the following schedule:

No less than 15% within 6 months of the date of the Escrow Agreement;
No less than 60% within 12 months of the date of the Escrow Agreement; and
No less than 100% within 18 months of the date of the Escrow Agreement.

_____ (B) 100% of the proceeds of the Lease shall be paid for the acquisition of the Equipment within 6 months of the date of the Escrow Agreement.

_____ (C) Lessee qualifies for the "small issuer" exemption in section 148(f)(4)(D) of the Code because all of the following are true: (1) Lessee is a governmental unit with general taxing powers, and (2) the Lease is not a "private activity bond" as defined in Section 141 of the Code, and (3) 95% or more of the proceeds of the Lease shall be used for the governmental activities of Lessee, and (4) the aggregate face amount of all tax exempt bonds and other tax exempt obligations (other than "private activity bonds") issued by Lessee (and any subordinate entities of Lessee as contemplated by Section 148(f) of the Code) during the calendar year in which the Lease is issued is not reasonably expected to exceed $5,000,000.00.

(j) Lessee hereby covenants that Lessee shall comply with all of the requirements of the Code and Regulations relating to the rebate of arbitrage profit to the United States of America (including, without limitation Section 148(f) of the Code) and will rebate to the United States of America all arbitrage profit required thereby.

(k) To the best of the knowledge and belief of the undersigned, the expectations of Lessee, as set forth above, are reasonable; and there are no present facts, estimates and circumstances which would change the foregoing expectations.

(l) Lessee has not been notified of the listing or proposed listing of it by the Internal Revenue Service as an issuer whose arbitrage certificates may not be relied upon.

9. If there is a partial prepayment of principal pursuant to the terms of either clause (c) of Section 2.04 second of the Escrow Agreement or clause (c) of Section 2.05 second of the Escrow Agreement, then in addition to the payment of the Partial Principal Amount, a Break Funding Charge (as defined below) shall be due and payable if (i) exceeds (ii) where (i) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap including any forward rate swap, if any, which Lessor shall be deemed to have entered into on the earlier of (a) the date the Lease was originally funded or (b) the date a rate lock letter was signed, if any, and (ii) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap which Lessor shall be deemed to have entered into on the date of prepayment (the "Replacement Swap"). The "Break Funding Charge" equals the present value of the difference between (i) and (ii) for each interest period discounted to a net present value as of the date of prepayment using the fixed interest rate of the Replacement Swap. Lessee acknowledges that (i) Lessor might not fund or hedge its fixed-rate loan portfolio or any prepayment thereof on a loan-by-loan basis at all times, and agrees that the Break Funding Charge is a reasonable and appropriate method of calculating liquidated damages for any prepayment irrespective of whether any of the foregoing hedging transactions have in fact occurred or occurred precisely as stated with respect to the Lease and (ii) all calculations and determinations by the Lessor of the Break Funding Charge or of any element thereof, if made in accordance with its then standard procedures for so calculating or determining such amounts, shall be conclusive absent manifest arithmetic error.

10. Except as expressly amended by this Addendum and other modifications signed by Lessor, the Lease remains unchanged and in full force and effect.

(The next page is the signature page)

ESCROW FUNDING SCHEDULE ADDENDUM AND ARBITRAGE CERTIFICATE
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____ *SIGN HERE*

Title: _____ *INSERT TITLE*

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: _____

Requesting Escrow Disbursement

To request an escrow disbursement, the following documents should be emailed to: cefi.escrow.disbursement.request@jpmchase.com

Excel Spreadsheet (required when more than 5 invoices are submitted for payment)

- **Include Excel spreadsheet listing the following information**

Vendor Name	Invoice #	Equip. Desc.	VIN/Serial #	Invoice Amount

Invoice(s)

- ✓ Should have a clear description of the equipment including Serial Numbers
- ✓ Should reflect the total amount of the equipment, along with any progress payment due
- ✓ The Purchaser shown on the invoice
- ✓ ***Wire Transfer instructions of the vendor***

Vehicle Attachment(s)

If the payment is for an Attachment to a Vehicle, the Invoice clearly reflects the VIN # of the vehicle for the attachment.

If **reimbursement** for previously paid invoices is being requested, also provide Proof of Payment:

- ✓ Copy of the Wire Confirmation
- ✓ Copy of cancelled check front and back
- ✓ Bank Wiring instructions for the account where the funds are to be deposited

If the escrow disbursement is ***for titled vehicles***:

- ✓ Copy of the Title/MSO front and back or Copy of the Title Application showing:
  - Purchaser = Legal Entity name of client as shown on the Lease Financing Documents
  - Lienholder = JPMorgan Chase Bank, N.A., P>O> Box 6026, Chicago, IL 60680 (LA does not require JPMorgan Chase Bank, N.A. to be listed as lien holder on title applications.)

Completing the Information on the Authorization Form

Indicate if the request being submitted is a Final Request (section 4)

- ✓ The payee name should reflect who we are disbursing funds to
- ✓ Multiple invoices can be grouped together for a unique vendor (please include a spreadsheet of each of the invoices to be paid and note “see attached” on the invoice detail line).
- ✓ Disbursement requests **must be signed by an authorized signer as shown on the Certificate of Incumbency, Resolution or Schedule 2 of the escrow agreement.**
- ✓ Certain Wire transfers will require a callback performed on a recorded line to verify wiring instructions to us on the payment request form. In order to expedite this process, please provide Loan Contact information on Page 3 of the payment request form.

Insurance certificate is required for all delivered equipment which certificate includes and is not limited to:

1. PHYSICAL DAMAGE

a. Replacement cost coverage for the equipment (physical damage coverage for vehicles) identified on the attached Schedule A-1 and the equipment cost referenced on same.

b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Lender’s Loss Payee.

2. LIABILITY

a. General liability and Auto liability coverage as required must be provided in the amount of **1,000,000.00**, or in the State of Texas in the amount of $300,000.00.

b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Additional Insured.

3. Please reference the Insurance Request Letter for further details.

ESCROW RECEIPT CERTIFICATE/PAYMENT REQUEST

Dated: **_____, 20__**

Lease Schedule No: **1000149042 dated September 15, 2022**

Escrow Agreement Dated: **September 15, 2022**

1. The undersigned Lessee of the above Lease Schedule and its Master Lease-Purchase Agreement (collectively, the "Lease") hereby acknowledges receipt in good condition of all of the Equipment described on Schedule A-1 to this Receipt Certificate/Payment Request as of the following Acceptance Date and hereby confirms that the Equipment has been installed at the following location:

   Acceptance Date: _____

   Equipment Location: See Attached Schedule A-1

2. Lessee agrees that (a) the undersigned Lessor has not selected, manufactured, sold or supplied any of the Equipment, (b) Lessee has selected all of the Equipment and its suppliers, and (c) Lessee has received a copy of, and approved, the purchase orders or purchase contracts for the Equipment.

3. **AS BETWEEN LESSEE AND LESSOR, LESSEE AGREES THAT: (a) LESSEE HAS RECEIVED, INSPECTED AND APPROVED ALL OF THE EQUIPMENT; (b) ALL EQUIPMENT IS IN GOOD WORKING ORDER AND COMPLIES WITH ALL PURCHASE ORDERS OR CONTRACTS AND ALL APPLICABLE SPECIFICATIONS; (c) LESSEE IRREVOCABLY ACCEPTS ALL EQUIPMENT FOR PURPOSES OF THE LEASE "AS-IS, WHERE-IS" WITH ALL FAULTS; AND (d) LESSEE UNCONDITIONALLY WAIVES ANY RIGHT THAT IT MAY HAVE TO REVOKE ITS ACCEPTANCE OF THE EQUIPMENT.**

4. Lessee and Lessor hereby request that the Escrow Agent identified in the above Escrow Agreement pay from the Equipment Acquisition Fund established under the Escrow Agreement to each party designated below as Payee, the amount stated below in payment of all or part of the Purchase Price (as such term is used in the Escrow Agreement) as stated below. Lessee hereby confirms that said amount is due and payable under a purchase order or contract relating to the Equipment described herein and has not formed the basis of any prior request for payment.

Payee #1:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

Payee #2:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

Payee #3:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

CHECK THIS LINE IF THIS IS THE FINAL REQUEST: _____

If this is the **FINAL REQUEST** Lessee hereby confirms that said Equipment together with all other property covered by Receipt Certificates delivered prior to this Receipt Certificate represents **all** of the Equipment to be subject to the Lease.

5. If this is a Final Request, then this Receipt Certificate/Payment Request shall constitute a Full Funding Notice and if any funds remain in the Equipment Acquisition Fund established pursuant to the Escrow Agreement (including any remaining amount of the Lessor's Deposit and/or any earnings thereon; collectively referred to as the "Escrow Balance"), then Lessee hereby directs Escrow Agent to pay the Escrow Balance as follows: (a) to Lessee if the Escrow Balance is less than $500.01; and (b) otherwise to Lessor and Lessor is hereby authorized to apply the Escrow Balance as follows: (i) If Escrow Balance is less than interest paid on the Lease during the previous 18 months the Escrow Balance will be reimbursed to the Lessee (ii) if the Escrow Balance is equal to or less than the next Rent Payment due under the Lease, apply the Escrow Balance to said Rent Payment; or (iii) if the Escrow Balance is greater than the next Rent Payment due under the Lease, apply the Escrow Balance as a partial prepayment of principal under the Lease and Lessor is authorized to send a revised Payment Schedule for the Lease that reflects said prepayment.

6. Lessee will confirm wire instructions by telephone (if required by Lessor) by designating an Authorized Contact ("Contact") for Lessee below. This Contact must be someone who has the requisite knowledge to verify the instructions outlined above AND must be someone other than the authorized signer hereto. Lessee should consider designating more than one Contact to avoid funding delays.

LEHI CITY CORPORATION
(Lessee)

By: _____

Name: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Name: _____

Title: Authorized Officer

Contact #1:

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

Contact #2:

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

SCHEDULE A-1

Equipment Description

(This Schedule A-1 is attached to a Receipt Certificate/Payment Request relating to the Lease Schedule.)

Lease Schedule No: 1000149042 dated September 15, 2022

The Equipment described below includes all attachments, additions, accessions, parts, repairs, improvements, replacements and substitutions thereto.

Equipment Location: _____

_____

Equipment Description: _____

_____

J.P.Morgan

LEHI CITY CORPORATION
153 NORTH 100 EAST
ATTN: DEAN LUNDELL
Lehi, UT 840430255

August 23, 2022

Attention: Dean Lundell

Re: Marketing Consent

From time to time, JPMORGAN CHASE BANK, N.A. ("JPMorgan") may wish to, at its sole expense, include your company in its marketing efforts by publishing tombstones, including your company's name and logo in advertising, and otherwise giving publicity to your company and your transactions with JPMORGAN CHASE BANK, N.A.. By signing below, you authorize JPMorgan to do so without any prior approval by you and such authorization will remain in effect unless you notify JPMorgan in writing that it is revoked. Should you fail to return this letter to JPMorgan, JPMorgan will assume that you have not given your authorization and JPMorgan must obtain your prior written consent to include your company in its marketing efforts.

Very Truly Yours,

JPMORGAN CHASE BANK, N.A.

By: _____

Name: Karen Williams

Title: Authorized Officer

Accepted and agreed to as of
the date first written above by:

LEHI CITY CORPORATION

By: _____ *SIGN HERE*

Name: _____ *PRINT NAME*

Title: _____ *INSERT TITLE*

SIGN UP . . . . FOR AUTOMATED BILL PAYMENT

Please complete ALL Sections and return this form:

I authorize **JPMORGAN CHASE BANK, N.A.** to make withdrawals from the account listed below. I understand that I control my withdrawals for payments on leases and loans. If at any time I decide to discontinue this payment service, I will notify the biller**. I also understand that any future leases and loans will automatically be set up with auto debit withdrawals unless JPMorgan Chase Bank, N.A. elects to the contrary**. **All assessments and other fees payable under the leases and loans will be withdrawn with rental/installment payments unless otherwise instructed.**
(PLEASE PRINT)

Customer Information: **Financial Institution**:

Name:	**LEHI CITY CORPORATION**		Name:				
Address:	**153 NORTH 100 EAST** **ATTN: DEAN LUNDELL**		Address:				
City:	**LEHI**		City:				
State:	**UT**	Zip: **840430255**	State:		Zip:		

Account Type (check one) ☐ Checking ☐ Savings

Routing /ABA Number _____ Account Number _____ *BANK ACCT INFO*

(Please enclose a voided check)

Biller Information:

Your JPMorgan Chase Bank, N.A. Account Number(s) as Shown on Agreement or Invoice.
(A sign up form is required for each unique financial institution account and routing/ABA number.)

1000149042

Notice to Customer - This agreement authorizes the periodic transfer of funds from your account at the financial institution listed on this sign up form by electronic means. Your rights and liabilities under this agreement are governed in part by federal laws and regulations dealing with electronic fund transfers. You should consult your agreement with the financial institution, which holds your account for a more complete disclosure of your legal rights. Withdrawal amount may change to reflect the payment schedule defined in the agreement. This authorization and change of payment method will not modify or amend the agreement, including any rights or remedies of JPMorgan Chase Bank, N.A. The biller reserves the right to discontinue this payment service at biller's discretion and upon notice to the customer.

_____ _____ _____
Authorized Signature Date Telephone No.

Do Not Enclose Payment!

Mail to: **JPMorgan Chase Bank, N.A.**
1111 Polaris Parkway, Suite N4 (OH1-1085)
Columbus, Ohio 43240
Phone: 1-800-678-2601 Option #2
Or
Email: **JPMEF.Portfolio.Service@JPMORGAN.com**

THINGS YOU NEED TO KNOW ABOUT AUTOMATED BILL PAYMENT

Q. How do I sign up?
A. Complete all sections of this form, sign, enclose a voided check and mail or email to **JPMEF.Portfolio.Service@JPMORGAN.com**.

Q. Once I have enrolled in the automated bill payment will JPMorgan Chase Bank, N.A. give me notice of when my automated bill payment will begin?
A. Yes. You will be notified by mail in advance of your actual start date. Typically, it will take 4 to 6 weeks before you will begin. Please continue to pay until notification is received.

Q. When will the payment amounts be taken out of my checking or savings account?
A. The periodic payment will be deducted from your checking or savings account automatically by JPMorgan Chase Bank, N.A. on the payment due date. If the payment due date falls on a weekend or holiday the payment will be deducted on the next business day.

Q. What if I have a question about my bill payment or want to stop the automated payment plan?
A. Simply call us at **1-800-678-2601 Option #2**.

Q. How can I be sure my bill has been paid?
A. Your payment will be clearly itemized on your bank's monthly account statement.

Q. Is there a charge for this service?
A. No. You are a valued customer and we offer this service free of charge.

Q. If I've already signed up, must I complete the form again?
A. Only if you are adding or changing the financial institution account and/or routing/ABA numbers.

Q. How will I be billed for assessments?
A. Assessments such as personal property tax and fees will be deducted with your rental payment unless otherwise instructed by you in writing.

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Phase D Plat 5 Final Subdivision 09.13.22.docx

Hidden Canyon Phase D Plat 5 Final DRC 8.17.22.docx

Hidden Canyon Phase D Plat 5 Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PHASE D PLAT 5 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	Top of Central Canyon		
Existing Land Use	Undeveloped Hillside		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Low Density Residential (LDR) and Public Facility (PF)		
Number of Lots/Units	19 Lots		
Adjacent Zoning and Land Use	*North*	PC (ESA)	Hillside
	South	PC (LDR)	Previous Plats of Phase D
	East	PC (ESA)	Hillside
	West	PC (ESA)	Hillside
Date of DRC Review	August 17, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

APPLICABLE TRAVERSE MOUNTAIN AREA PLAN REGULATIONS

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

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

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

The applicant has graciously agreed to grade the park which was not required by the Area Plan. They also will pave the parking lot and the City will reimburse for these improvements. These improvements will allow the trail access park much sooner than otherwise would be financially feasible and represents a generous offer by the developer.

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

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

1. Move mailboxes out of sight triangle.
2. Provide tabulation of number of parking stalls on sheet C-201
3. The disturbed slopes need to be revegetated. Show the Traverse Mountain standard details for revegetation of native slopes.
4. Show curb extensions for the trail where it crosses Canyon Rim Road. Provide standard city detail in the plans (use same design as used in previous phases)

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Hidden Canyon Plat D Phase 4 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed final subdivision is consistent with the approved preliminary subdivision.
2. The proposed final subdivision includes space for public trailhead access.
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Hidden Canyon Phase D Plat 5 Final Subdivision
DRC Redline Comments

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

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brett Woodland
Date of Plans Reviewed: 8/3/22
Time Start: 1:13pm
Time End: 1:24pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer:
1. Remove sewer clean out from roadway. Adjust sewer lateral alignment to match trail head parking alignment as required by Trent's comment on sheet C-202. Make this change on all sheets.

Trent – Parks:
2. Fix the scale on the site plan.
3. Move mailboxes out of sight triangle.
4. Remove temporary turnaround note from the site plan
5. Change Note 2 on sheet C-202: Lehi City will reimburse developer from impact fees to construct all surface improvements for the trailhead parking lot.
6. Stub sewer and water lines south of both "future buildings"
7. Add conduit across parking lot for power

Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
8. Provide tabulation of number of parking stalls on sheet C-201
9. The disturbed slopes need to be revegetated. Show the Traverse Mountain standard details for revegetation of native slopes.
10. Show curb extensions for the trail where it crosses Canyon Rim Road. Provide standard city detail in the plans (use same design as used in previous phases)

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Provide a signed copy of the reimbursement agreement for all reimbursable items.
4. 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.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- jhernandez@lehi-ut.gov or 385-201-2435).
8. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). This should be the last item completed prior to scheduling a preconstruction meeting.

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

9. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matthew Meier- jhernandez@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
10. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Warranty deed/title insurance (open space, detention, Citypark property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 13th

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

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

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

HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

DATE PRINTED
May 2, 2022

INDEX OF DRAWINGS

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

NOTICE TO CONTRACTOR

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

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

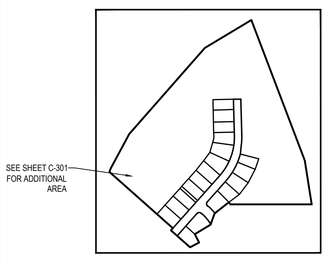
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

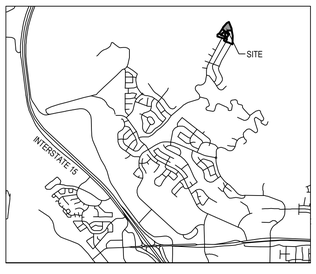
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

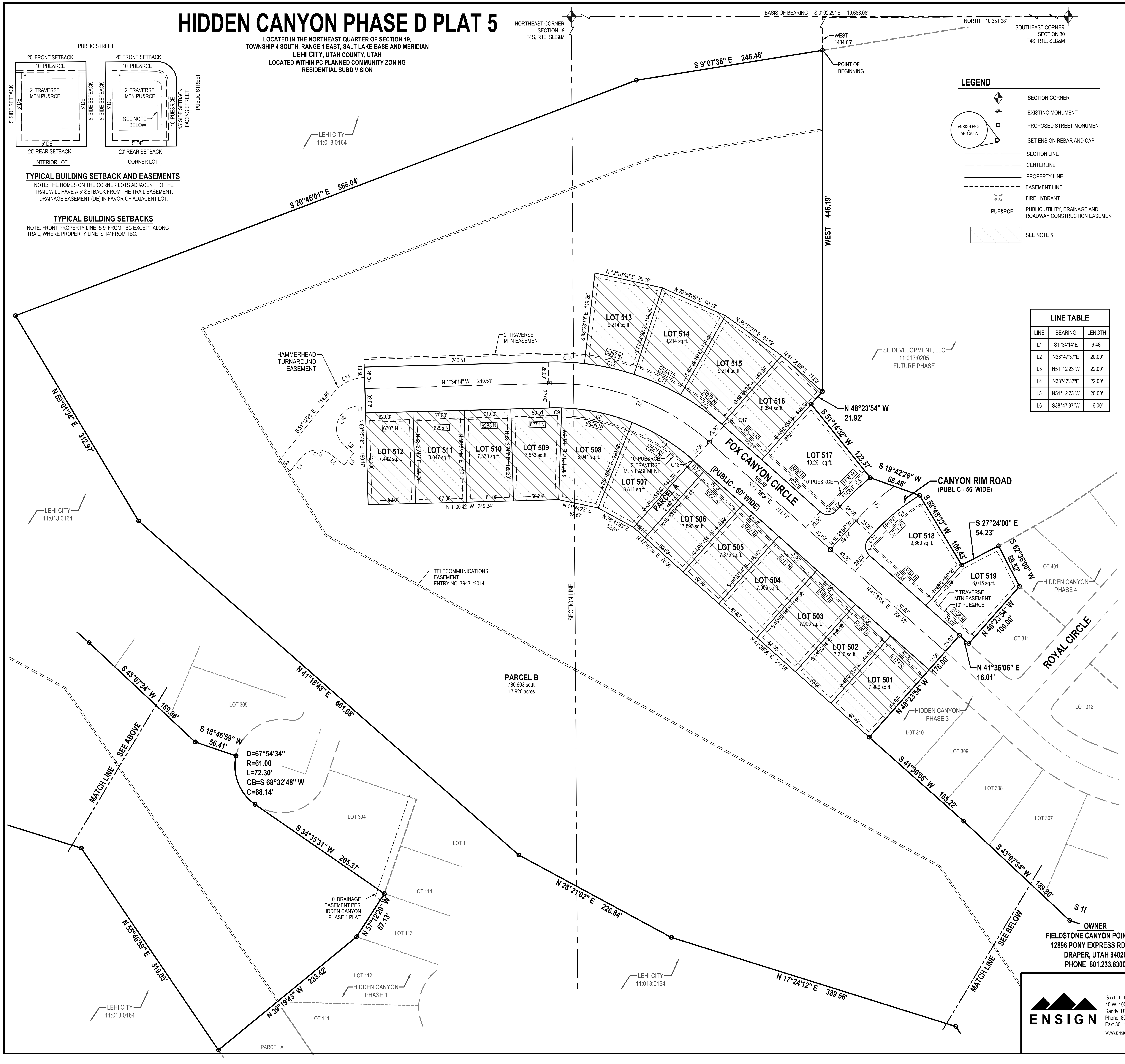
HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675711-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

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

HIDDEN CANYON PHASE D PLAT 5

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



TYPICAL BUILDING SETBACK AND EASEMENTS

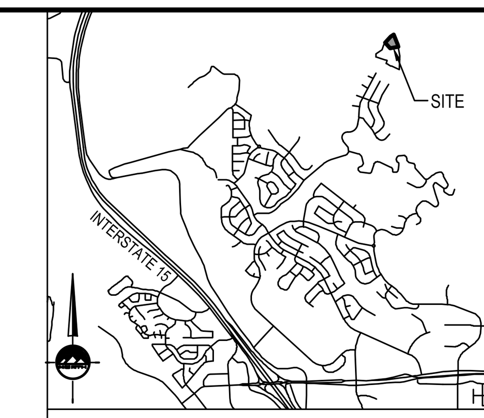
NOTE: THE HOMES ON THE CORNER LOTS ADJACENT TO THE TRAIL WILL HAVE A 5' SETBACK FROM THE TRAIL EASEMENT. DRAINAGE EASEMENT (DE) IN FAVOR OF ADJACENT LOT.

TYPICAL BUILDING SETBACKS

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

LEGEND

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



VICINITY MAP
NOT TO SCALE

LINE TABLE

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

CURVE TABLE

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

LAND USE TABLE

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

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

NOTES

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

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

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

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIDDEN CANYON PHASE D PLAT 5, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

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

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

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

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

4/14/22
DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all people by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HIDDEN CANYON PHASE D PLAT 5

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this________day of__________________________A.D., 20_______.

By:
Its:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF ______________ } S.S.
COUNTY OF ______________

ON THE _________ DAY OF _________________ A.D. 20 _____, ________________________________ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____________, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE __________________, OF __________________________ ___________, A LIMITED LIABILITY COMPANY AND THAT ______ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN __________________ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS ________ DAY OF ______________________, A.D. 20_____.

MAYOR

ATTEST: CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _________ DAY OF______________________ A.D. ________ BY THE LEHI CITY PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

HIDDEN CANYON PHASE D PLAT 5

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 5/2/22

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

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

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

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

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

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

ENSIGN
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FOR:
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DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597

HIDDEN CANYON PHASE D PLAT 5 SUBDIVISION

LEHI, UTAH

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

GENERAL NOTES

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

C-001

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

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

BENCHMARK

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

ELEV = 4948.88'

GENERAL NOTES

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

SCOPE OF WORK:

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

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



HORIZONTAL GRAPHIC SCALE

ENSIGN

THE STANDARD IN ENGINEERING

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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

SITE PLAN

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

C-100

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BENCHMARK

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

ELEV = 4948.88'

SCOPE OF WORK:

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

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

GENERAL NOTES

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



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675711-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8736B	5/2/22
DRAWN BY	CHECKED BY
JWJ	JKF
PROJECT MANAGER	
JKF	

C-200

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

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

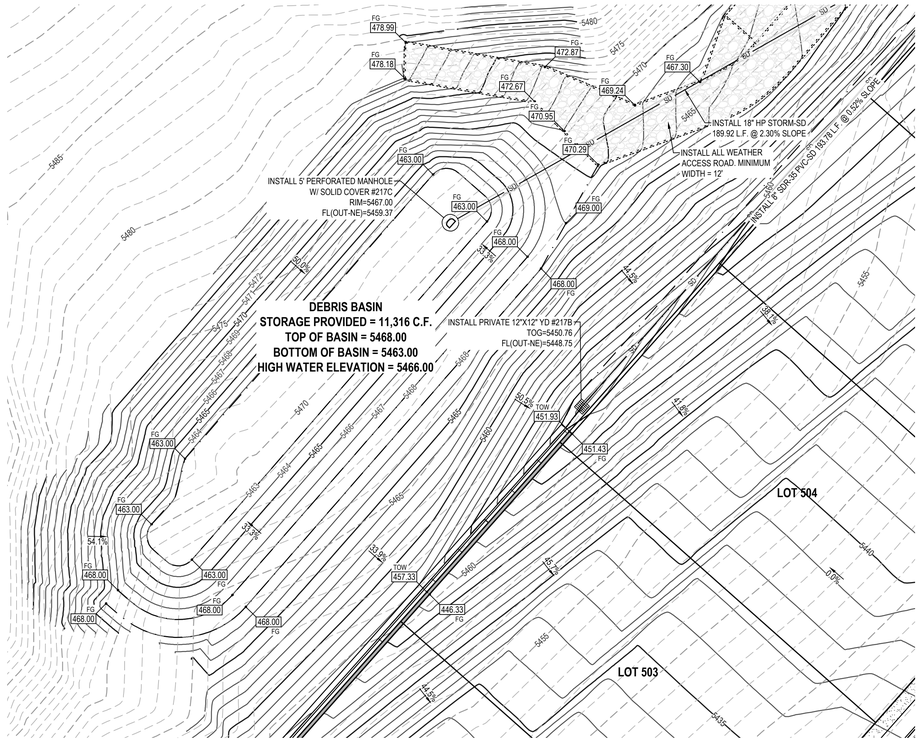
BENCHMARK

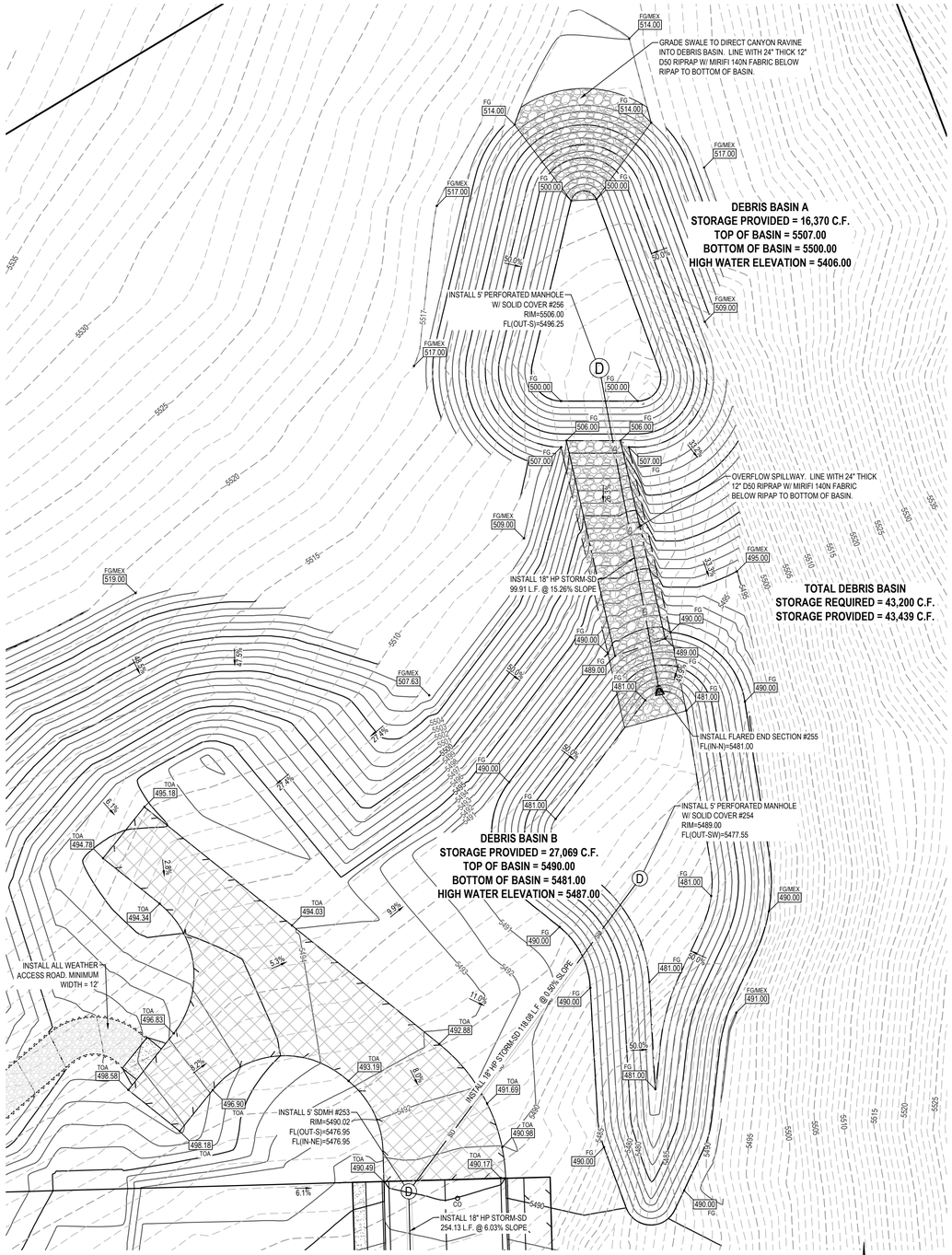
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

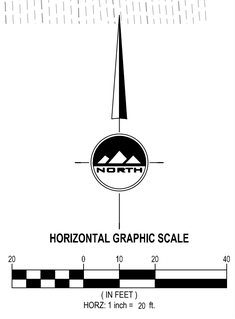
ELEV = 4948.88'

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

DEBRIS BASIN GRADING AND DRAINAGE PLAN

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

C-201

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

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

BENCHMARK

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

ELEV = 4948.88'

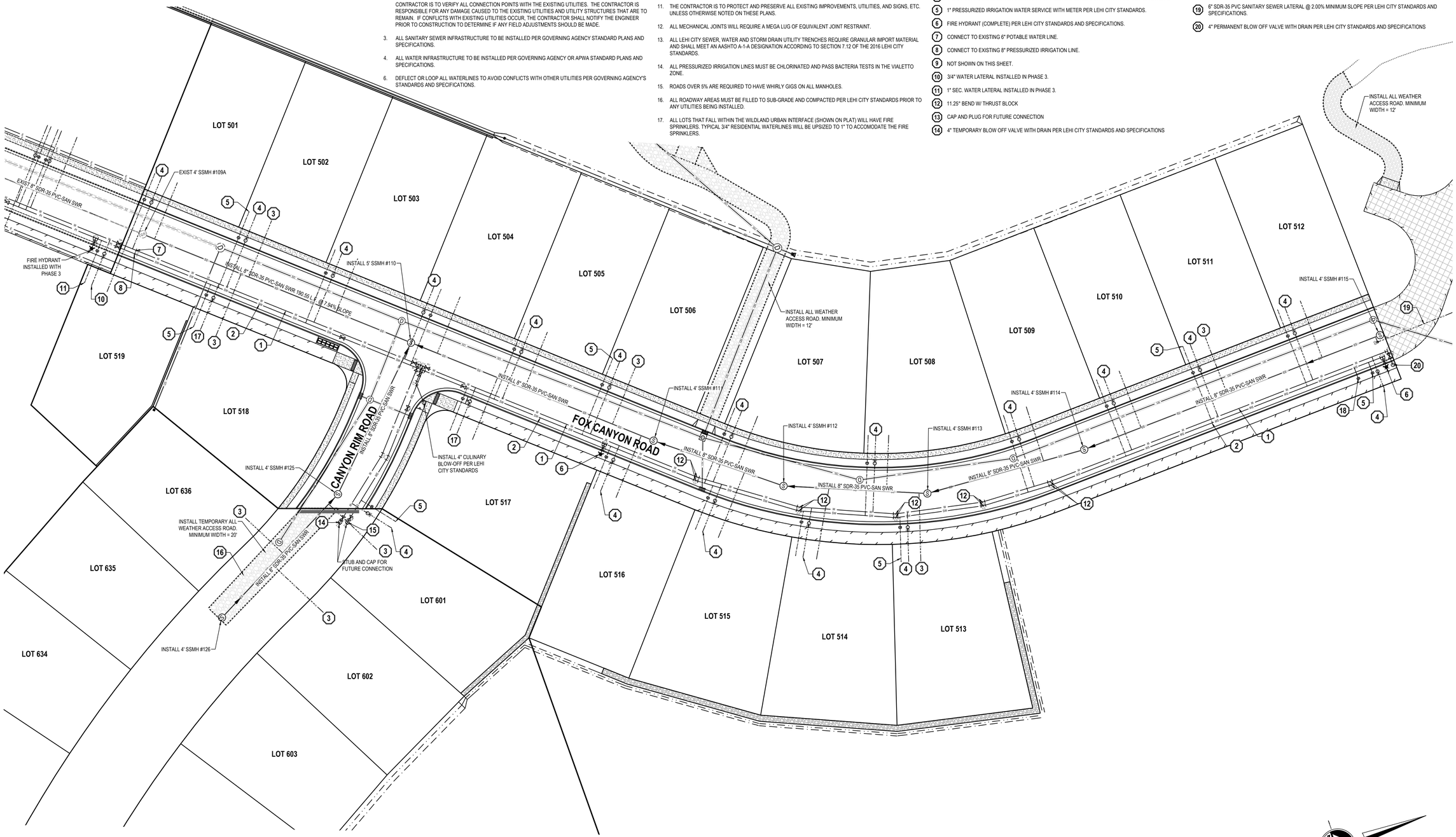
GENERAL NOTES

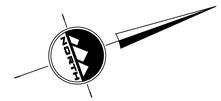
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL MECHANICAL JOINTS WILL REQUIRE A MEGA LUG OF EQUIVALENT JOINT RESTRAINT.
13. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.
14. ALL PRESSURIZED IRRIGATION LINES MUST BE CHLORINATED AND PASS BACTERIA TESTS IN THE VIALETTO ZONE.
15. ROADS OVER 5% ARE REQUIRED TO HAVE WHIRLY GIGS ON ALL MANHOLES.
16. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITIES BEING INSTALLED.
17. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE (SHOWN ON PLAT) WILL HAVE FIRE SPRINKLERS. TYPICAL 3/4" RESIDENTIAL WATERLINES WILL BE UPSIZED TO 1" TO ACCOMODATE THE FIRE SPRINKLERS.

SCOPE OF WORK:

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

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





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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FOR:
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CONTACT:
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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION

LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675711-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

UTILITY PLAN

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

C-300

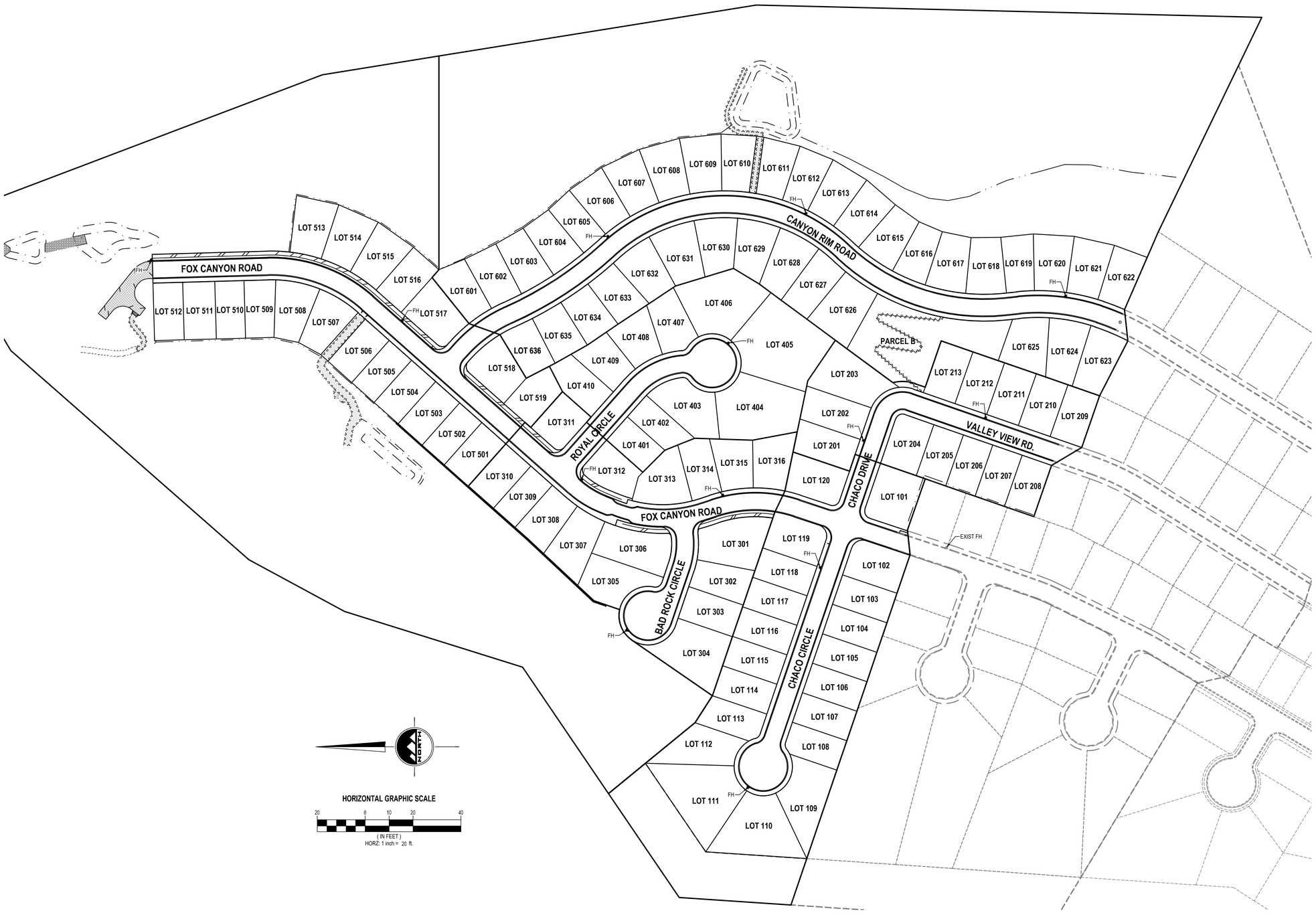
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEV = 4948.88'



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION

LEHI, UTAH

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

OVERALL FIRE HYDRANT PLAN

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

C-301

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

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

BENCHMARK

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

ELEV = 4948.88'

SCOPE OF WORK:

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

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

GENERAL NOTES

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



NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION

LEHI, UTAH

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

EROSION CONTROL PLAN

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

C-400

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

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

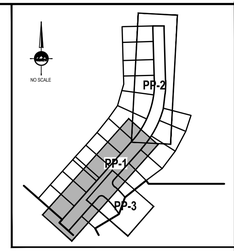
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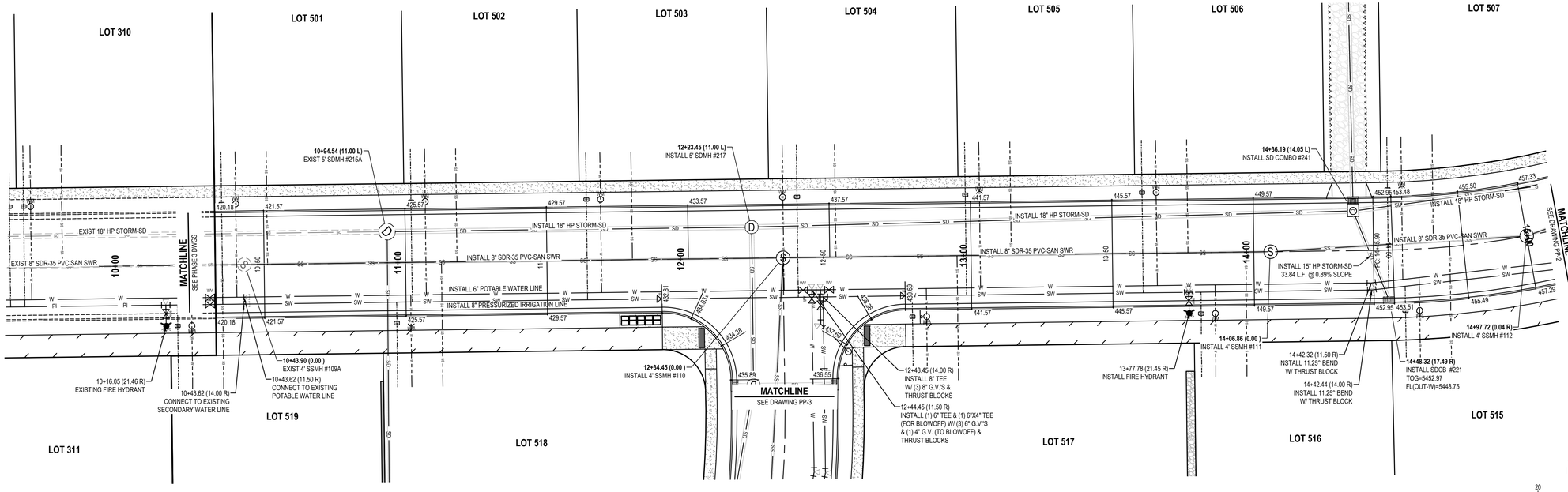
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

NOTES:

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

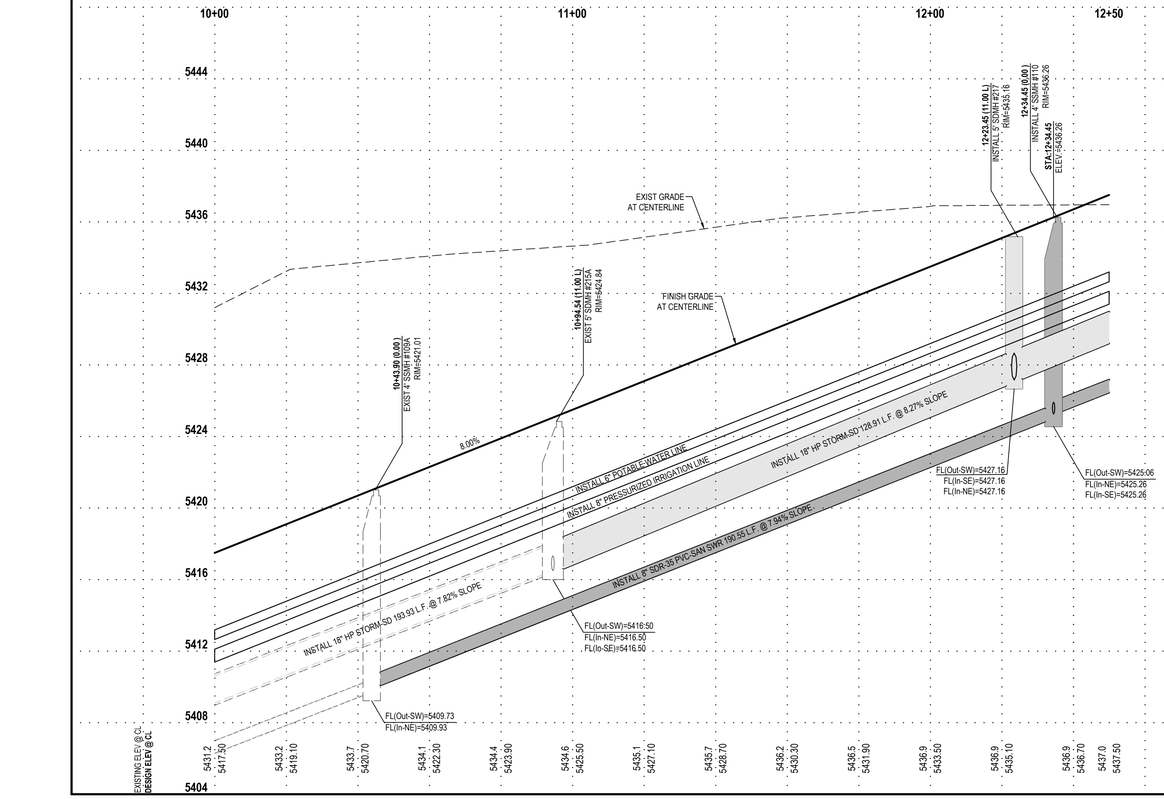


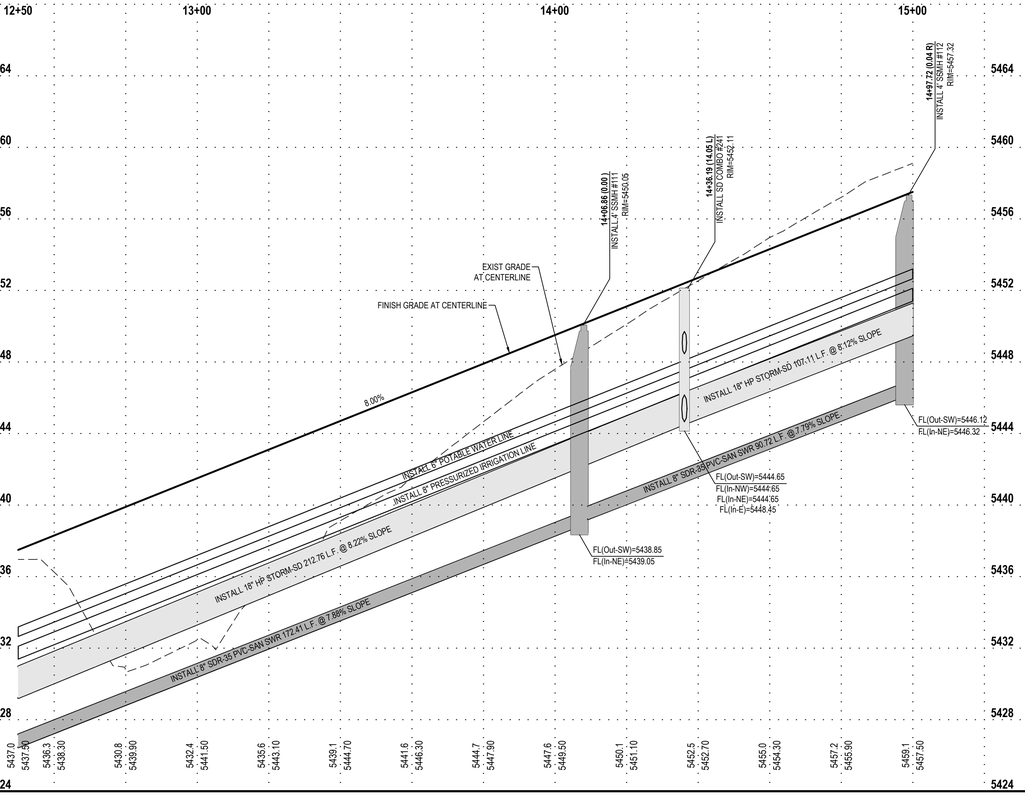


FOX CANYON ROAD

HORIZONTAL GRAPHIC SCALE

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





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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

FOX CANYON ROAD PLAN AND PROFILE

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

PP-1

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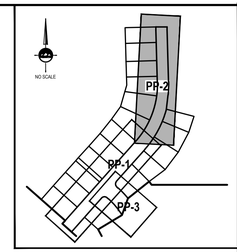
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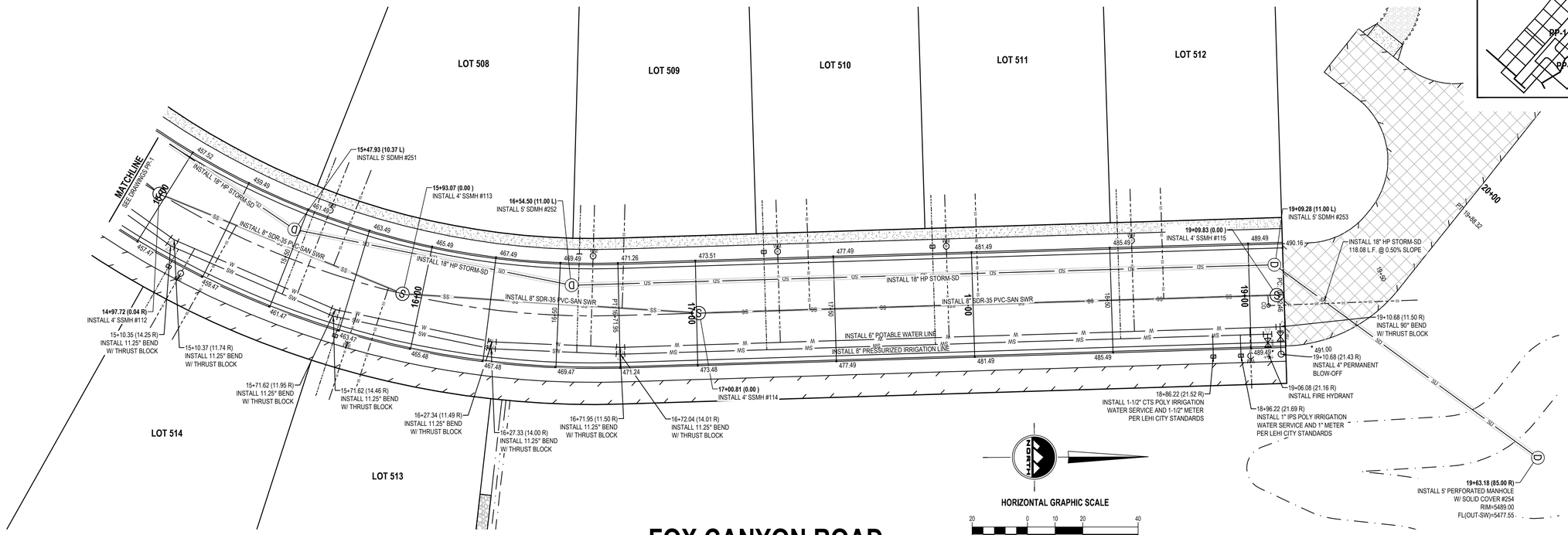
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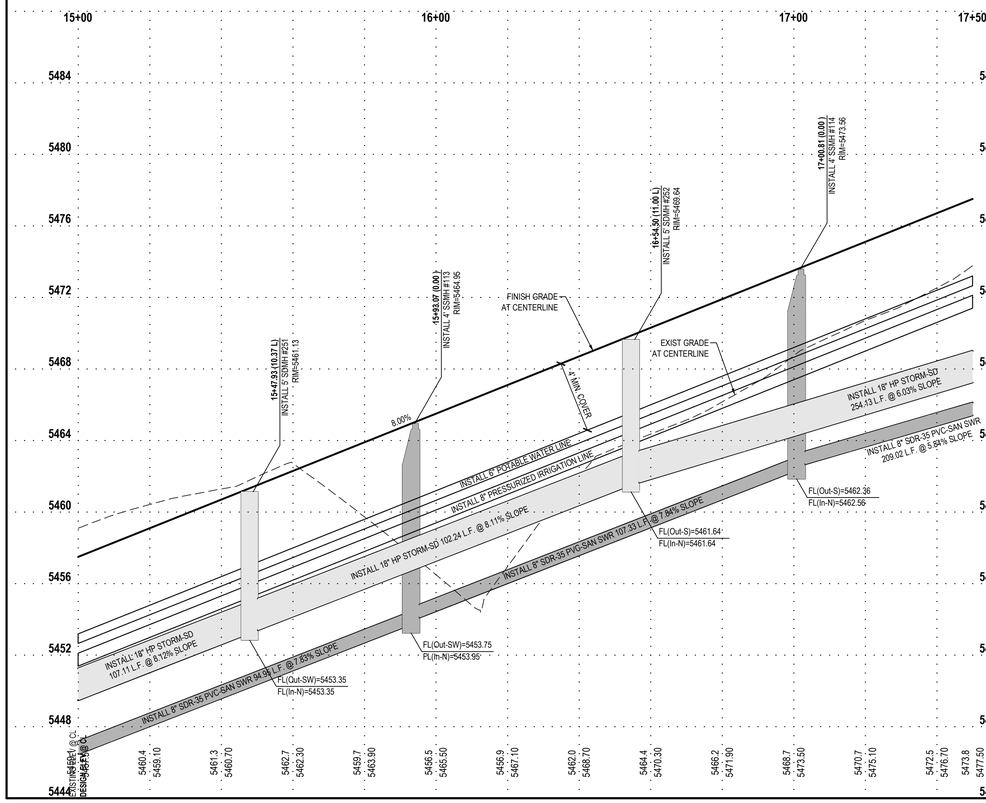


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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FOX CANYON ROAD



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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

FOX CANYON ROAD PLAN AND PROFILE

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

PP-2

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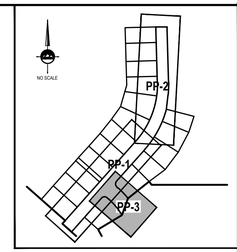
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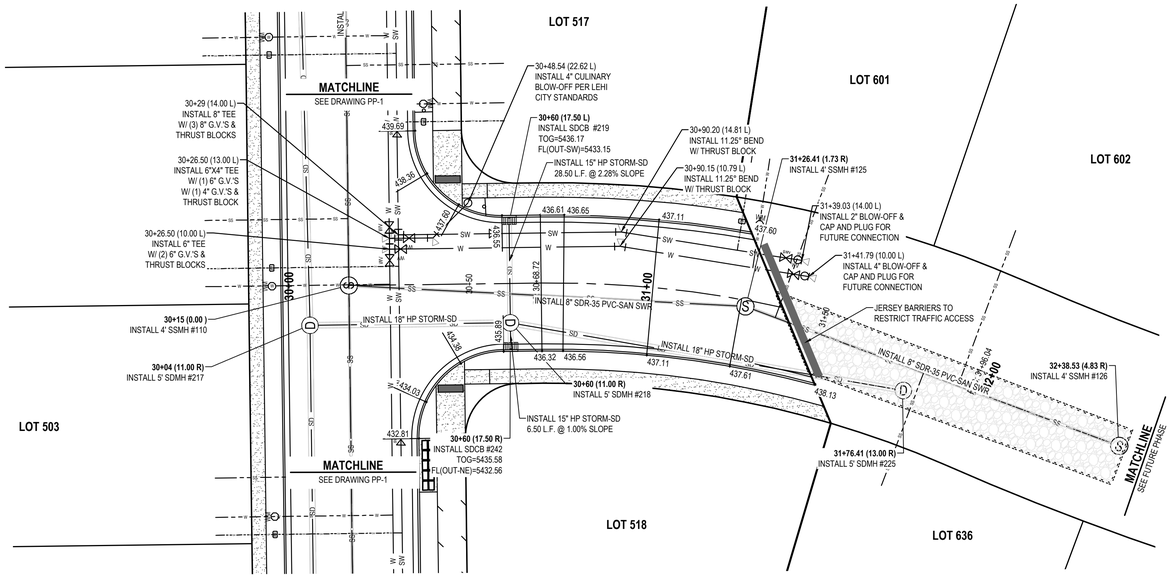
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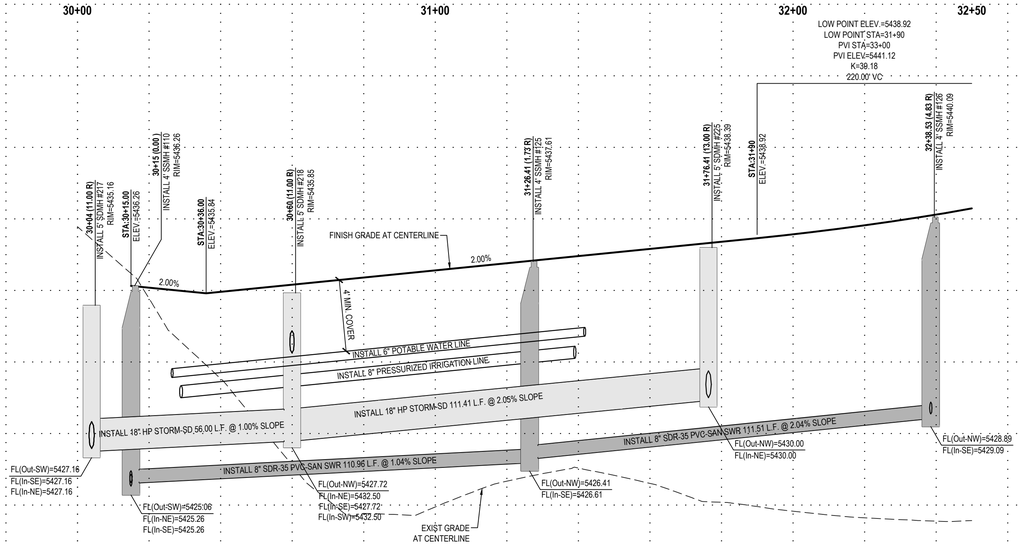
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CANYON RIM ROAD





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

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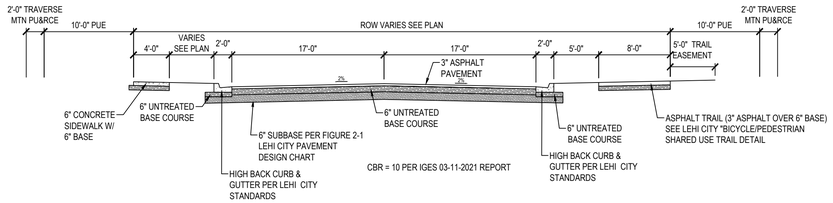
HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

CANYON RIM ROAD PLAN AND PROFILE

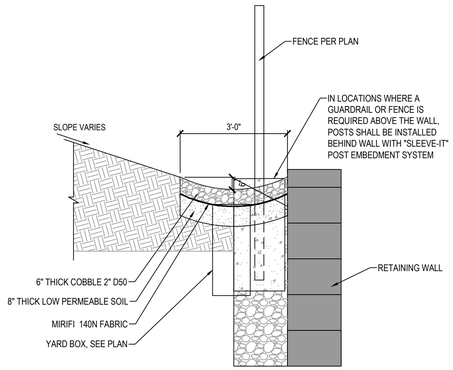
PROJECT NUMBER	PRINT DATE
8739B	5/2/22
DRAWN BY	CHECKED BY
JWJ	JKF
PROJECT MANAGER	
JKF	

PP-3



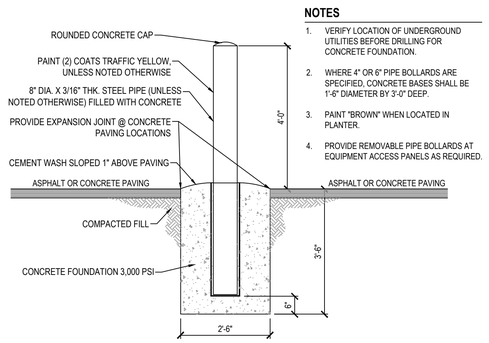
1 FOX CANYON ROAD TRAIL RIGHT

SCALE: NONE



2 DRAINAGE SWALE

SCALE: NONE

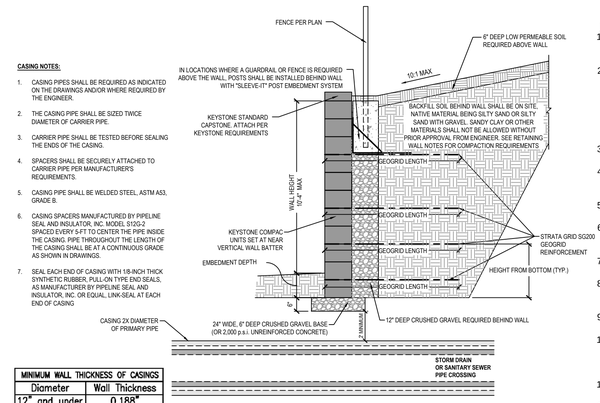


NOTES

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

4 BOLLARD

SCALE: NONE



CASING NOTES:

1. CASING PIPES SHALL BE REQUIRED AS INDICATED ON THE DRAWINGS AND/OR WHERE REQUIRED BY THE ENGINEER.
2. THE CASING PIPE SHALL BE SIZED TWICE DIAMETER OF CARRIER PIPE.
3. CARRIER PIPE SHALL BE TESTED BEFORE SEALING THE ENDS OF THE CASING.
4. SPACERS SHALL BE SECURELY ATTACHED TO CARRIER PIPE PER MANUFACTURER'S REQUIREMENTS.
5. CASING PIPE SHALL BE WELDED STEEL, ASTM A53, GRADE B.
6. CASING SPACERS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. MODEL S12G-2 SPACED EVERY 5-FT TO CENTER THE PIPE INSIDE THE CASING. PIPE THROUGHOUT THE LENGTH OF THE CASING SHALL BE AT A CONTINUOUS GRADE AS SHOWN IN DRAWINGS.
7. SEAL EACH END OF CASING WITH 1/8-INCH THICK SYNTHETIC RUBBER, PULL-ON TYPE END SEALS, AS MANUFACTURER BY PIPELINE SEAL AND INSULATOR, INC. OR EQUAL. LINK-SEAL AT EACH END OF CASING

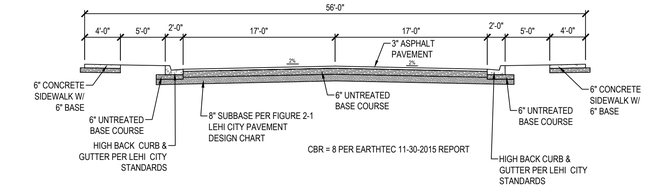
MINIMUM WALL THICKNESS OF CASINGS	
Diameter	Wall Thickness
12" and under	0.188"
14" – 18"	0.312"
20" – 22"	0.375"
24" – 26"	0.438"
28" – 32"	0.500"
34" – 42"	0.562"

RETAINING WALL NOTES

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

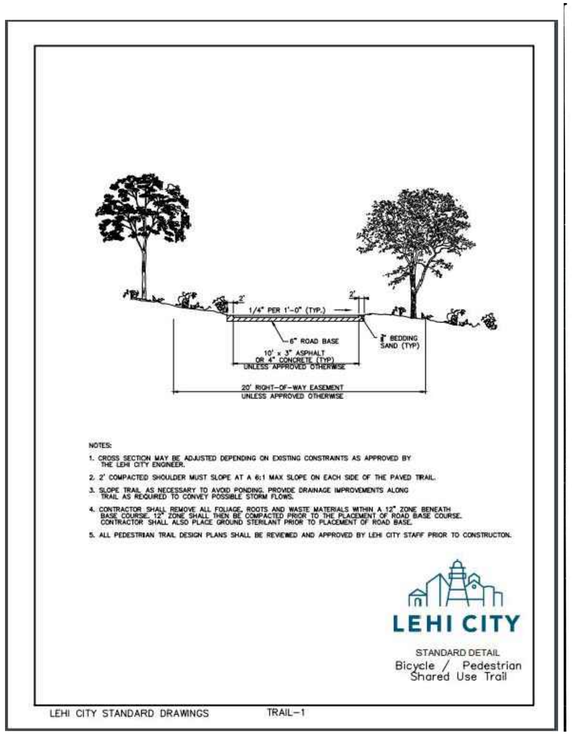
3 KEYSTONE RETAINING WALL SECTION

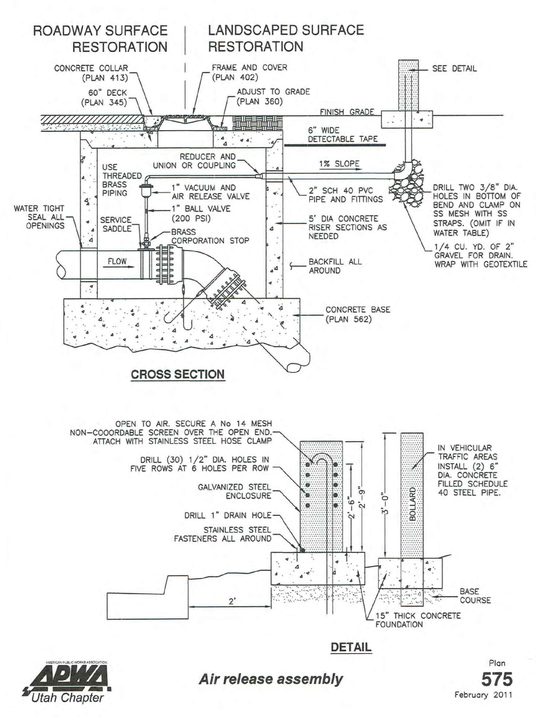
SCALE: NONE



5 56' PUBLIC STREET CROSS SECTION

SCALE: NONE





Air release assembly

1. GENERAL

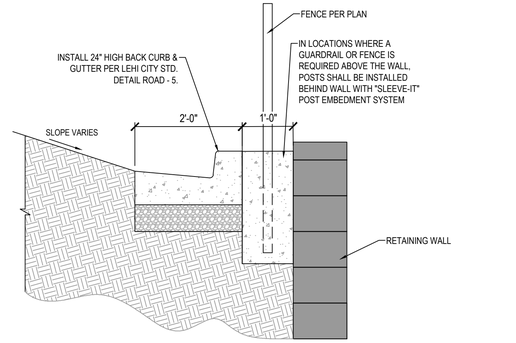
A. This drawing detail is applicable to water main piping less than 16-inches diameter.
B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
C. Installation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

2. PRODUCTS

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

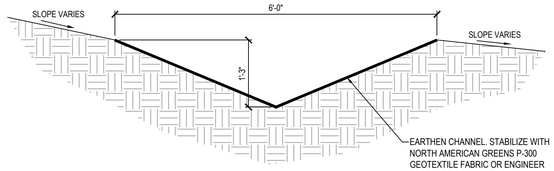
3. EXECUTION

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



6 24" CURB ABOVE RETAINING WALL

SCALE: NONE



7 6' X 1.25' DRAINAGE SWALE

SCALE: NONE

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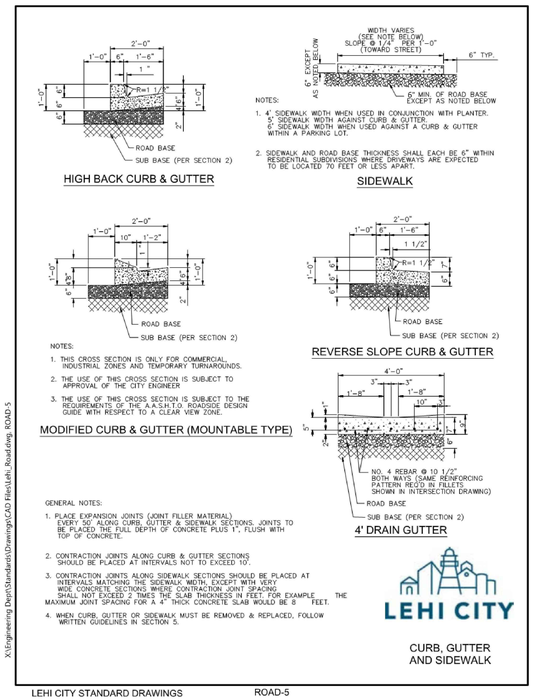
HIDDEN CANYON PHASE D
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LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
5-2-2022
STATE OF UTAH

DETAILS

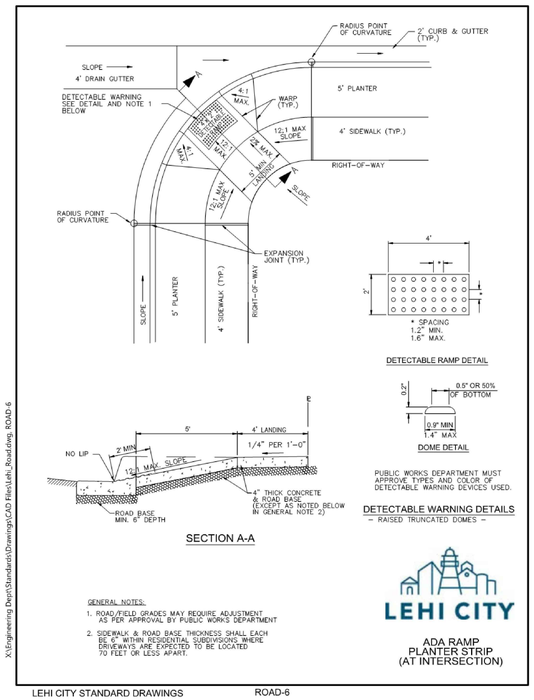
PROJECT NUMBER 8739B
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PROJECT MANAGER JKF

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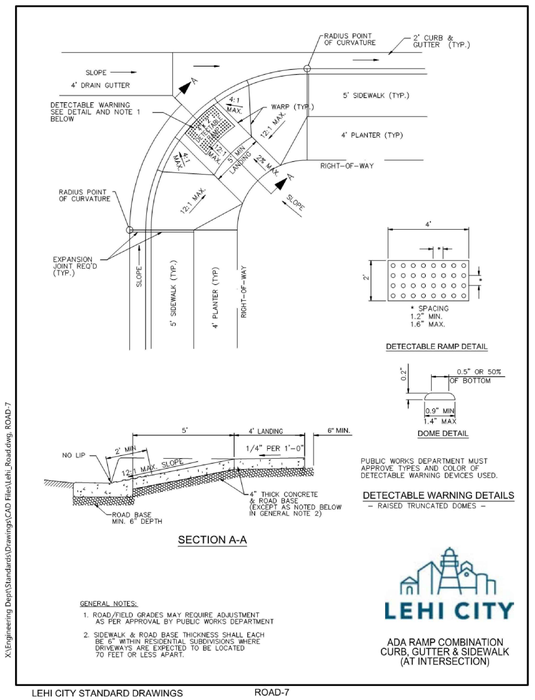
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LEHI CITY STANDARD DRAWINGS ROAD-5



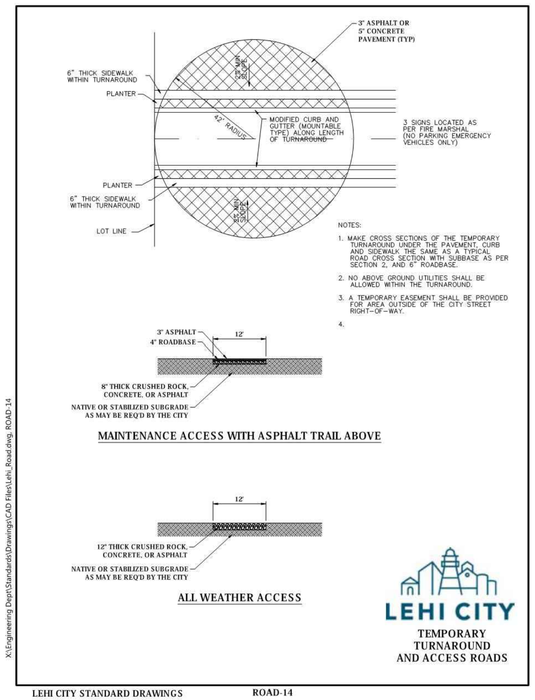
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LEHI CITY STANDARD DRAWINGS ROAD-6



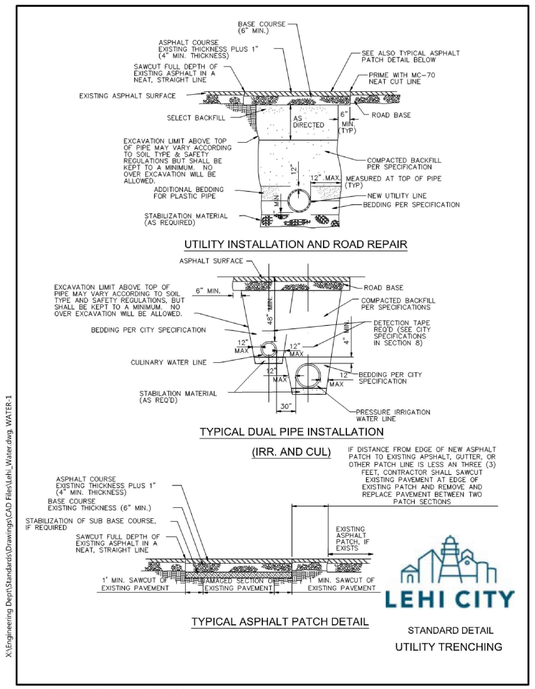
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LEHI CITY STANDARD DRAWINGS ROAD-7



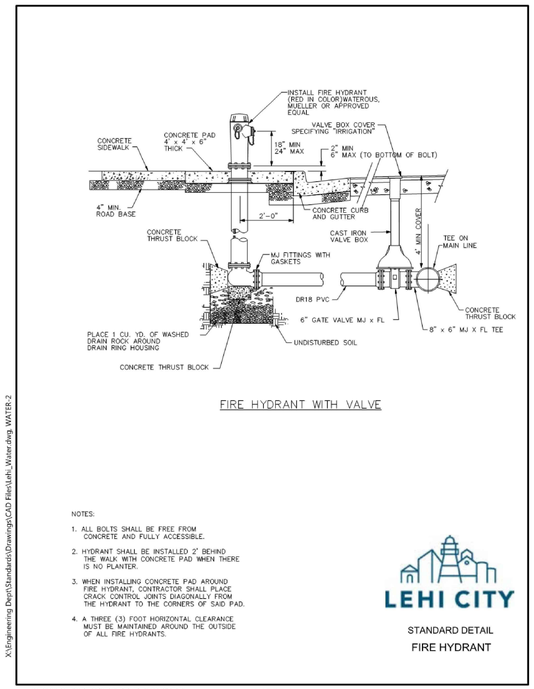
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LEHI CITY STANDARD DRAWINGS ROAD-14



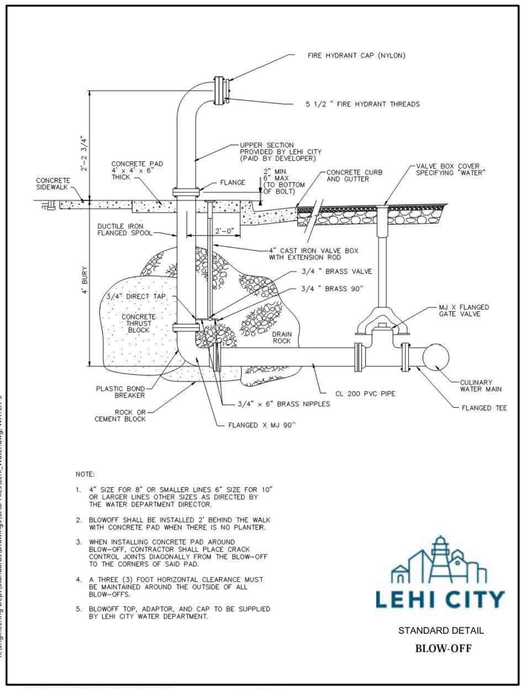
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LEHI CITY STANDARD DRAWINGS WATER-1



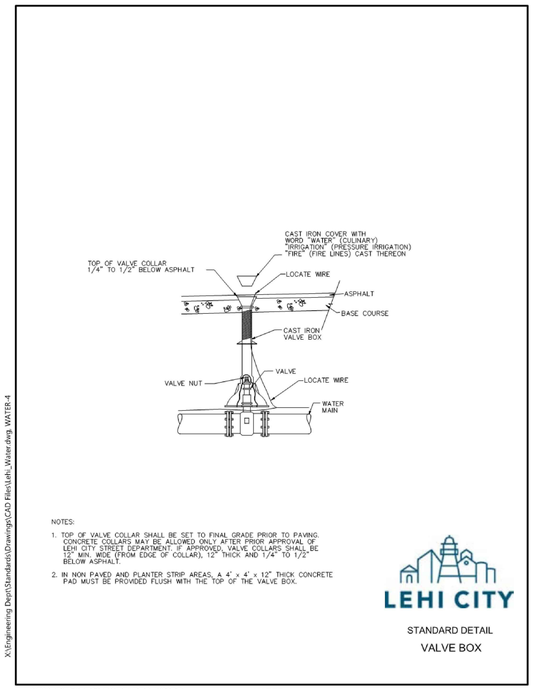
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LEHI CITY STANDARD DRAWINGS WATER-2



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LEHI CITY STANDARD DRAWINGS WATER-3



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LEHI CITY STANDARD DRAWINGS WATER-4

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HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

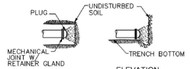
LEHI CITY DETAILS

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

C-501



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ BRANCH PLUGGED	BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.6	1.7	2.6	2.6	2.6
8	7.1	3.9	2.0	1.0	4.8	3.1	4.8	4.8	4.8
10	11.1	6.0	3.0	1.5	7.3	4.4	7.3	7.3	7.3
12	16.0	8.6	4.4	2.2	10.6	5.5	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.9	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

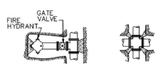
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

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

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

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



FIRE HYDRANT

CROSS



TEE

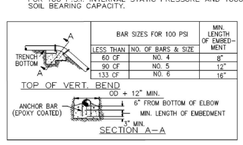


TEE (PLUGGED)



ELBOW

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



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

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.9	6.6
10	40.5	20.7	10.1
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.1	33.4
20		83.0	41.0
21			45.5
22	SPECIAL		50.0
24	DESIGN		59.5
30	REQUIRED		
36			

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

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

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

NOTES:

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

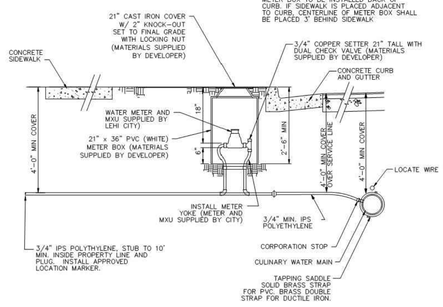
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

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

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

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

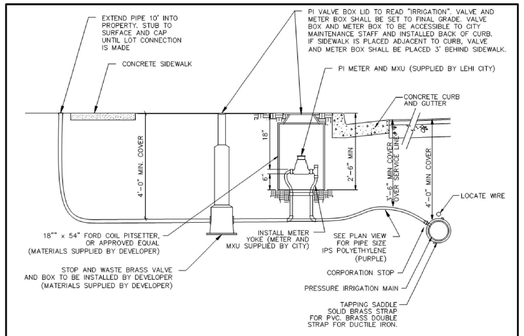
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

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

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

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

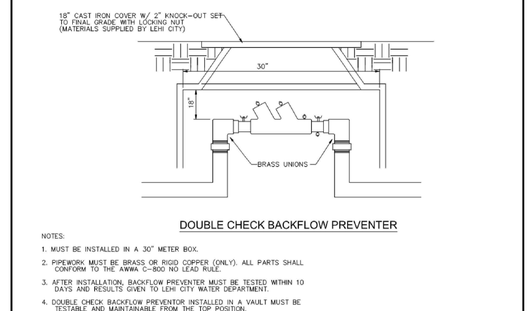
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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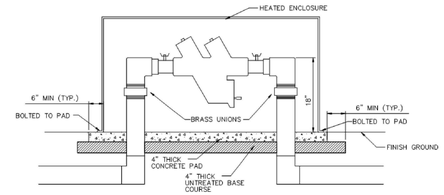
LEHI CITY STANDARD DRAWINGS WATER-8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

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



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

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

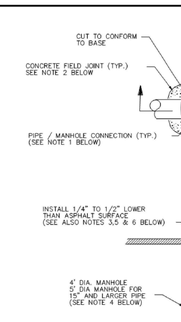
LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

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LEHI CITY STANDARD DRAWINGS WATER-13



NOTES:

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

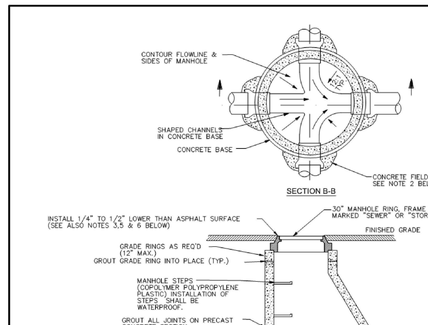
LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



NOTES:

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

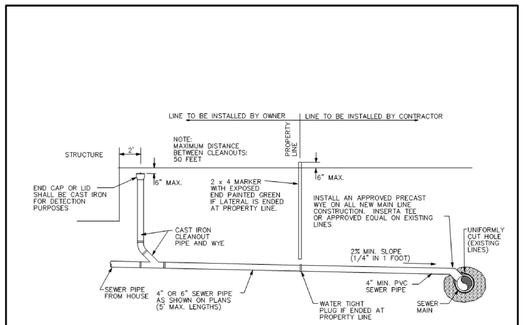
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

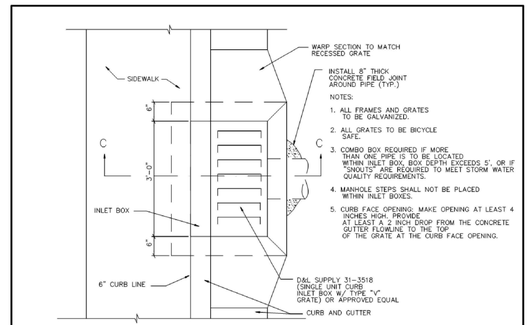
LEHI CITY

STANDARD DETAIL

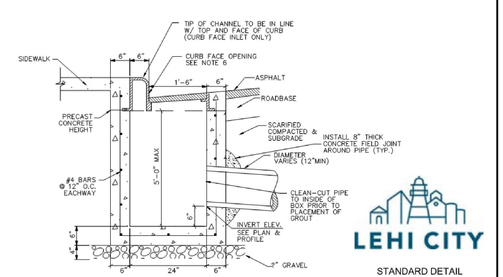
SEWER LATERAL DETAIL

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

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FOR:
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CONTACT:
RANDY SMITH
PHONE: 801-884-3597

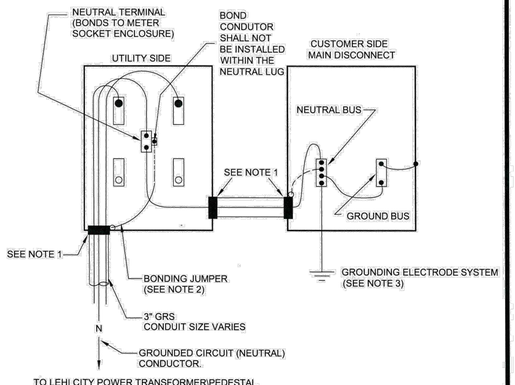
HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

LEHI CITY DETAILS

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

C-502

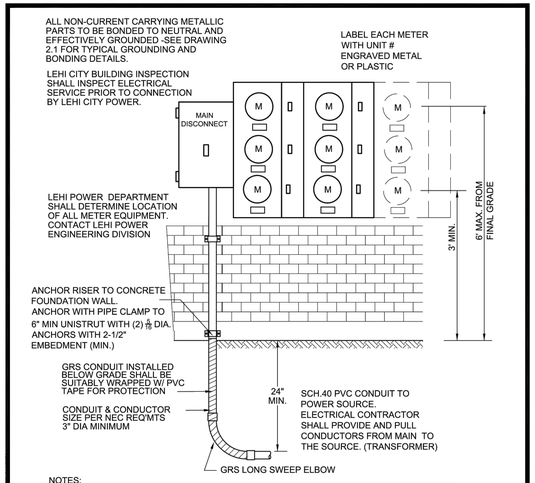


NOTES:

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

DRAWING\ LDRS_DWG-GN.# 2016

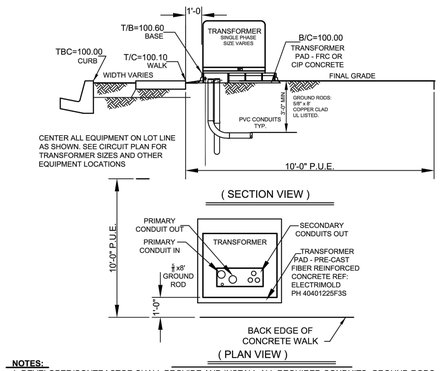
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **GROUNDING & BONDING FOR 100 & 200 AMP SERVICES UP TO 480 VOLTS** RESIDENTIAL & COMMERCIAL POWER SERVICE	DWG: 2.1 REV. 16.00 BY: GWK DATE: 6/6/16



NOTES:

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

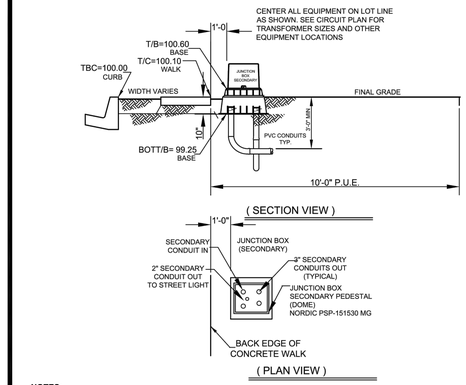
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **MULTI-METER INSTALLATION UNDERGROUND SERVICE** 200 AMP & GREATER, SELF CONTAINED METERING	DWG: 3.3 REV. 17.00 BY: GWK DATE: 3/28/16



NOTES:

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

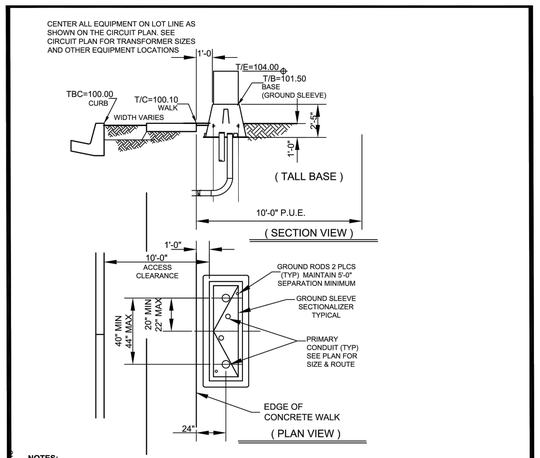
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **TRANSFORMER SINGLE PHASE** (LOCATIONS IN THE P.U.E.)	DWG: 5.1.1 REV. 17.00 BY: GWK DATE:3/10/17



NOTES:

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

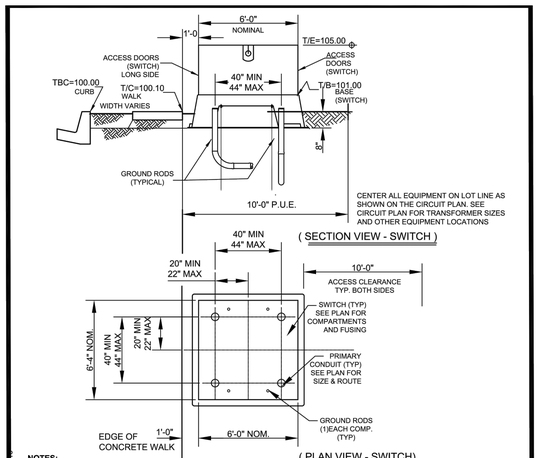
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)** (LOCATIONS IN THE P.U.E.)	DWG: 5.1.2 REV. 17.00 BY: GWK DATE: 3/10/17



NOTES:

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

LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **GROUND SLEEVE/ SECTIONALIZER** (TYPICAL LOCATION IN THE P.U.E.)	DWG: 5.2.1 REV. 17.00 BY: GWK DATE: 3/27/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS AND GROUND RODS
2. LEHI POWER SHALL PROVIDE EQUIPMENT BASES TO BE INSTALLED BY DEVELOPER/CONTRACTOR
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' MINIMUM CLEARANCE EXCEPT AS NOTED.
5. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
6. 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

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TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

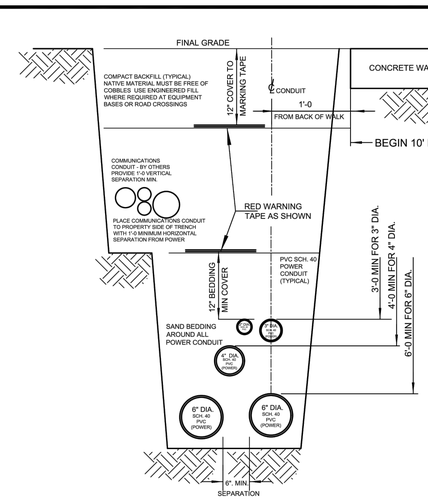
ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL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

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

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

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

LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **ELECTRICAL TRENCH & CONDUIT NOTES** RESIDENTIAL & COMMERCIAL POWER SERVICE	DWG: 5.3 REV. 17.00 BY: GWK DATE: 01/5/17



NOTES:

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

LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **POWER TRENCH & JOINT USE TRENCH DETAIL** RESIDENTIAL & COMMERCIAL SUBDIVISION	DWG: 5.4 REV. 17.00 BY: GWK DATE: 01/5/17

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT. 84020
CONTACT:
RANDY SMITH
PHONE: 801-684-3597

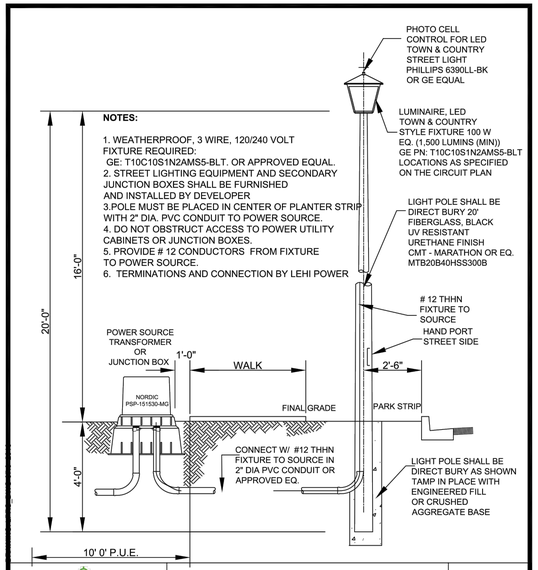
HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

LEHI CITY DETAILS

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

C-503



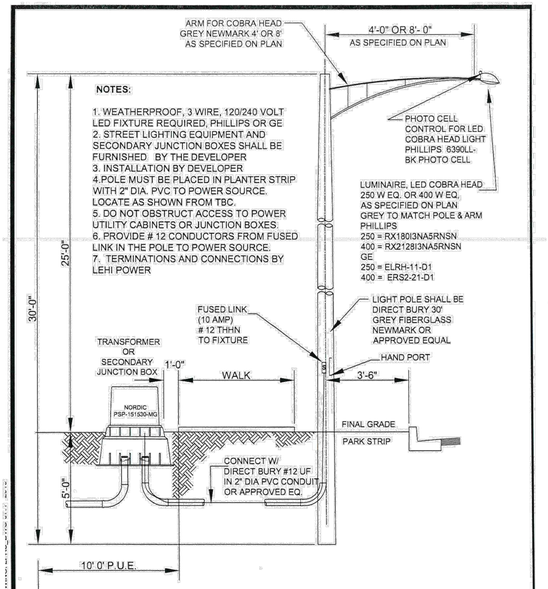
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

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



LEHI CITY
POWER DEPARTMENT

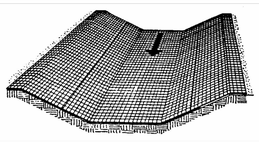
REQUIREMENTS & STANDARDS

COBRA HEAD STREET LIGHT (LED)

DIRECT BURY FIBERGLASS POLE

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

BMP: Erosion Control Blankets — ECB



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

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

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

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

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

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

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

FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:
1:1 SLOPES = 10' APART
2:1 SLOPES = 20' APART
3:1 SLOPES = 30' APART
ETC.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

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

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

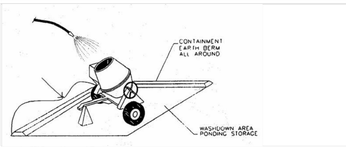
Implementation Requirements
- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low



2 BMP: STRAW WATTLE DETAIL
SCALE: NONE

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

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

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

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

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

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

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

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PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

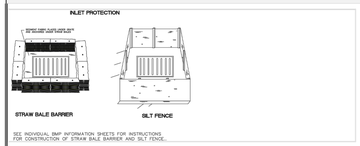
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

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



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

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

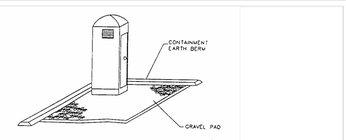
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

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

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

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

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

LIMITATIONS:
No limitations.

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

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PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

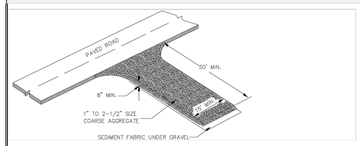
Targeted Pollutants
- ☐ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

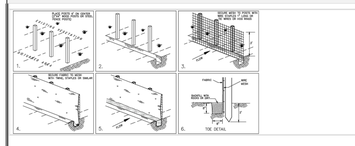
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

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

■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

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LAYTON
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

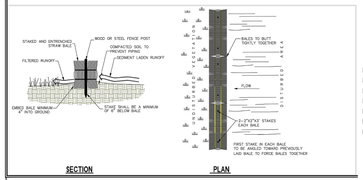
LEHI CITY DETAILS

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

C-504

BMP: Straw Bale Barrier

STB



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

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

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

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

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

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

LEHI

PIONEERING UTAH'S FUTURE

Adapted from Salt Lake County BMP fact sheet

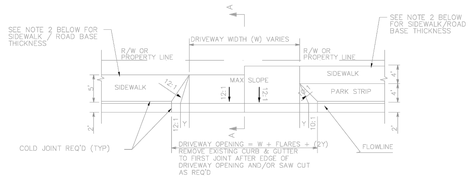
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

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



PLAN VIEW



ELEVATION



SECTION A-A

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

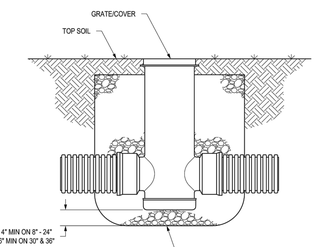
LEHI CITY

FLARED DRIVE APPROACH

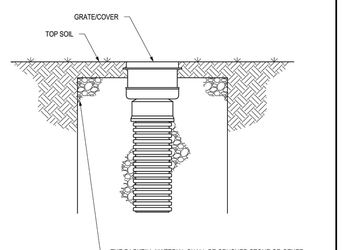
LEHI CITY STANDARD DRAWINGS ROAD-11

NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



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

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-0490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 5 SUBDIVISION
LEHI, UTAH

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

DETAILS

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

C-505

Hidden Canyon Phase D Plat 5

Aerial

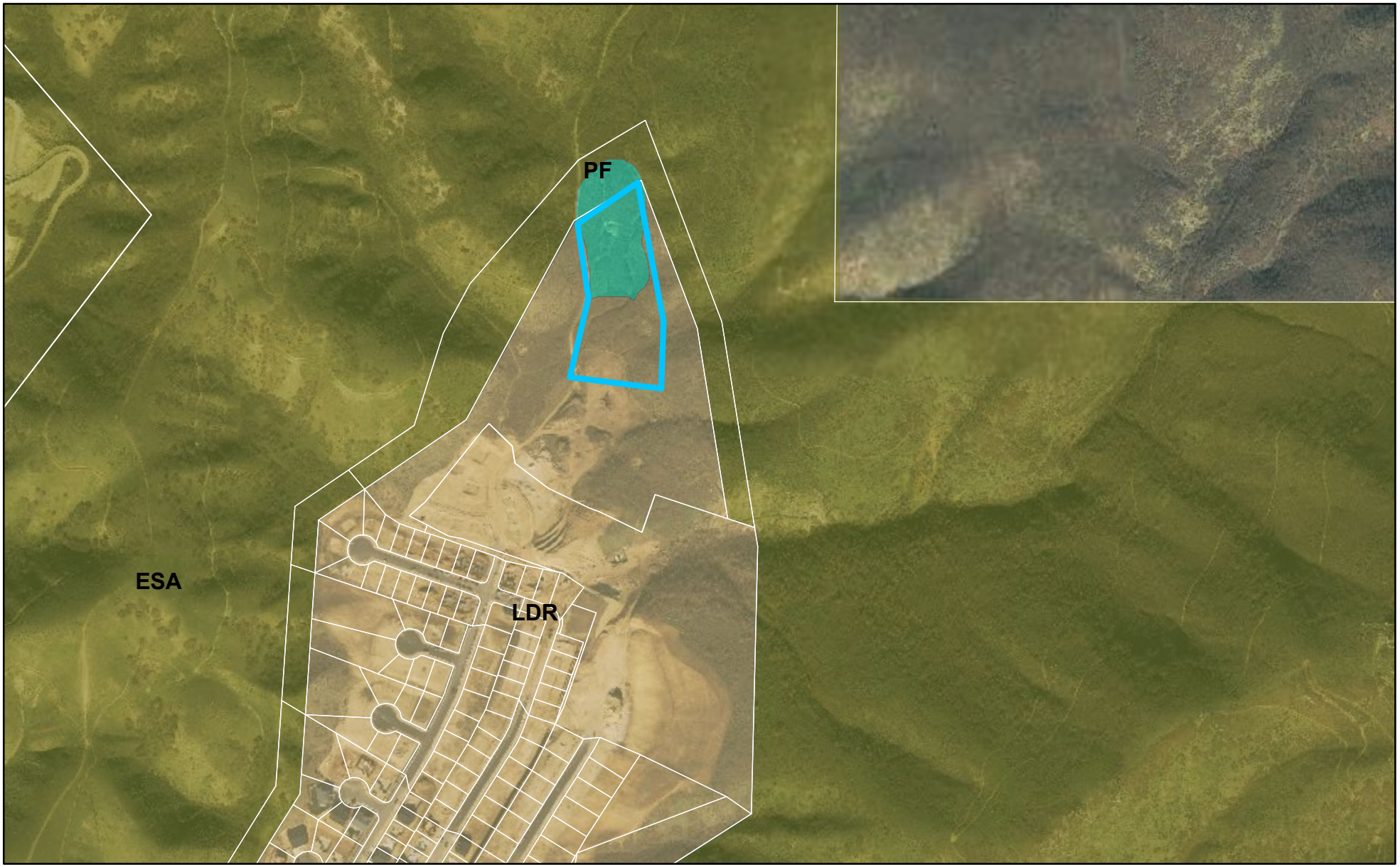


0 660 1,320 Feet

LEHI CITY

Hidden Canyon Phase D Plat 5

General Plan



LEHI CITY

Hidden Canyon Phase D Plat 5

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Phase D Plat 6 Final Subdivision 09.13.22.docx

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

Hidden Canyon D6 plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PHASE D PLAT 6 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	Central Canyon		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Low Density Residential (LDR)		
Number of Lots/Units	36 lots		
Adjacent Zoning and Land Use	*North*	PC (LDR/PF)	Proposed Phase D Plat 6
	South	PC (LDR)	Hidden Canyon Plat C
	East	PC (ESA)	Hillside
	West	PC (LDR)	Phase D Plat 2 and 4
Date of DRC Review	June 29, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

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

REPORT ANALYSIS

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

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

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

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

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

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

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Hidden Canyon Plat D Phase 4 final subdivision. Any motion should include findings. Possible findings include:

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

Hidden Canyon Phase D Plat 6
DRC Redline Comments

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

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

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

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

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

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

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer’s cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Update Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.
8. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.

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

Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

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

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

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

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

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

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

HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
June 21, 2022

INDEX OF DRAWINGS

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

NOTICE TO CONTRACTOR

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

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

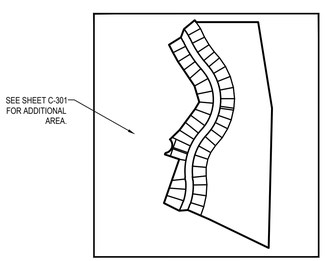
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

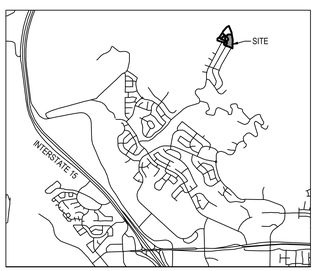
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

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

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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

HIDDEN CANYON PHASE D PLAT 6

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

LEGEND

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

NORTHEAST CORNER SECTION 19 T4S, R1E, SLB&M

BASIS OF BEARING S 0°02'29" E 10,688.08'

SOUTHEAST CORNER SECTION 30 T4S, R1E, SLB&M

NORTH 8,643.99'

WEST 1,353.17'

POINT OF BEGINNING

LEHI CITY 11:013:0164

S 1°23'12" W 1055.62'

S 9°07'38" E 670.96'

TELECOMMUNICATIONS EASEMENT ENTRY NO. 79431:2014

EAST 446.19'

PARCEL B

N 64°15'06" W 497.19'

PARCEL A
613,845 sq.ft.
14.087 acres

PARCEL B
33,474 sq.ft.
0.768 acres

1" PI LOCATION

TOLL SOUTHWEST LLC 11:013:0211

N 66°33'44" W 177.40'

S 83°57'50" W 65.54'

N 62°41'54" W 126.84'

N 19°07'28" E 350.00'

N 70°52'34" W 102.34'

N 19°07'31" E 21.64'

D=32°51'08"
R=83.00'
L=47.59'
CB=N 2°41'57" E
C=46.94'

N 16°45'16" W 126.60'

N 31°15'26" E 62.92'

N 33°34'54" W 144.09'

N 34°23'31" W 77.30'

N 29°30'46" W 77.30'

N 27°24'00" W 67.99'

N 58°48'33" E 108.43'

N 19°42'26" E 68.48'

N 51°14'32" E 123.37'

S 36°25'29" E 216.67'

CANYON RIM ROAD (PUBLIC - 56' WIDE)

FOX CANYON CIRCLE

ROYAL CIRCLE

VALLEY VIEW ROAD

HIDDEN CANYON PHASE 4

HIDDEN CANYON PHASE 5

HIDDEN CANYON PHASE 2

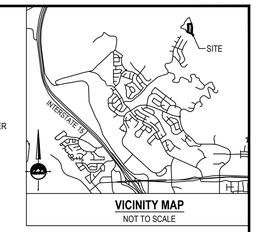
2' TRAVERSE MTN PU&RCE

10' PUE&RCE

8' PU&DE

LOT 601 8,424 sq.ft.
LOT 602 8,175 sq.ft.
LOT 603 8,040 sq.ft.
LOT 604 8,022 sq.ft.
LOT 605 7,933 sq.ft.
LOT 606 8,931 sq.ft.
LOT 607 8,946 sq.ft.
LOT 608 8,676 sq.ft.
LOT 609 8,677 sq.ft.
LOT 610 7,905 sq.ft.
LOT 611 8,041 sq.ft.
LOT 612 7,898 sq.ft.
LOT 613 8,661 sq.ft.
LOT 614 8,269 sq.ft.
LOT 615 8,268 sq.ft.
LOT 616 8,215 sq.ft.
LOT 617 8,240 sq.ft.
LOT 618 8,246 sq.ft.
LOT 619 8,277 sq.ft.
LOT 620 8,615 sq.ft.
LOT 621 8,615 sq.ft.
LOT 622 6,525 sq.ft.
LOT 623 9,453 sq.ft.
LOT 624 9,442 sq.ft.
LOT 625 9,601 sq.ft.
LOT 626 11,390 sq.ft.
LOT 627 9,647 sq.ft.
LOT 628 9,605 sq.ft.
LOT 629 8,812 sq.ft.
LOT 630 8,641 sq.ft.
LOT 631 9,839 sq.ft.
LOT 632 9,220 sq.ft.
LOT 633 7,906 sq.ft.
LOT 634 7,607 sq.ft.
LOT 635 7,607 sq.ft.
LOT 636 7,611 sq.ft.

LOT 516, LOT 517, LOT 518, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 503, LOT 502, LOT 311, LOT 213, LOT 212, LOT 211, LOT 210, LOT 209, LOT 204, LOT 203, LOT 202



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

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **HIDDEN CANYON PHASE D PLAT 6**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

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

thence North 64°15'06" West 497.19 feet;
thence North 66°33'44" West 177.40 feet;
thence South 83°57'50" West 65.54 feet;
thence North 62°47'54" West 128.84 feet;
thence North 19°07'28" East 360.00 feet;
thence North 70°52'34" West 102.34 feet;
thence North 19°07'31" East 21.64 feet;
thence Northeasterly 47.59 feet along the arc of a 83.00 foot radius curve to the left (center bears North 70°52'29" West and the chord bears North 02°41'57" East 46.94 feet with a central angle of 32°51'08");
thence North 36°25'29" East 346.66 feet;
thence North 31°15'26" East 62.92 feet;
thence North 16°45'16" West 126.60 feet;
thence North 33°34'54" West 144.09 feet;
thence North 34°23'31" West 77.30 feet;
thence North 29°30'46" West 77.30 feet;
thence North 27°24'00" West 67.99 feet;
thence North 58°48'33" East 108.43 feet;
thence North 19°42'26" East 68.48 feet;
thence North 51°14'32" East 123.37 feet;
thence South 48°23'54" East 21.92 feet;
thence East 446.19 feet;
thence South 09°07'38" East 670.96 feet;
thence South 01°23'12" West 1,055.62 feet to the point of beginning.

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

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all people by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HIDDEN CANYON PHASE D PLAT 6

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

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

ACCEPTANCE BY LEGISLATIVE BODY

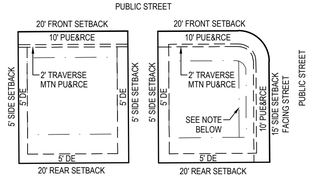
THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____.

MAYOR

ATTEST: _____
CLERK/RECORDER
(SEE SEAL BELOW)

PUBLIC STREET



TYPICAL BUILDING SETBACK AND EASEMENTS

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

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

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

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

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

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

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

LAND USE TABLE			
LOT AREA	=	7.125 AC	30%
ROADWAYS	=	1.898 AC	8%
OPEN SPACE	=	14.897 AC	62%
TOTAL AREA	=	23.920 AC	100 %

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

NORTH

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

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 6/20/22

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

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

HIDDEN CANYON PHASE D PLAT 6

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

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

13. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

14. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

15. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

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

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

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

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

ENSIGN
THE STANDARD IN ENGINEERING

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

HIDDEN CANYON PHASE D PLAT 6 SUBDIVISION

LEHI, UTAH

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

GENERAL NOTES

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

C-001

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

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

BENCHMARK

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

ELEV = 4948.88'



HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ. 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION

LEHI, UTAH

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

OVERALL SITE PLAN

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

C-100

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

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

BENCHMARK

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

ELEV = 4948.88'

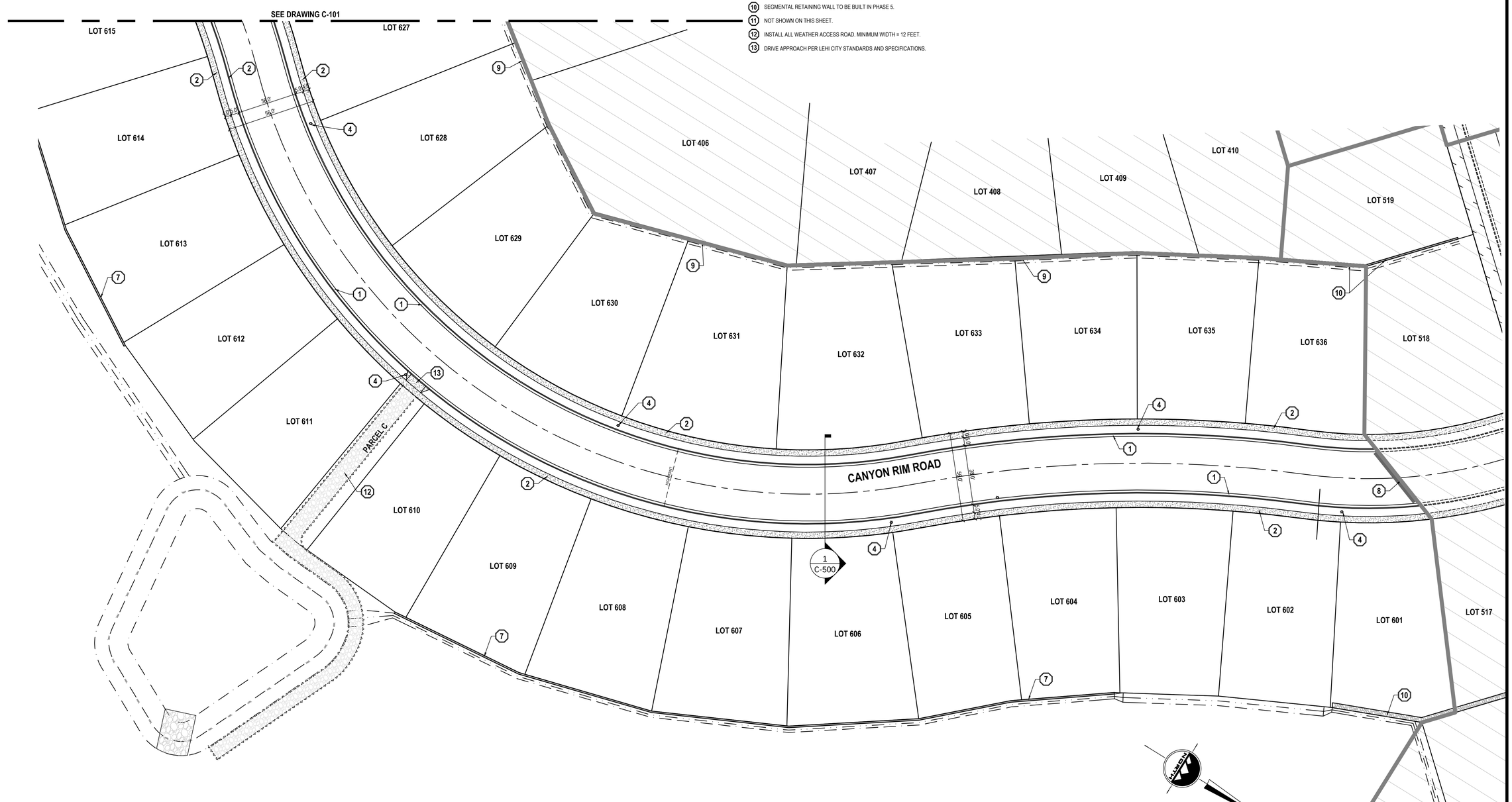
GENERAL NOTES

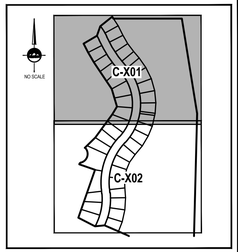
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. NOTIFY ENGINEER OF ANY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

SCOPE OF WORK:

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

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





HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

SITE PLAN

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

C-101

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

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

BENCHMARK

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

ELEV = 4948.88'

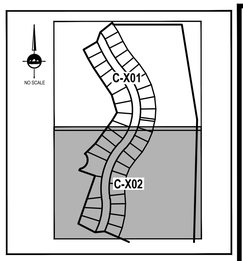
GENERAL NOTES

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

SCOPE OF WORK:

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

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JARED K. FORD
06-21-2022
STATE OF UTAH

SITE PLAN

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

C-102

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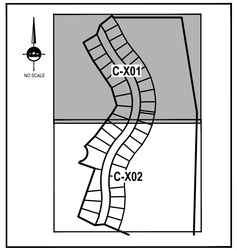
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6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
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14. ALL STORM DRAIN OUTSIDE OF LEHI CITY ROW IS PRIVATE AND TO BE OWNED AND MAINTAINED BY THE HOA.

SCOPE OF WORK:

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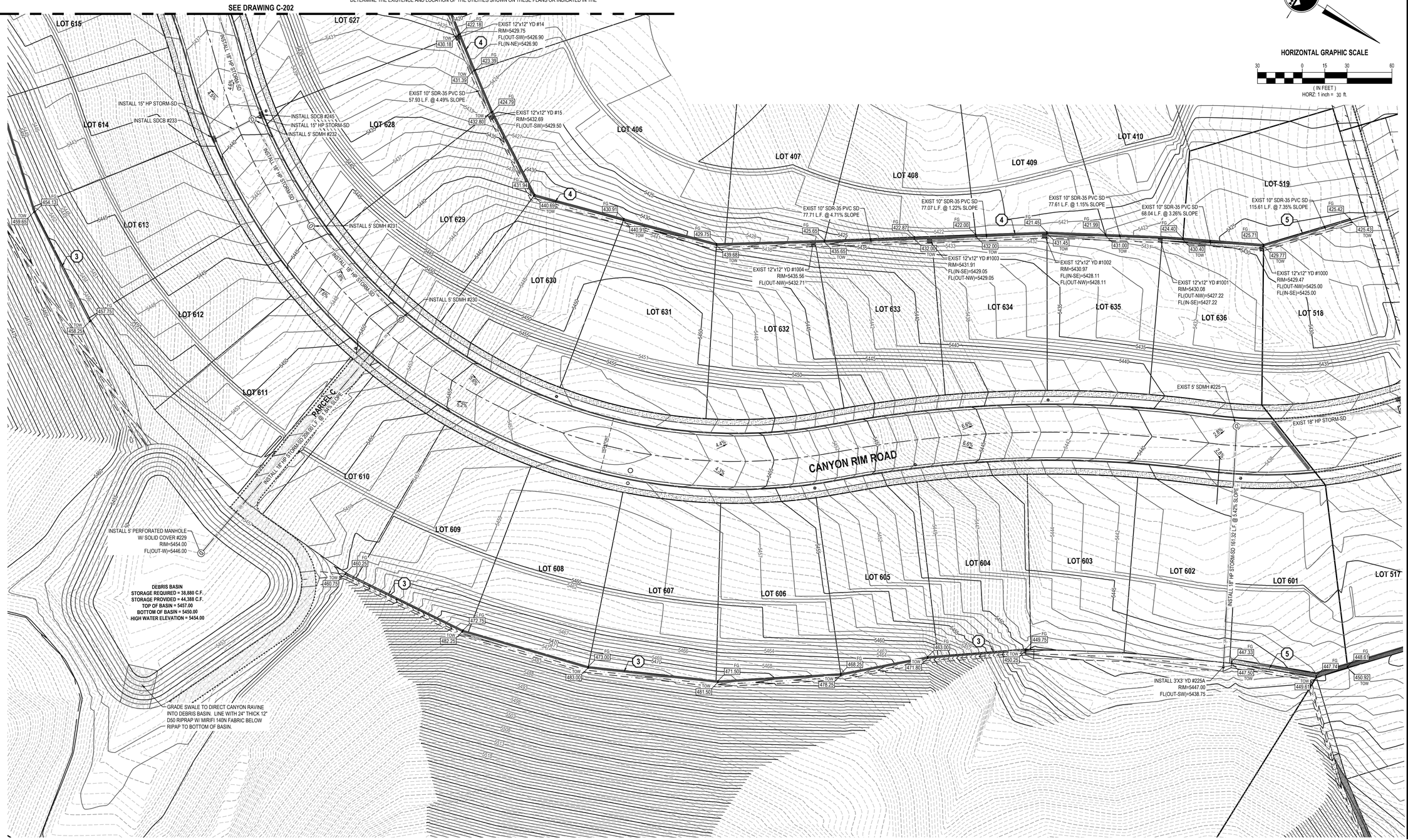


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LEHI, UTAH

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

GRADING AND DRAINAGE PLAN

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

C-201

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PLAT 6 SUBDIVISION

LEHI, UTAH

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

GRADING AND DRAINAGE PLAN

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

C-202

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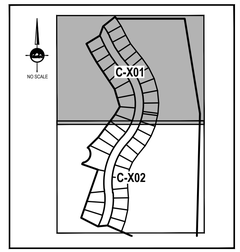
GENERAL NOTES

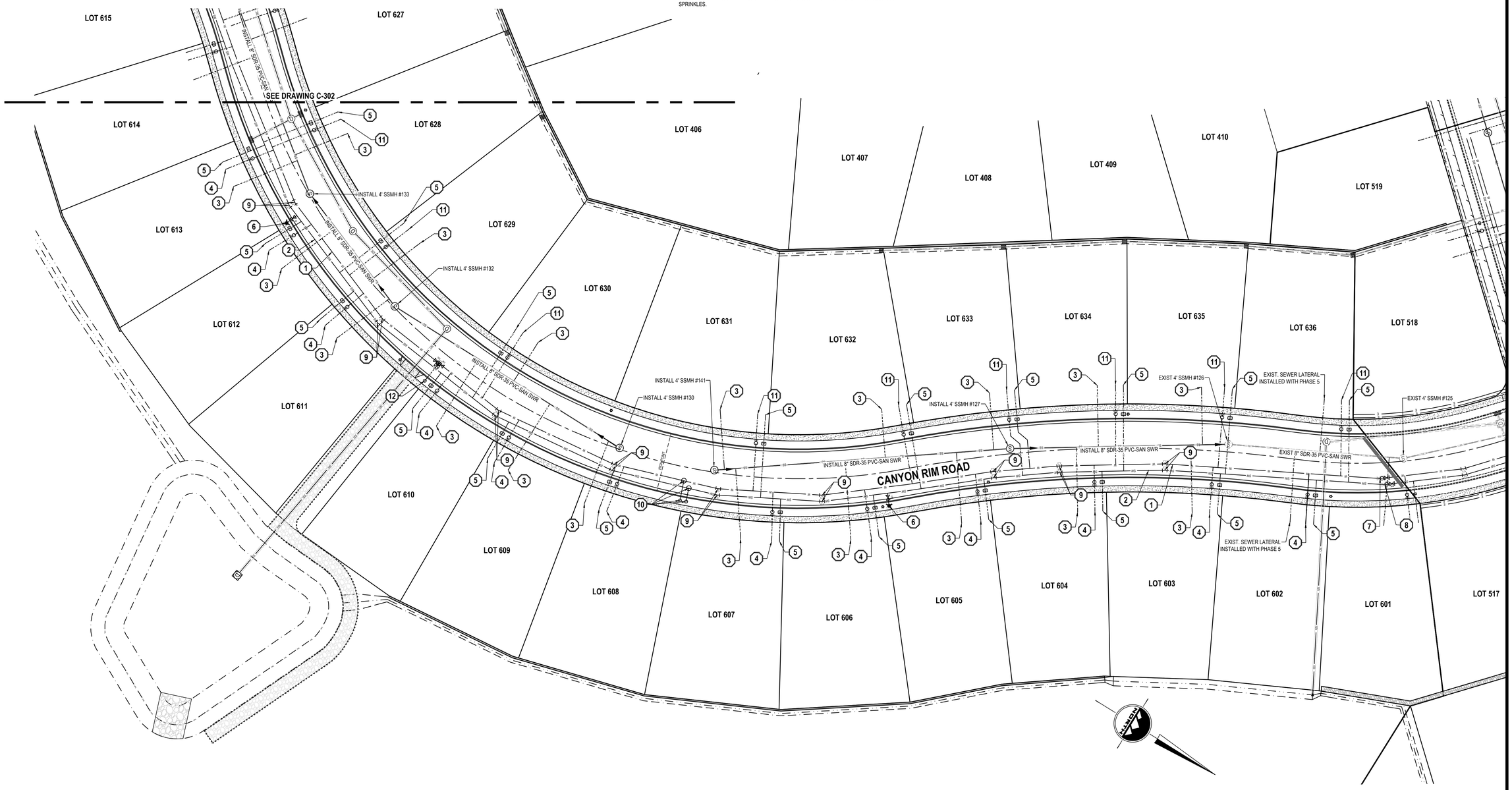
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
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12. ALL MECHANICAL JOINTS WILL REQUIRE A MEGA LUG OF EQUIVALENT JOINT RESTRAINT.
13. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY STANDARDS.
14. ALL PRESSURIZED IRRIGATION LINES MUST BE CHLORINATED AND PASS BACTERIA TESTS IN THE VIALETTO ZONE.
15. ROADS OVER 5% ARE REQUIRED TO HAVE WHIRLY GIGS ON ALL MANHOLES.
16. ALL ROADWAY AREAS MUST BE FILLED TO SUB-GRADE AND COMPACTED PER LEHI CITY STANDARDS PRIOR TO ANY UTILITIES BEING INSTALLED.
17. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE (SHOWN ON PLAT) WILL HAVE FIRE SPRINKLERS. TYPICAL 3/4" RESIDENTIAL WATERLINES WILL BE UPSIZED TO 1" TO ACCOMODATE THE FIRE SPRINKLES.

SCOPE OF WORK:

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





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

UTILITY PLAN

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

C-301

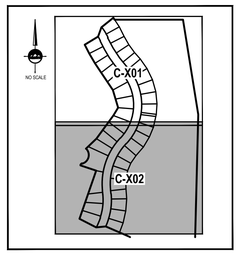
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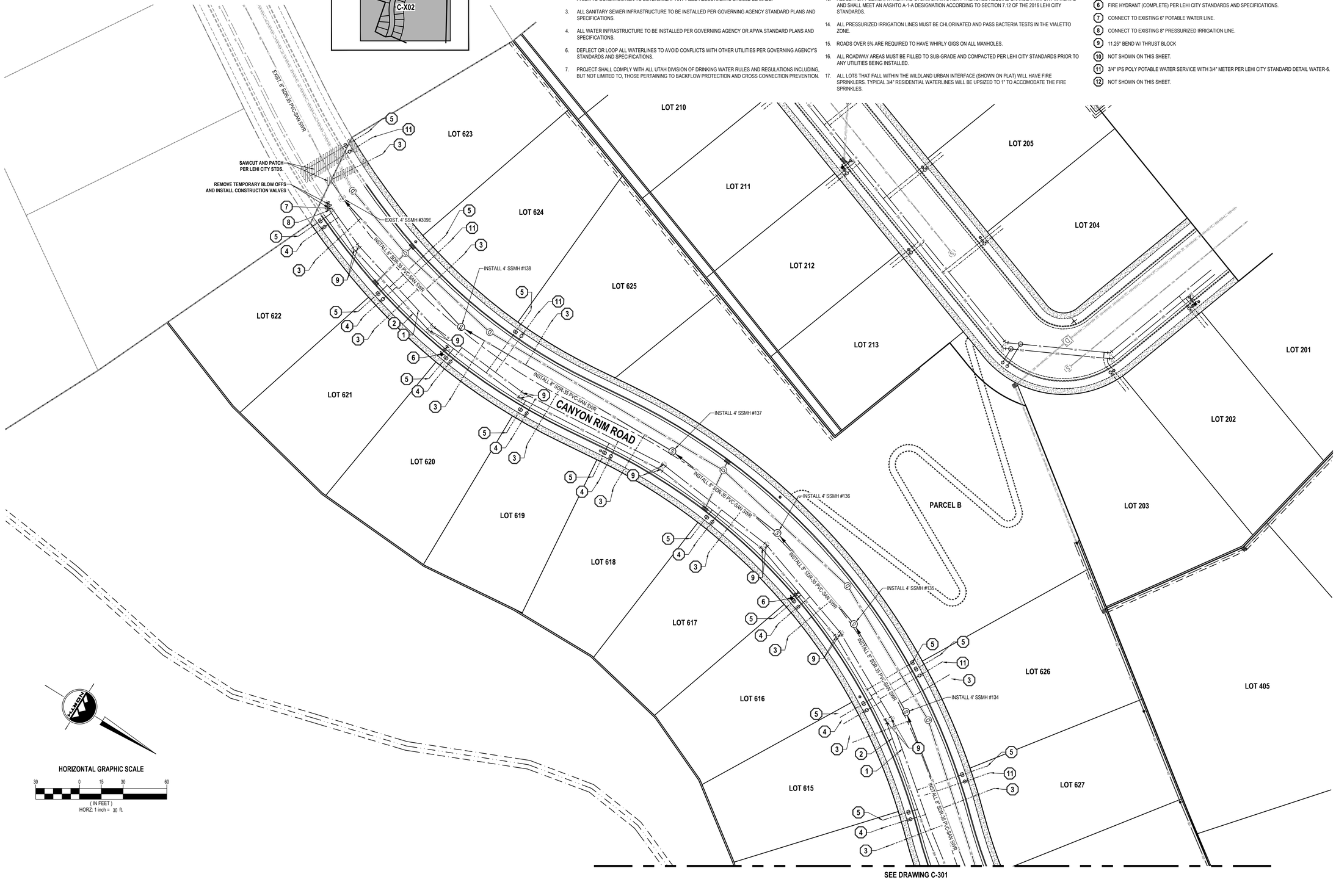
GENERAL NOTES

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

SCOPE OF WORK:

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

1. 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. 1" IPS POLY POTABLE WATER SERVICE WITH 1" METER PER LEHI CITY STANDARD DETAIL WATER-6. (URBAN WILDLAND ONLY)
5. 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARD DETAIL WATER-8.
6. FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. CONNECT TO EXISTING 6" POTABLE WATER LINE.
8. CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. 11.25° BEND W/ THRUST BLOCK
10. NOT SHOWN ON THIS SHEET.
11. 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
12. NOT SHOWN ON THIS SHEET.



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

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CONTACT:
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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION

LEHI, UTAH

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

UTILITY PLAN

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

C-302

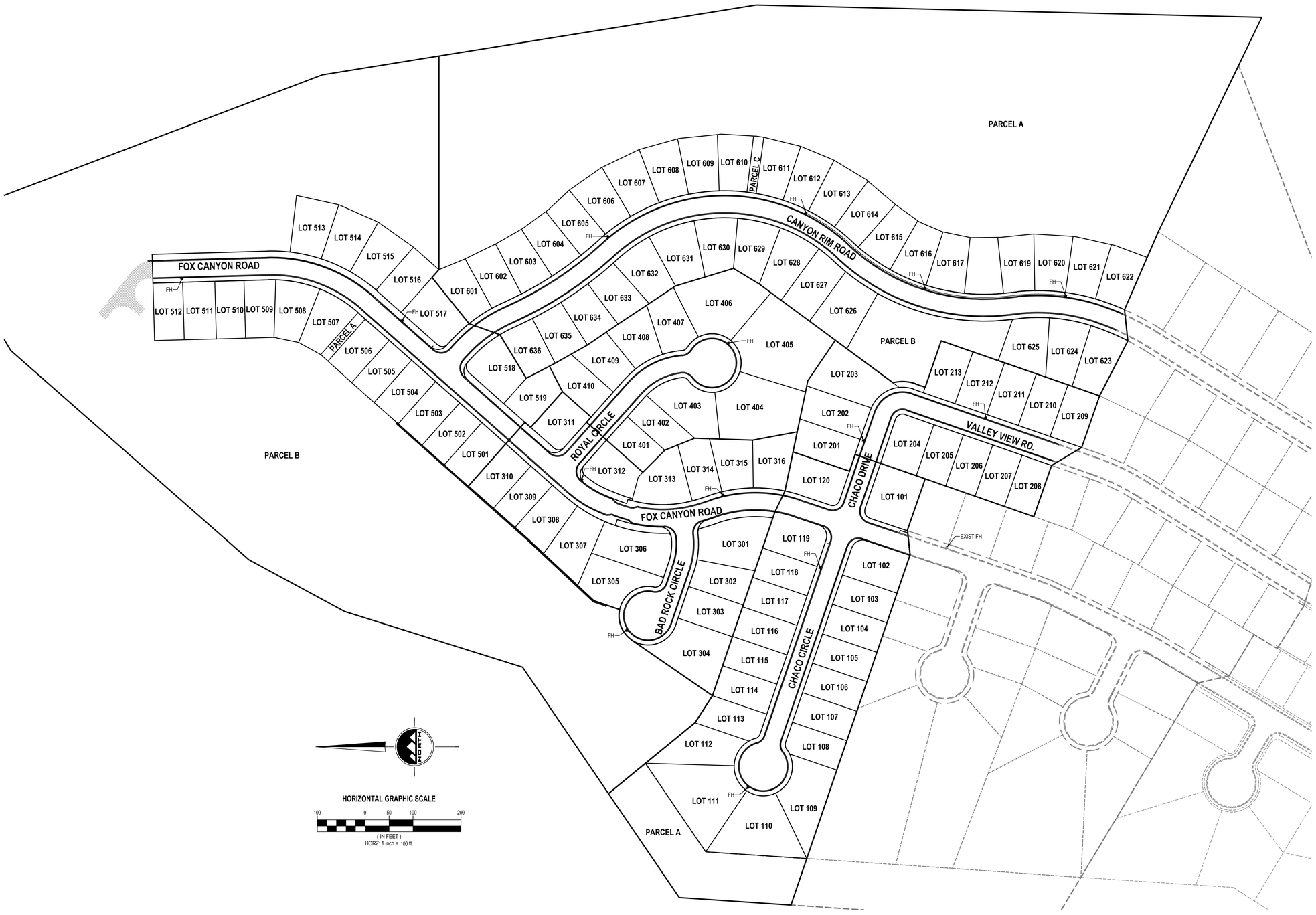
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BENCHMARK

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

ELEV = 4948.88'



NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

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

OVERALL FIRE HYDRANT PLAN

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

C-303

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2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
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THE SEEDING RATE IS 20 PLS POUNDS PER ACRE DRILL. 30 PLS POUND PER ACRE BROADCAST.

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

NO SCALE

C-X01

C-X02

SEE DRAWING C-402

LOT 614 LOT 613 LOT 612 LOT 611 LOT 610 LOT 609 LOT 608 LOT 607 LOT 606 LOT 605 LOT 604 LOT 603 LOT 602 LOT 601 LOT 517 LOT 628 LOT 629 LOT 630 LOT 631 LOT 632 LOT 633 LOT 634 LOT 635 LOT 636 LOT 518 LOT 406 LOT 407 LOT 408 LOT 409

PARCEL C

CANYON RIM ROAD

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LEHI, UTAH

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

EROSION CONTROL PLAN

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

C-401

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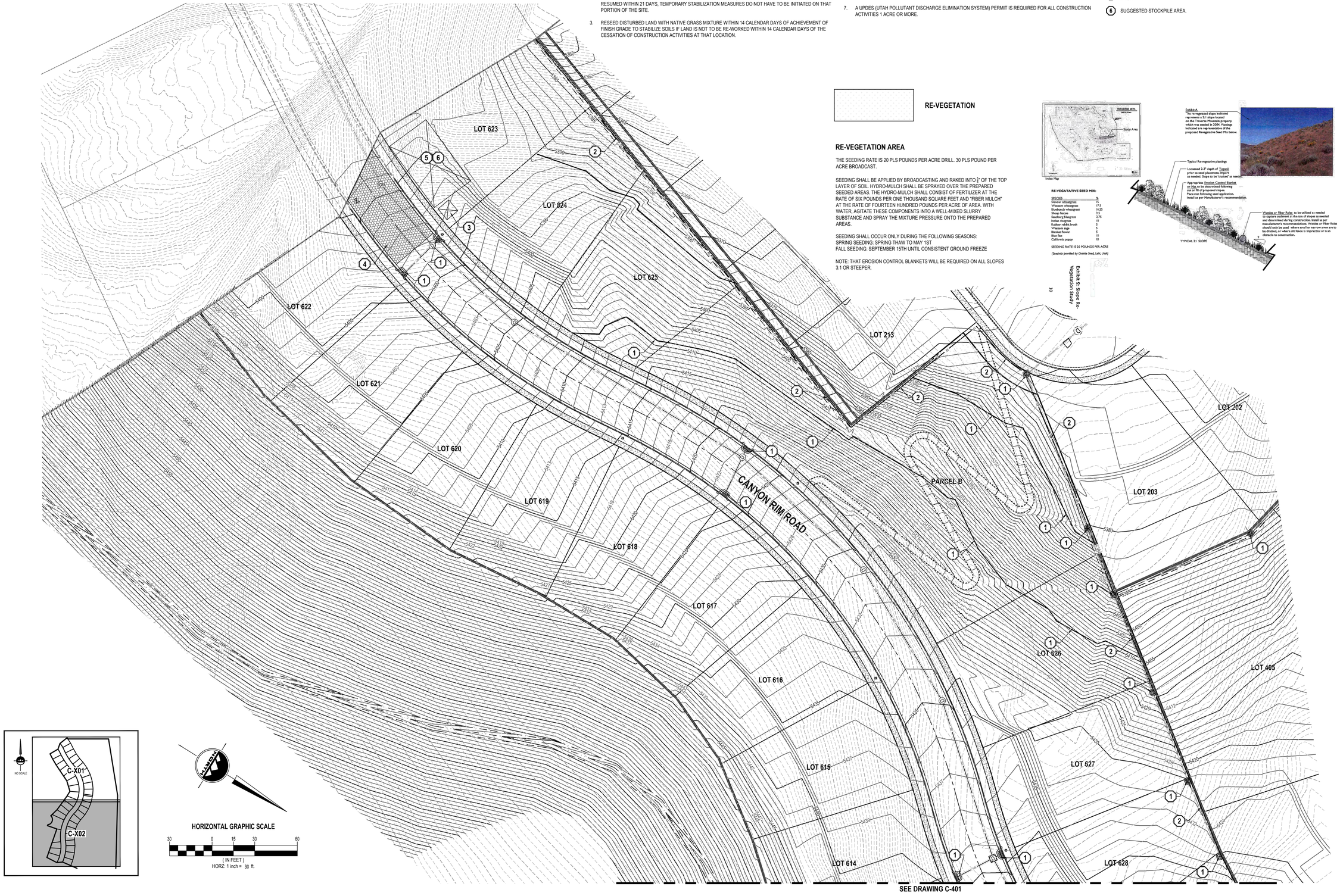
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Index Map

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
Wyoming sage	5
Western yarrow	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

Exhibit A
Re-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.

Exhibit B: Slope Re-Vegetation Study

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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

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LICENSED PROFESSIONAL ENGINEER
No. 767571-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

EROSION CONTROL PLAN

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JKF	

C-402

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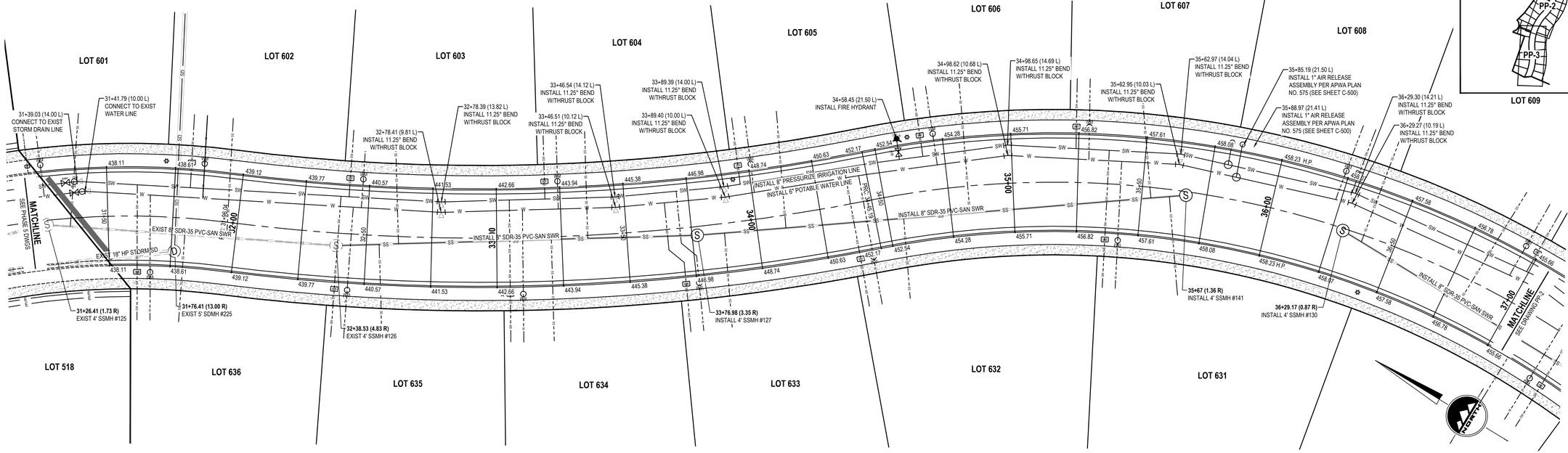
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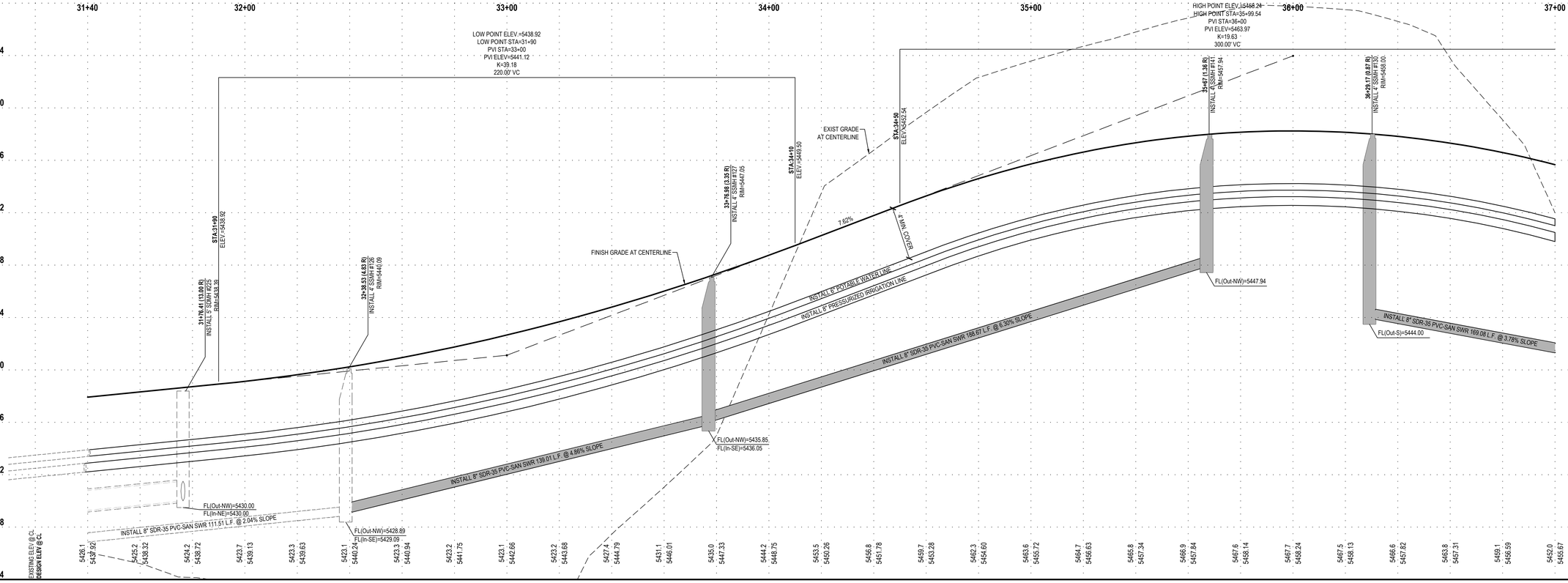


HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

CANYON RIM ROAD



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CANYON RIM ROAD PLAN AND PROFILE

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JKF	

PP-1

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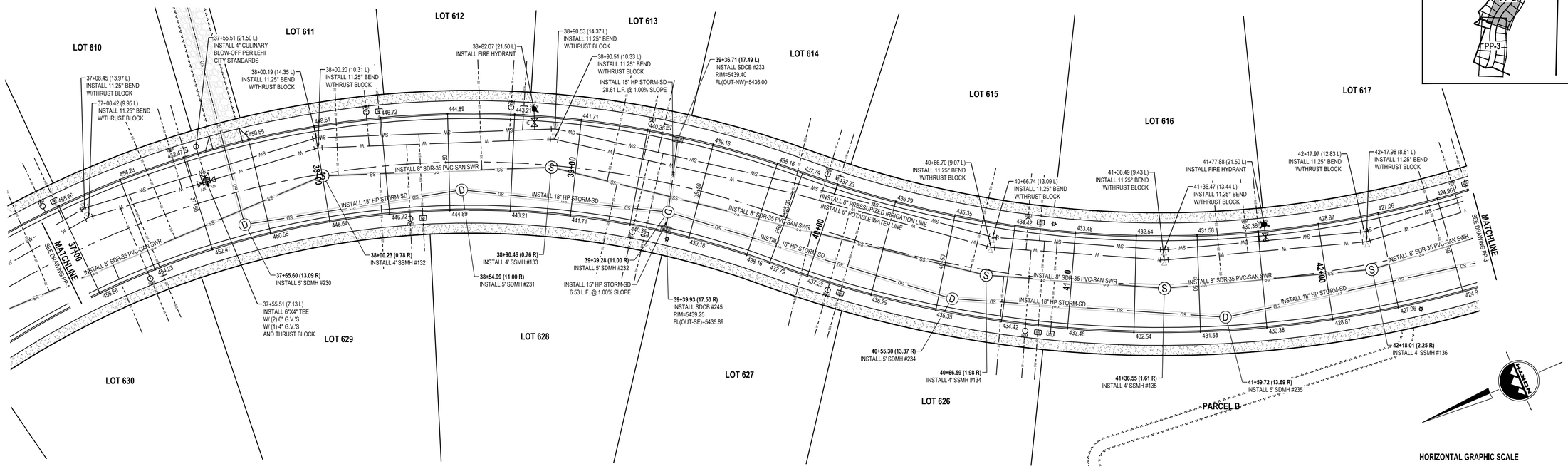
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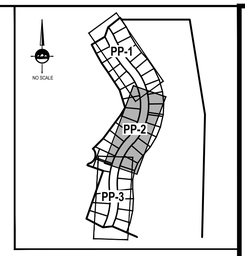
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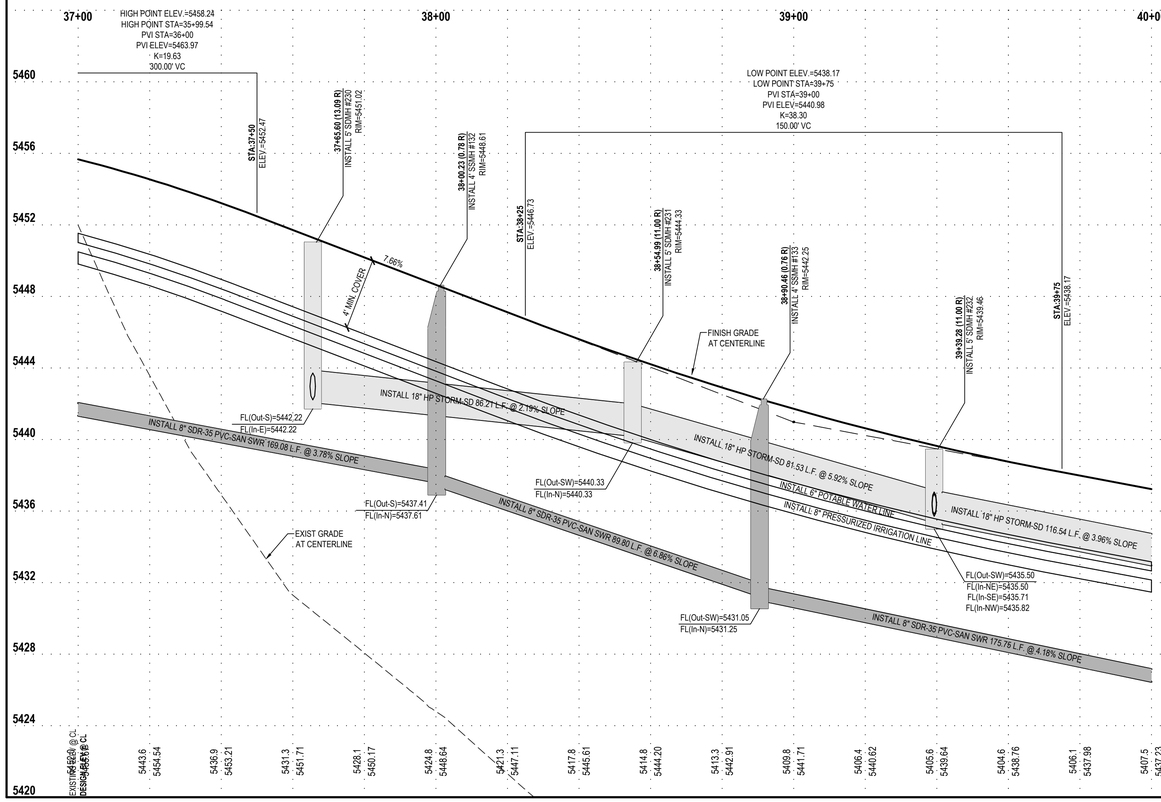


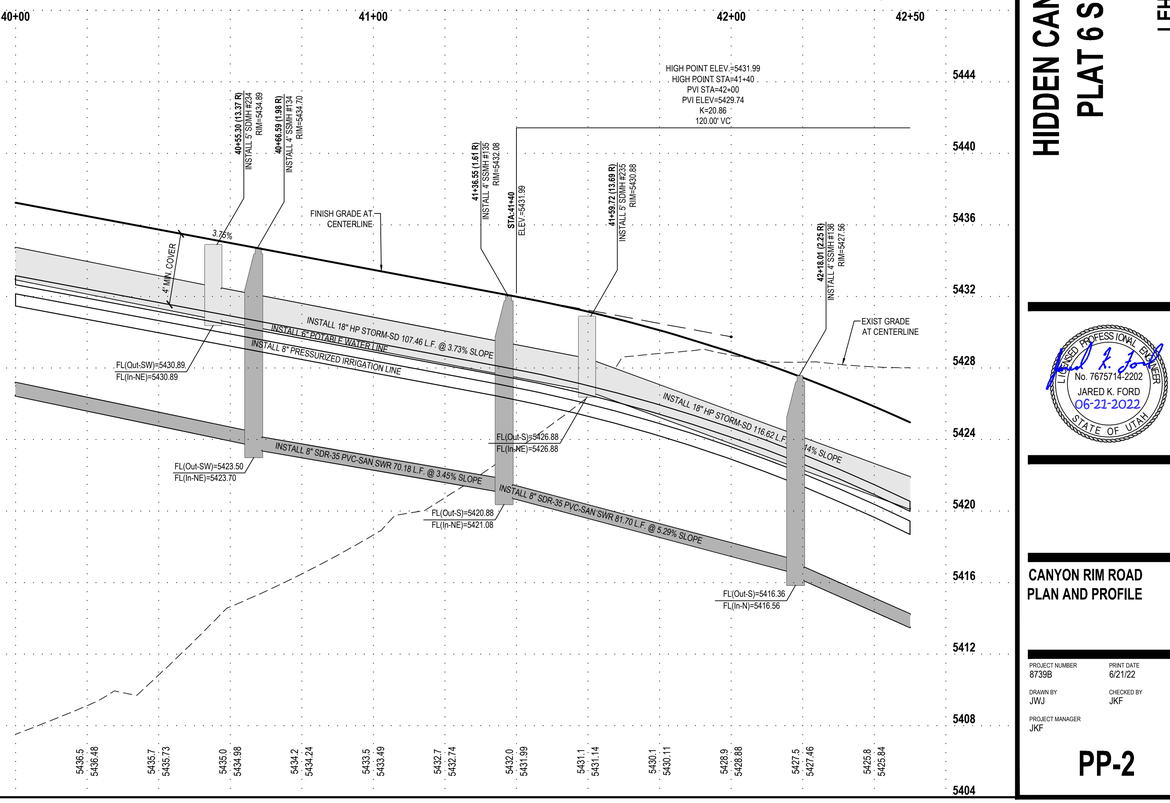
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CHECKED BY JKF
PROJECT MANAGER JKF

PP-2

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

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

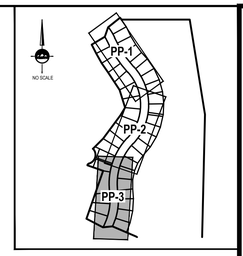
BENCHMARK

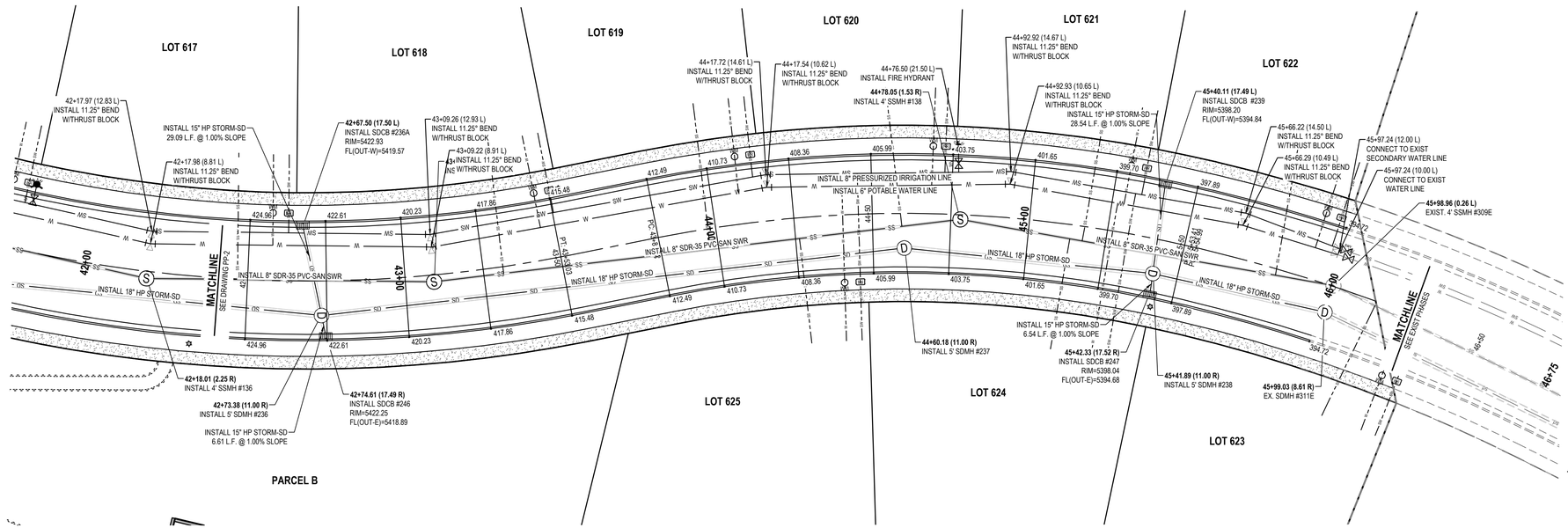
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'

NOTES:

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



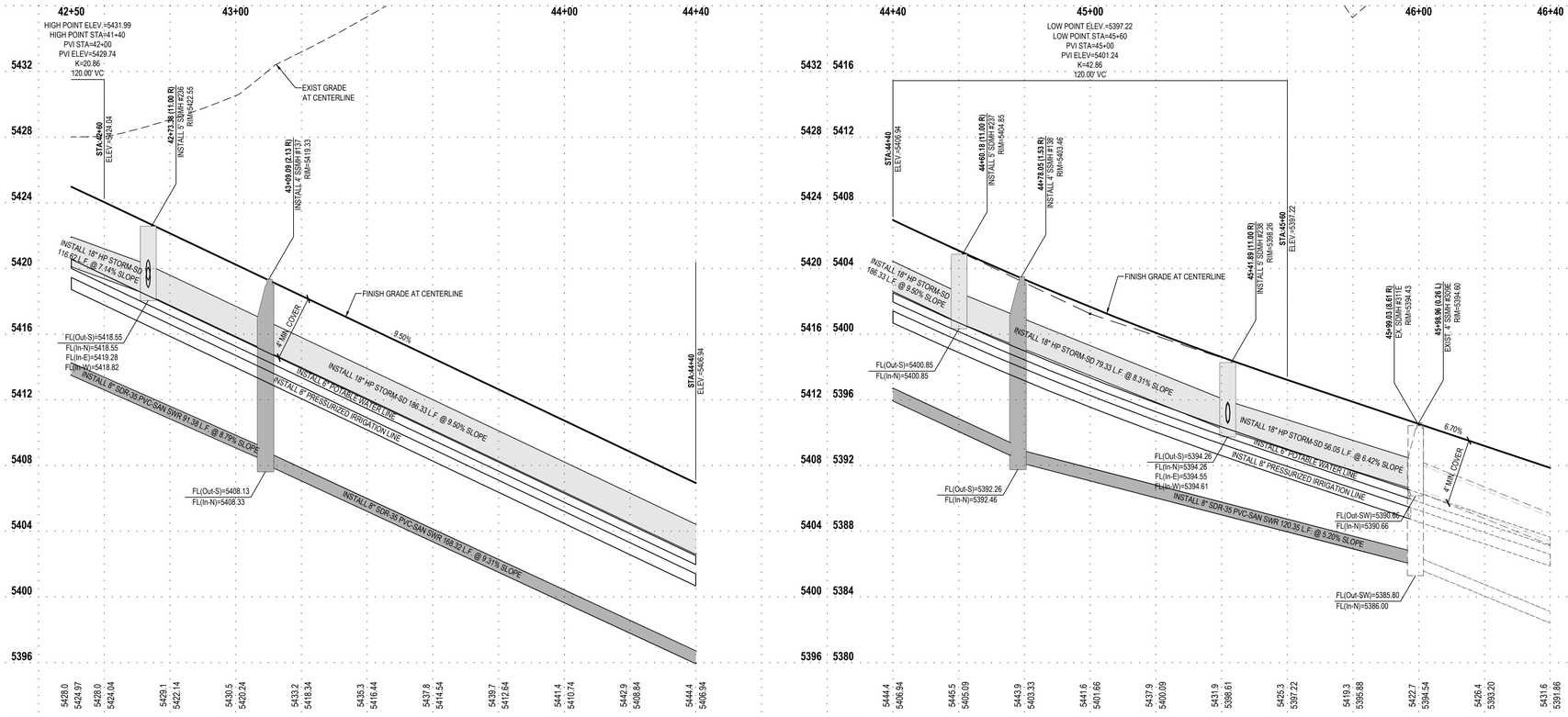


CANYON RIM ROAD

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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



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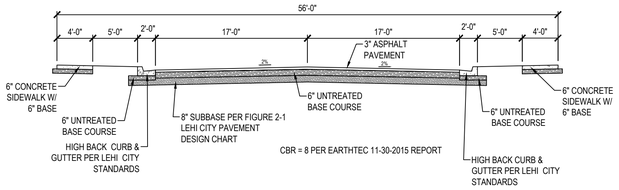
HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

CANYON RIM ROAD PLAN AND PROFILE

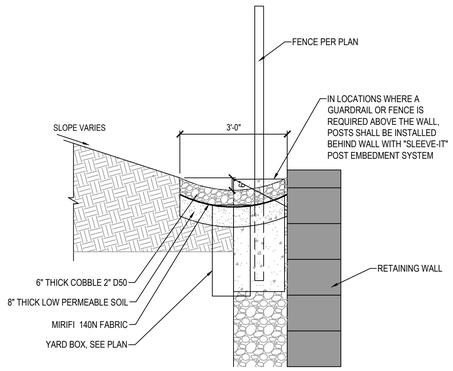
PROJECT NUMBER	PRINT DATE
8739B	6/21/22
DRAWN BY	CHECKED BY
JWJ	JKF
PROJECT MANAGER	
JKF	

PP-3



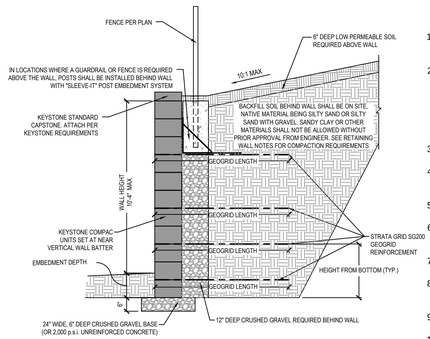
1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



2 DRAINAGE SWALE

SCALE: NONE

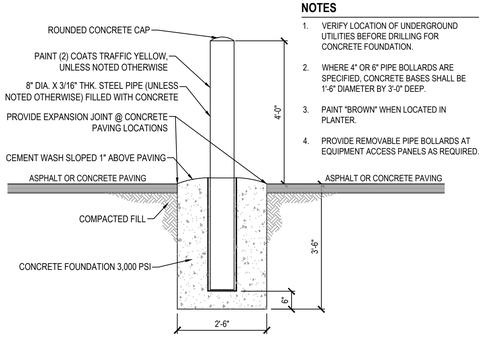


RETAINING WALL NOTES

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

3 KEYSTONE RETAINING WALL SECTION

SCALE: NONE

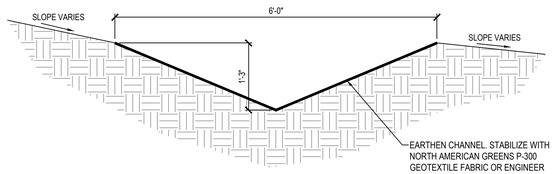


NOTES

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

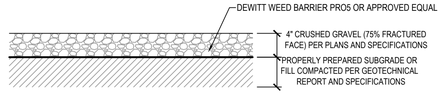
4 BOLLARD

SCALE: NONE



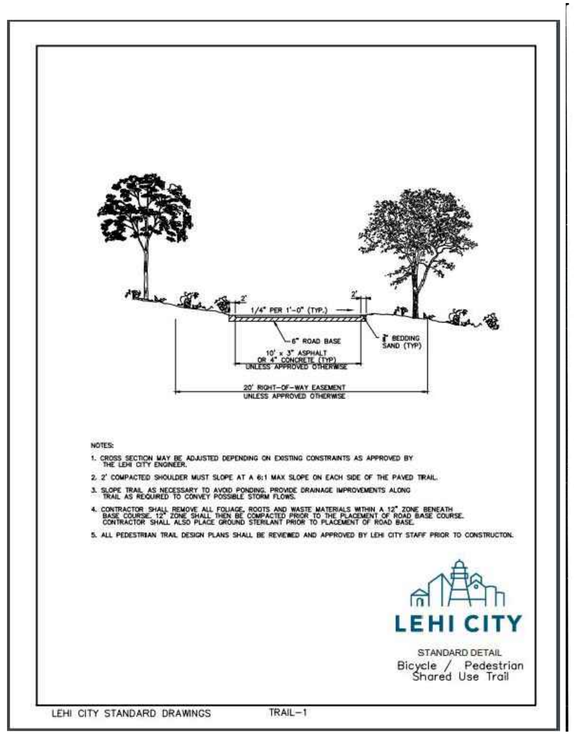
5 6' X 1.25' DRAINAGE SWALE

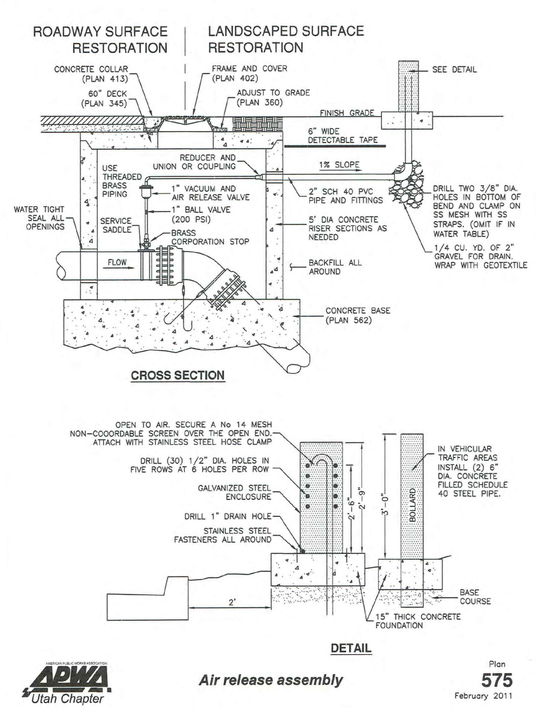
SCALE: NONE



6 GRAVEL SECTION

SCALE: NONE





Air release assembly

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

575

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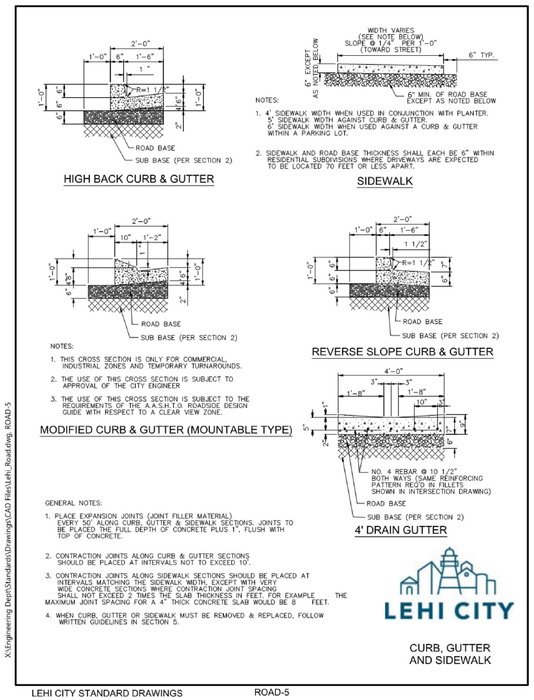
HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

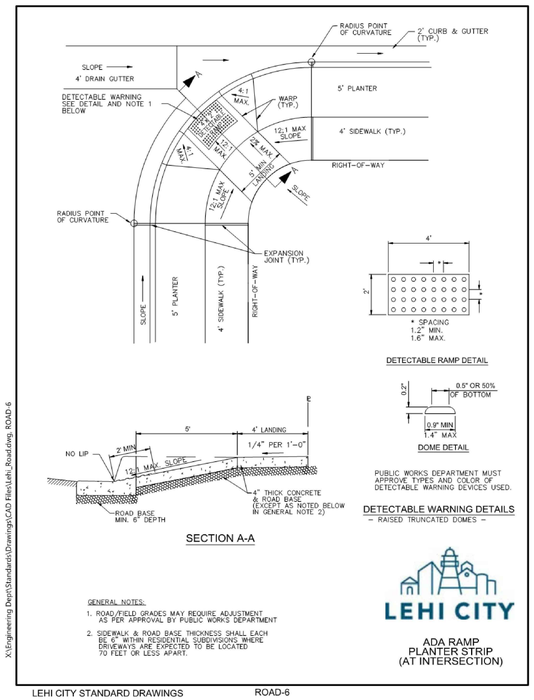
DETAILS

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PRINT DATE 6/21/22
DRAWN BY JWJ
CHECKED BY JKF
PROJECT MANAGER JKF

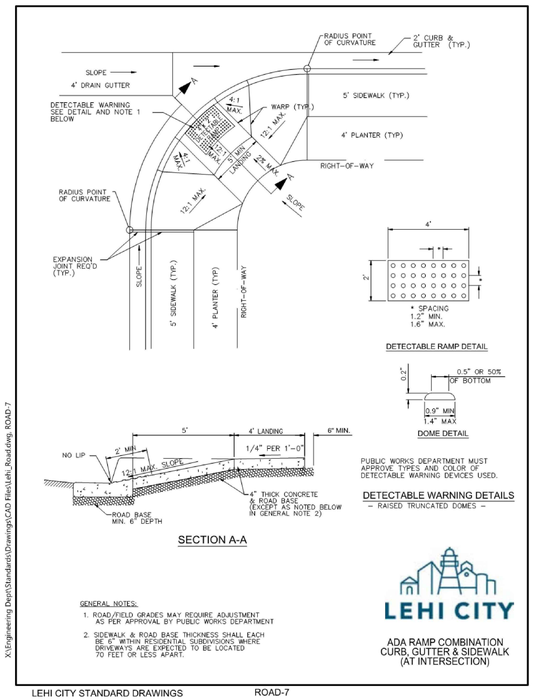
C-500



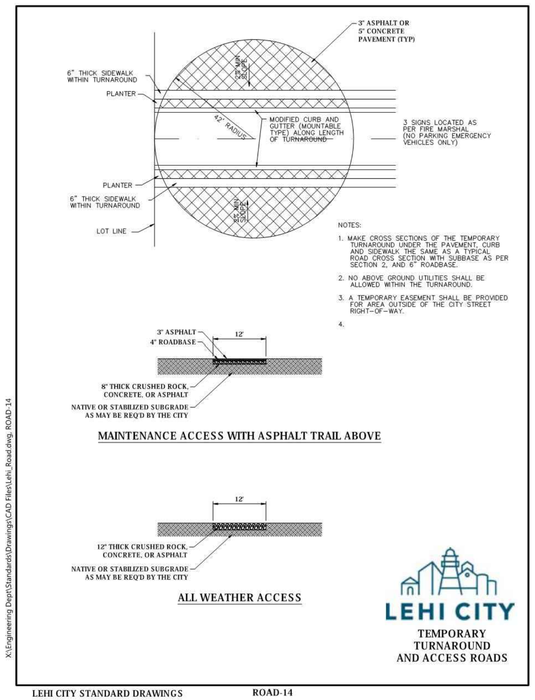
LEHI CITY STANDARD DRAWINGS ROAD-5



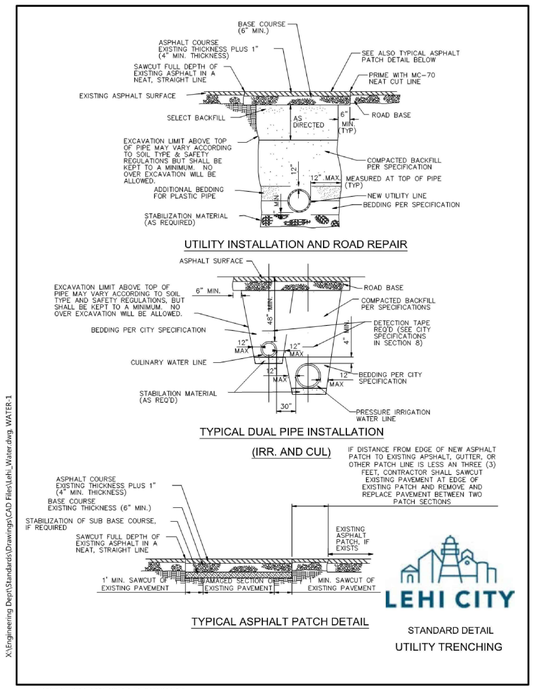
LEHI CITY STANDARD DRAWINGS ROAD-6



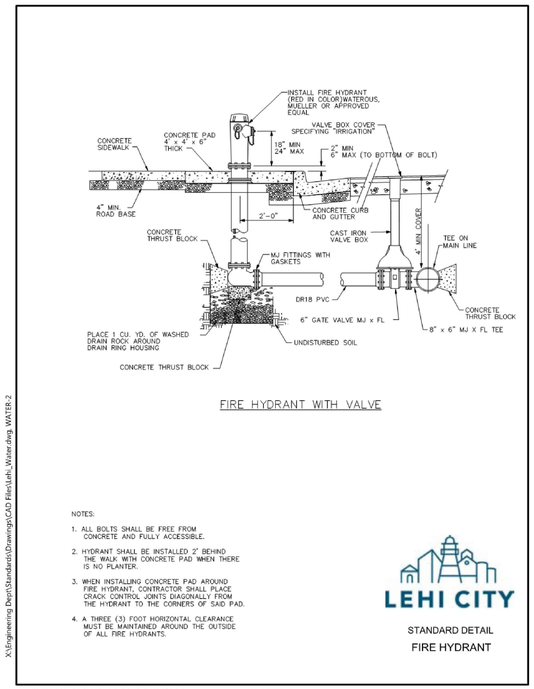
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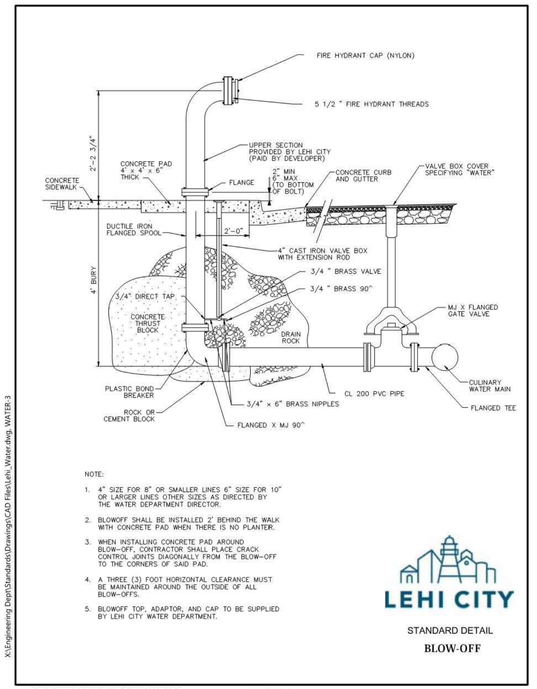
LEHI CITY STANDARD DRAWINGS ROAD-14



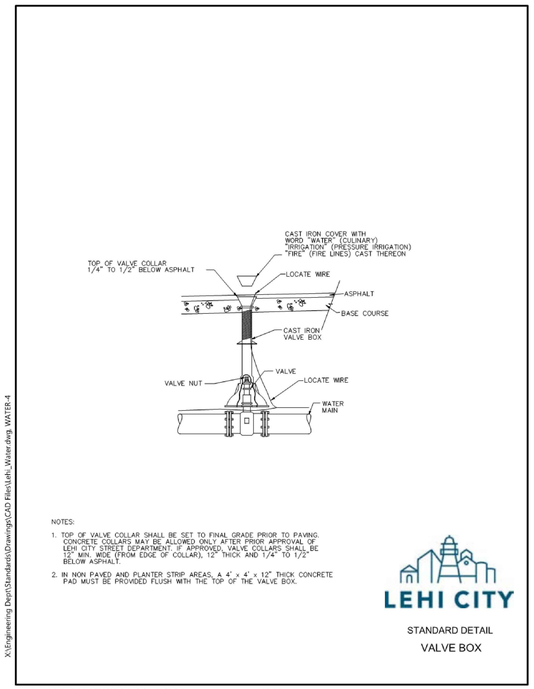
LEHI CITY STANDARD DRAWINGS WATER-1



LEHI CITY STANDARD DRAWINGS WATER-2



LEHI CITY STANDARD DRAWINGS WATER-3



LEHI CITY STANDARD DRAWINGS WATER-4

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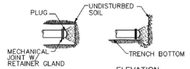
LEHI CITY DETAILS

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

C-501



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ BRANCHD BRANCH PLUGGED	PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	1.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	4.9	2.4	5.0	5.0	5.0
10	11.1	6.0	3.1	1.5	7.7	4.4	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.0	5.5	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.9	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

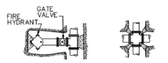
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

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

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS of LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

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



FIRE HYDRANT

CROSS



TEE

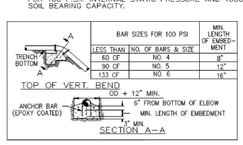


TEE (PLUGGED)



ELBOW

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



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

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	28.0	13.9	6.6
10	40.5	20.7	10.1
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.1	33.4
20		83.0	41.0
21			45.5
22	SPECIAL		50.0
24	DESIGN		59.5
30	REQUIRED		
36			

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

F= ACTUAL SPECIFIED TEST PRESSURE
100

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

NOTES:

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

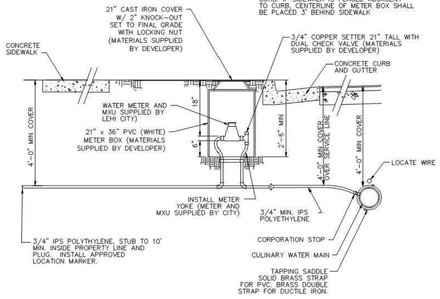
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

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

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

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

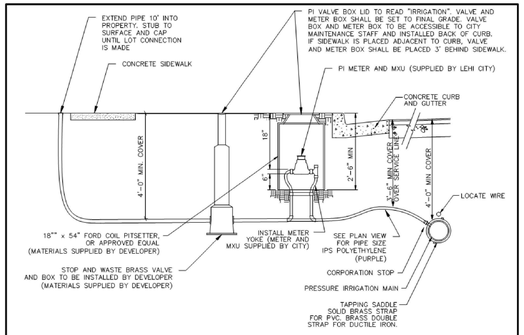
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

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

LEHI CITY STANDARD DRAWINGS WATER-6



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

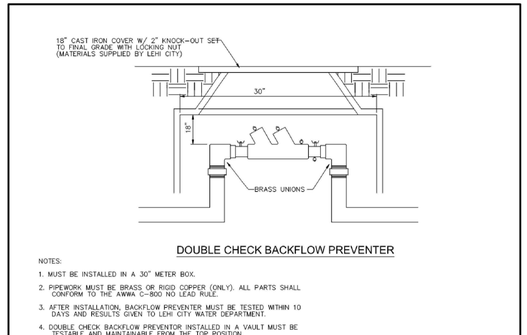
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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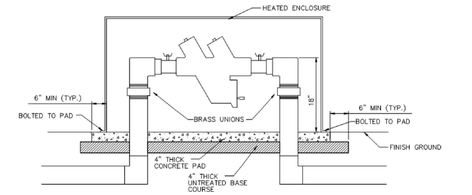
LEHI CITY STANDARD DRAWINGS WATER-8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

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



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

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

LEHI CITY

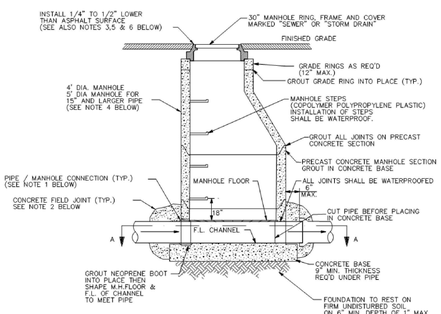
STANDARD DETAIL

BACKFLOW PREVENTION

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

LEHI CITY STANDARD DRAWINGS WATER-13





NOTES:

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

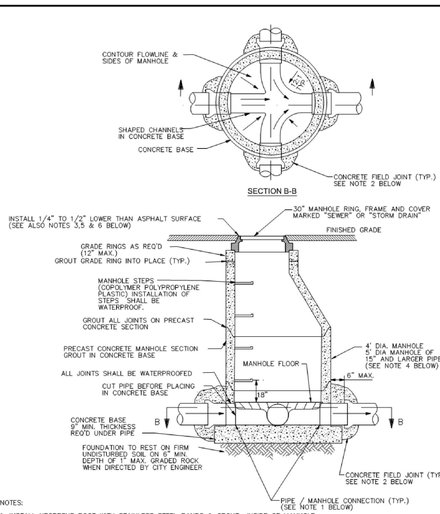
LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

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

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



NOTES:

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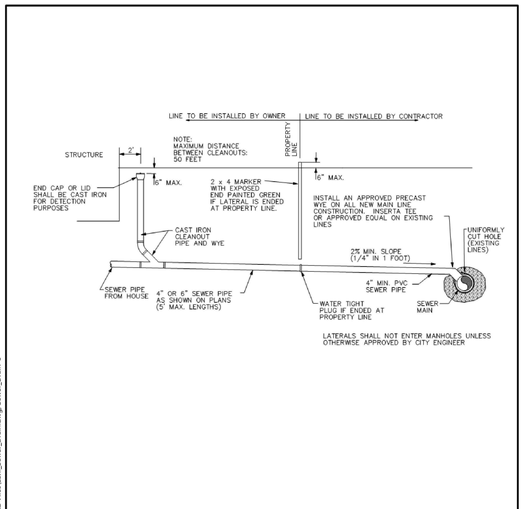
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

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

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

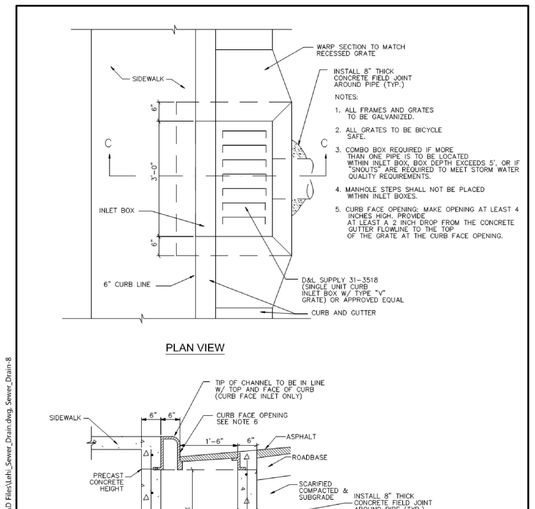
LEHI CITY

STANDARD DETAIL

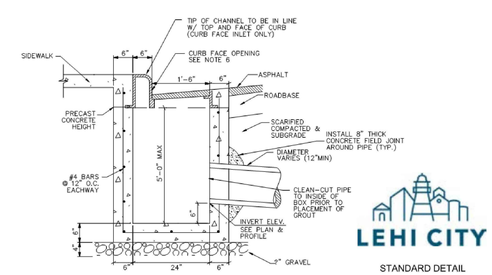
SEWER LATERAL DETAIL

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

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

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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WWW.ENSIGNENG.COM

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

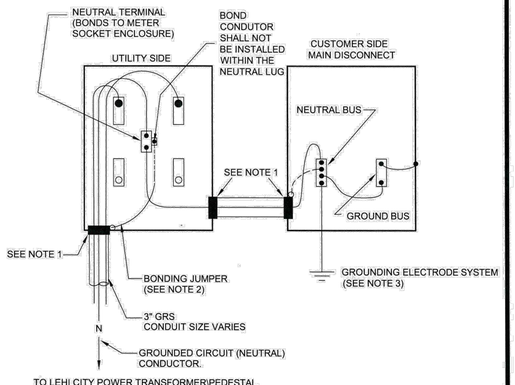
HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

LEHI CITY DETAILS

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

C-502



NOTES:

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

DRAWING\ LPRS_DWG=N.# 2016

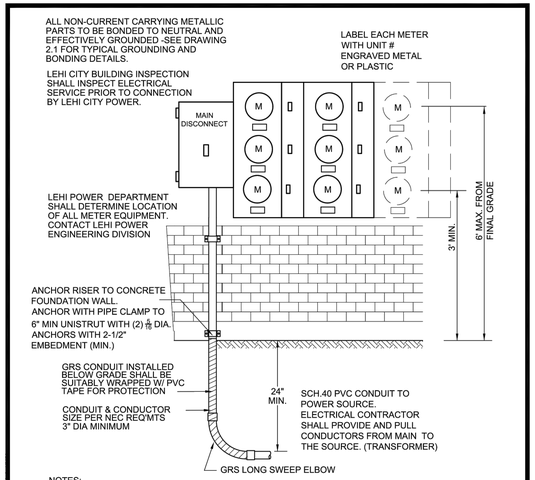
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

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

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



NOTES:

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

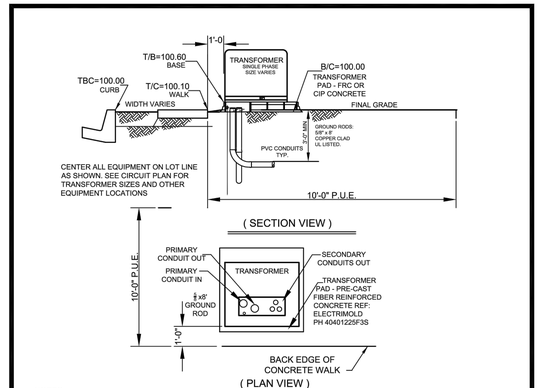
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

MULTI-METER INSTALLATION UNDERGROUND SERVICE

200 AMP & GREATER, SELF CONTAINED METERING

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



NOTES:

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

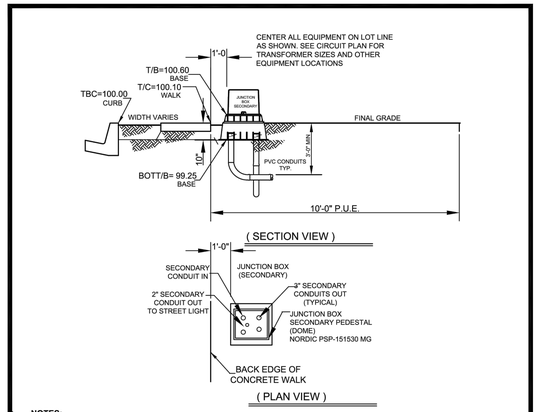
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER SINGLE PHASE

(LOCATIONS IN THE P.U.E.)

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



NOTES:

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

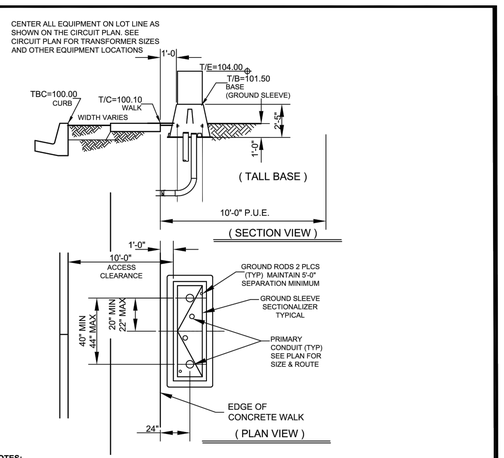
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)

(LOCATIONS IN THE P.U.E.)

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



NOTES:

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

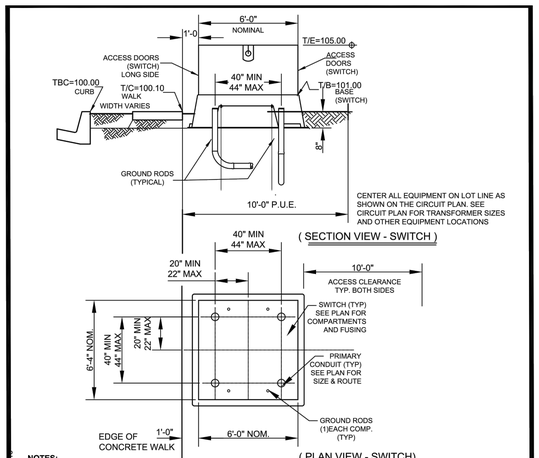
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

GROUND SLEEVE/ SECTIONALIZER

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

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



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

PME SWITCHGEAR

(LOCATIONS IN THE P.U.E.)

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

DRAWING\ LPMS_DWG=5.3 2017

TRENCHING REQUIREMENTS

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

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

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

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

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

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

CONDUIT REQUIREMENTS

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

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

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

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

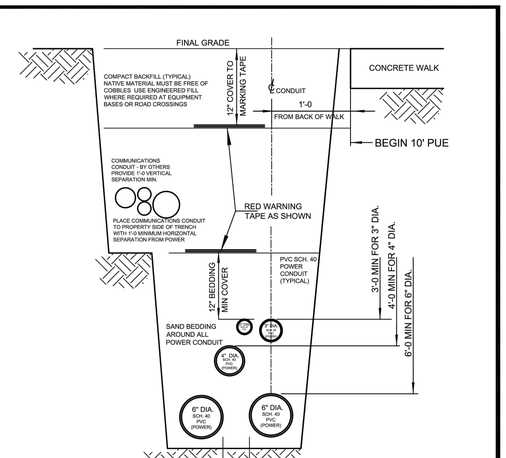
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

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



NOTES:

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

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

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

ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
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LAYTON
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CONTACT:
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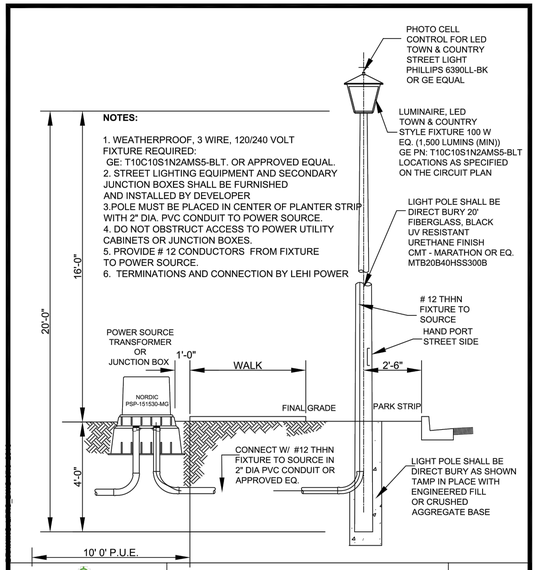
HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675715-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

LEHI CITY DETAILS

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

C-503



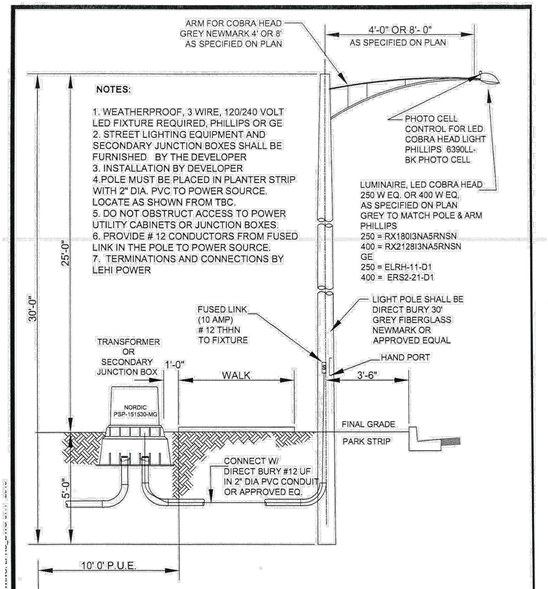
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

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



LEHI CITY
POWER DEPARTMENT

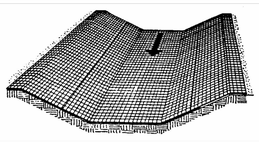
REQUIREMENTS & STANDARDS

COBRA HEAD STREET LIGHT (LED)

DIRECT BURY FIBERGLASS POLE

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

BMP: Erosion Control Blankets — ECB



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

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

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

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

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

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

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

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

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

NOTE:
INSTALL WATTLE ALONG A LEVEL CONTOUR





2 BMP: STRAW WATTLE DETAIL

SCALE: NONE

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

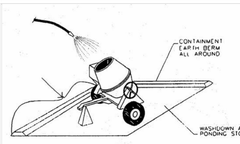
Targeted Pollutants
- ■ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management — CWM



Locate 50' From Nearest Drainage Area.

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

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

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

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

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

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

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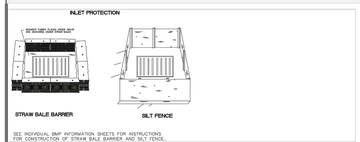
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

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



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

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

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

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

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

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

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PIONEERING UTAH'S FUTURE
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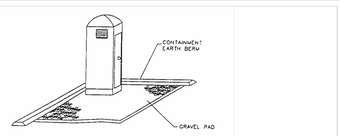
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



1'x1'

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

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

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

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

LIMITATIONS:
No limitations.

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

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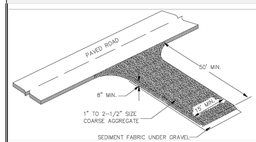
Targeted Pollutants
- ☐ Sediment
- ☒ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance — SCE



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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
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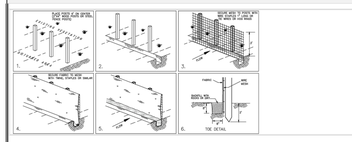
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- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

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PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

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

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

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

■ High ☒ Medium ☐ Low

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HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION
LEHI, UTAH

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

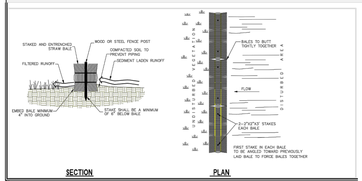
LEHI CITY DETAILS

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

C-504

BMP: Straw Bale Barrier

STB



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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE

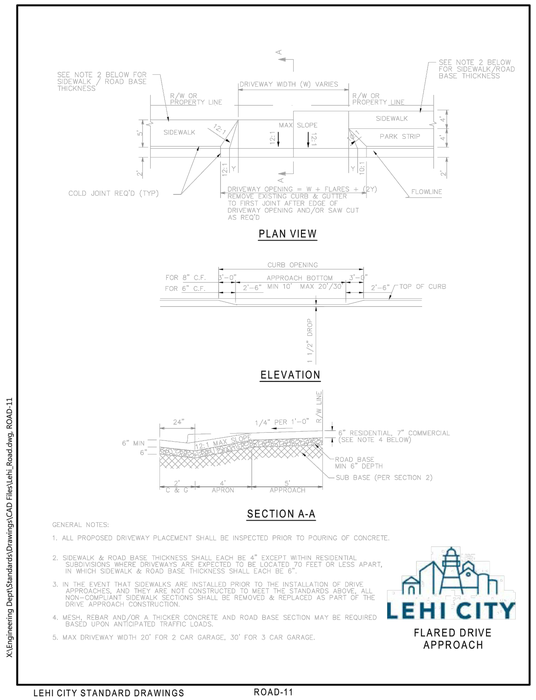
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

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

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

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

■ High ☒ Medium ☐ Low



GENERAL NOTES:

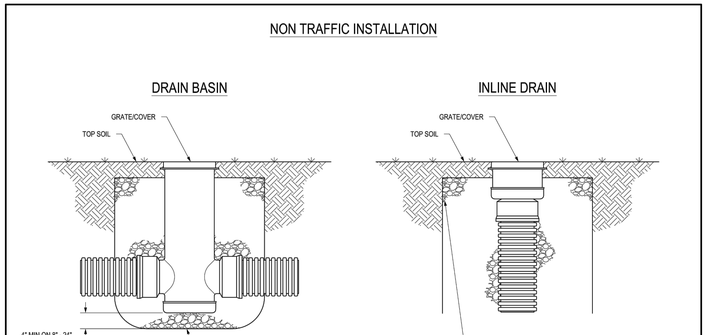
1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY
FLARED DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD-11

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

NON TRAFFIC INSTALLATION



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

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-3443
FAX (770) 932-0490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

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HIDDEN CANYON PHASE D
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LICENSED PROFESSIONAL ENGINEER
No. 7675712-2202
JARED K. FORD
06-21-2022
STATE OF UTAH

DETAILS

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

C-505

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

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

BENCHMARK

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

ELEV = 4948.88'



Landscape

Trees

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

Shrubs

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

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

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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HIDDEN CANYON PHASE D
PLAT 6 SUBDIVISION

LEHI, UTAH

LANDSCAPE PLAN

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

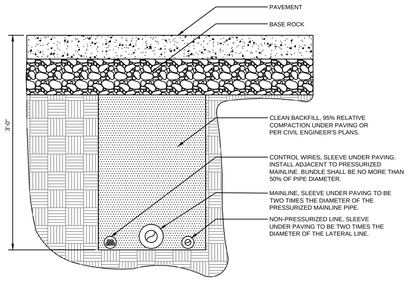
L-100

GENERAL LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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



NOTES:
1-SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.

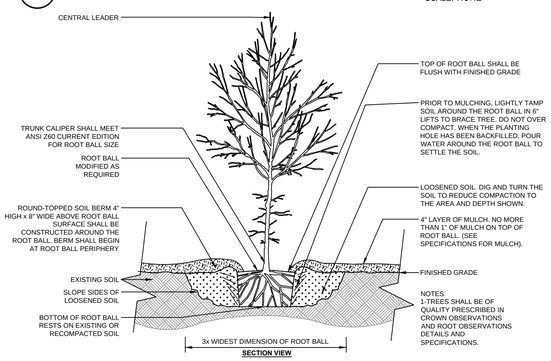
2-ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.

3-ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.

4-END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

13 PIPE BENEATH PAVEMENT

SCALE: NONE

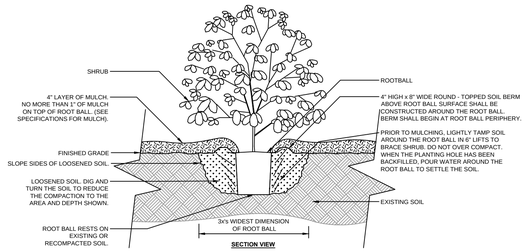


SECTION VIEW

NOTES:
1. ALL TREES SHALL BE OF QUALITY PRESCRIBED IN TREE OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. ALL TREES SHALL BE STAKED AS SHOWN OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. REMOVE ALL NURSERY STAKES AND TIES.
4. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

10 TREE PLANTING DETAIL

SCALE: NONE



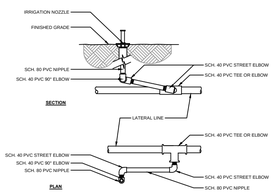
SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

11 SHRUB PLANTING DETAIL

SCALE: NONE



SECTION

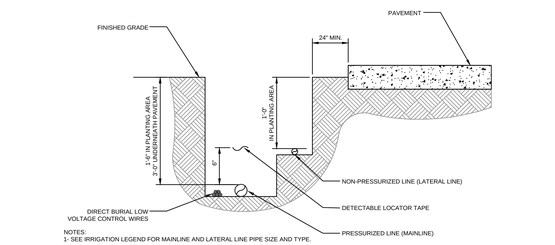
PLAN

NOTE:
1-ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

2-HUNTER SWING JOINTS OR APPROVED EQUAL SHALL BE USED PER APPROVAL BY THE OWNER'S REPRESENTATIVE.

12 SWING JOINT

SCALE: NONE



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

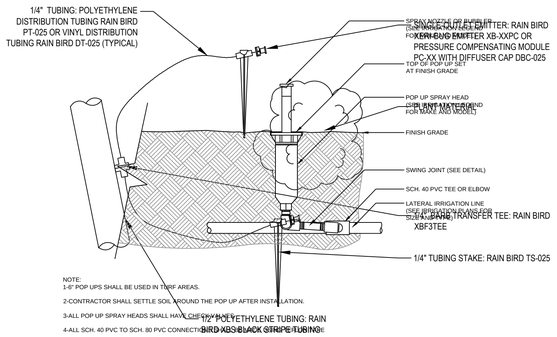
2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

5 IRRIGATION TRENCHING

SCALE: NONE



NOTE:
1-6" POP UPS SHALL BE USED IN TURF AREAS.

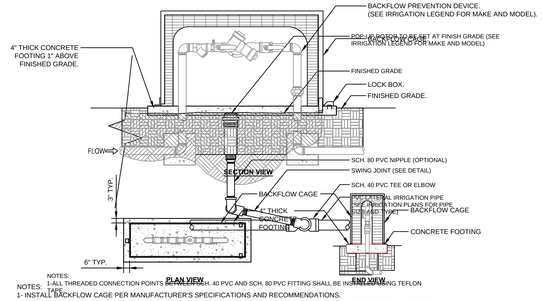
2-CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.

3-ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.

4-ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

9 DRIP DETAIL

SCALE: NONE



SECTION VIEW **END VIEW**

PLAN VIEW

NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

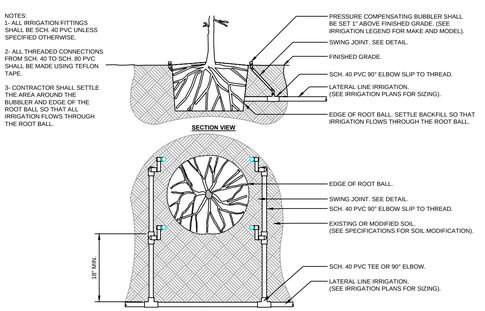
2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

2- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.

3- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

14 BACKFLOW CAGE

SCALE: NONE

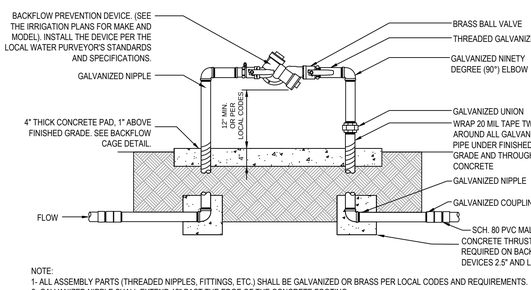


SECTION VIEW

PLAN VIEW

8 BUBBLER DETAIL

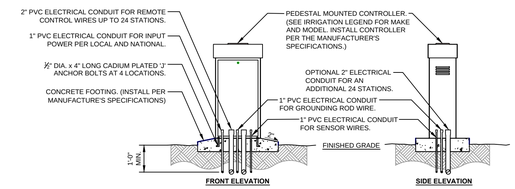
SCALE: NONE



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

1 BACKFLOW PREVENTER

SCALE: NONE



FRONT ELEVATION **SIDE ELEVATION**

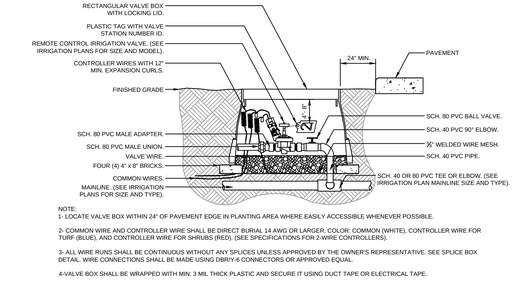
NOTES:
1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIA. x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.

3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANDS, TREES, OR UTILITIES.

2 IRRIGATION CONTROLLER

SCALE: NONE



NOTE:
1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.

2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER, COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

4-VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

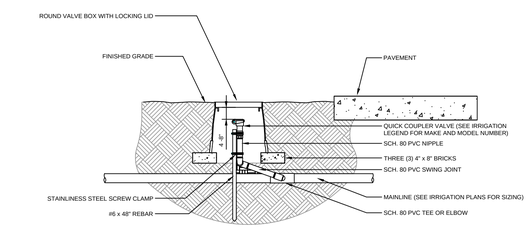
5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).

6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

3 CONTROL VALVE

SCALE: NONE



NOTES:
1-ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

2-VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4-VALVE BOXED SHALL BE LOCATED IN PLANTING AREAS.

4 QUICK-COUPLING VALVE

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

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Phone: 435.843.3590

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

HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

NO.	DATE	REVISION	BY
1	2021-05-21	DRNG/WALLP/VNT REV.	JKF
2	2021-07-20	FIELD REVISIONS	JH
3			
4			
5			
6			
7			
8			

LANDSCAPE AND IRRIGATION DETAILS

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

L-200

Hidden Canyon Phase D Plat 6

Aerial

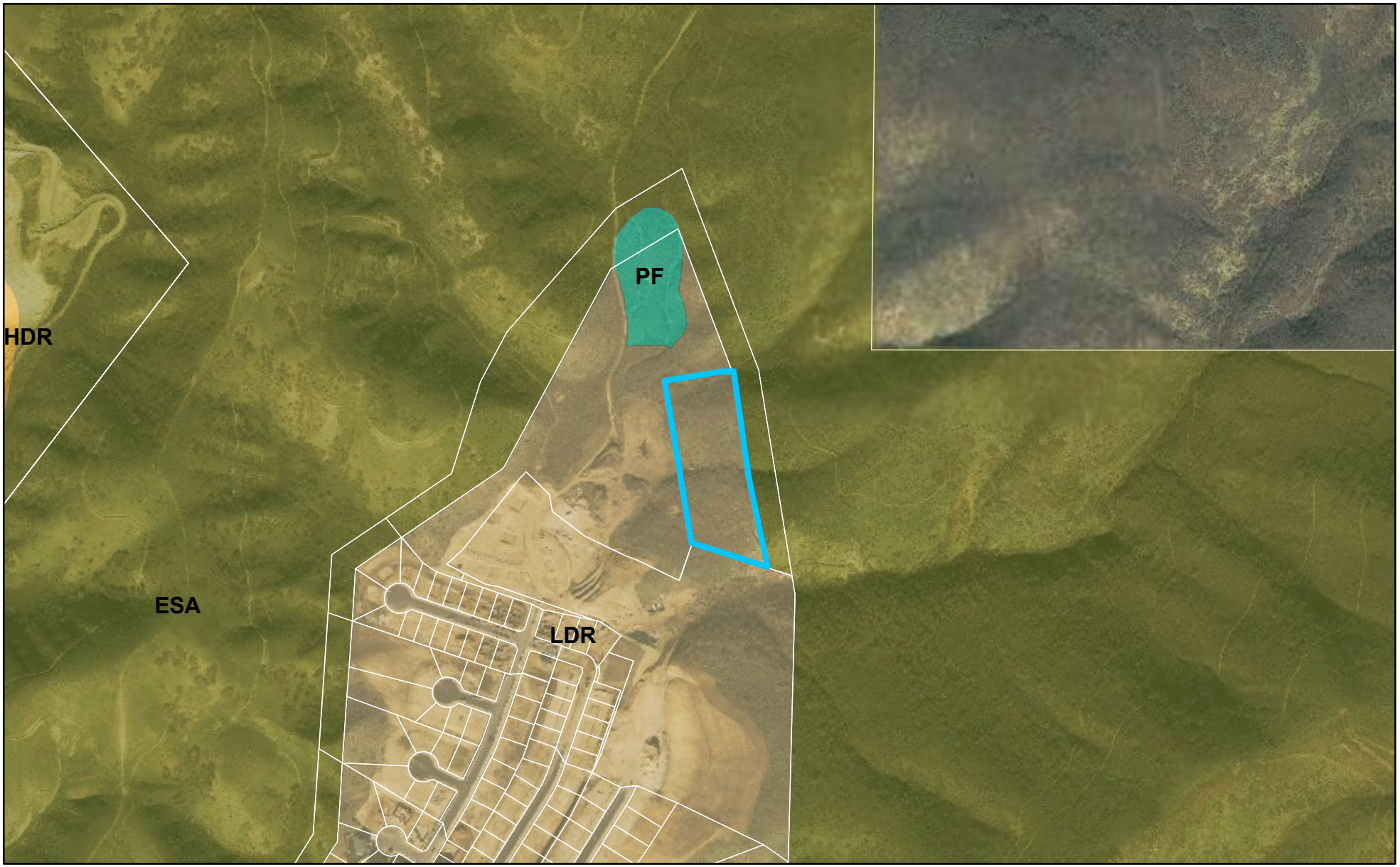


0 660 1,320 Feet

LEHI CITY

Hidden Canyon Phase D Plat 6

General Plan



0 660 1,320 Feet

LEHI CITY

Hidden Canyon Phase D Plat 6

Zoning



LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive.

Suggested Action:

Attachments:

CC Staff Report Harmony Townhomes Phase 4 Subdivision 09.13.22.docx

Harmony Townhome Phase 4 Subdivision DRC 8.10.22.docx

Harmony Townhomes Phase 4 Preliminary Subdivision - plans.pdf

Harmony Townhomes Phase 4 Preliminary Subdivision - landscape plans (color).pdf

Harmony Townhomes Phase 4 Preliminary Subdivision - elevations.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HARMONY TOWNHOMES PHASE 4 PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 900 North Hilltop Drive		
Existing General Plan Designation	High Density Residential (HDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	30 townhome units		
Adjacent Zoning and Land Use	*North*	R-3	Undeveloped
	South	PC (HDR)	Harmony Townhomes Plat C
	East	R-3	Undeveloped
	West	TH-5	Undeveloped
Date of DRC Review	August 10, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Sierra Pierson/Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

November 2, 1998	This property was included in the Lehi Jordan Heights annexation.
August 8, 2017	The Cold Spring Ranch Area Plan was approved by the City Council.
March 12, 2019	The City Council approved an amendment to the Cold Spring Ranch Area Plan.
April 12, 2022	The City Council approved an amendment to the Cold Spring Ranch Area Plan to include the described property within the area plan.

REPORT ANALYSIS

The applicant requests approval of the Harmony Townhomes Phase 4 preliminary subdivision located at approximately 900 North Hilltop Drive in the Cold Spring Ranch Planned Community. The layout, elevations, amenities, and DRC comments should receive consideration.

Layout
The layout includes 30 townhome units. The plan shows all rear-load units. Many of the units front onto open space. However, units 162-178 front a slope. Planning Staff recommends the applicant consider making these units front load townhomes instead.

The plans also show off-street parking, an open space area with vegetation and sidewalks, a private drive, and two public streets with a road stub to the west.

Elevations
The applicant provided elevations for the townhomes. The materials include siding and stone. The features include covered porches, decorative awnings over the windows, and porches on some units. These features meet the multi-family design standards in the Development Code.

Amenities
The applicant shows a large open space with a looping sidewalk around. The DRC left a comment that a list of amenities needs to be provided, this needs to show they meet the cost equivalent requirement for 30 townhome units. Staff recommended that this could be provided through benches, picnic tables and a pergola in the open space area. The applicant has provided two layouts where a pergola could be placed.

DRC Comments
The DRC reviewed the proposed preliminary subdivision and had nine redline comments including:
1. Provide amenity plan, per multi-family design standards.
2. Add at least 9 trees to meet requirement of 1 tree per dwelling unit (30).
3. Recommend using front-load townhomes for units 162-178.
4. Provide sidewalk connections between 167/168 and 173/174 if rear-load units are used.
5. Add pergola and seating area in the open space for viewing area.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed preliminary subdivision is/is not consistent with the Cold Spring Ranch Area Plan.
2. The proposed preliminary subdivision is/is not consistent with the Lehi City Development Code
3. The proposed preliminary subdivision does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed subdivision on August 24, 2022. The minutes and motion from that meeting follow.

3.12) Public hearing and recommendation of Arive Homes' request for preliminary subdivision review of Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive.
Planner Jacob Curtis presented on item 3.12.

Applicant Justin Wade was present for questions.

Commissioners asked a few clarifying questions.

Commissioner Ellis opened the public hearing

Commissioner Ellis closed the public hearing.

Motion: Commissioner Bunker moved to recommend approval of **Arive Homes' request for preliminary subdivision review of Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive** finding that the proposed preliminary subdivision is consistent with the Cold Spring Ranch Area Plan; the proposed preliminary subdivision is consistent with the Lehi City Development Code; the proposed preliminary subdivision does conform to the goals and policies of the General Plan; including all DRC comments. Commissioner Newell seconded.

Vote: Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

Harmony Townhomes Phase 4
DRC Redline Comments

Arive Homes – requests preliminary subdivision review of Harmony Townhomes Phase 4, a 30-unit residential development located at approximately 900 North Hilltop Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Dave Scoville, Shanice Hone, AJ Del Pivo, Justin Wade
Date of Plans Reviewed: 7/26/22
Time Start: 11:36am
Time End: 1:54am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Provide 28' radii on the approach to the shared driveway.

Ryan/Greg – Water/Sewer:
2. Eliminate sewer main through property. City owned sewer must be installed in the roadway. Ensure you will have adequate sewer depth to service all units.
3. Where is this part of the road draining into?

Trent – Parks:
4. Provide amenity plan, per multi-family design standards.
5. Add at least 9 trees to meet requirement of 1 tree per dwelling unit (30).
6. On landscape plan, move POC to where the PI service is located

Gary – Building/Inspections: No comments
Jacob/Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
7. Recommend using front-load townhomes for units 162-178.
8. Provide sidewalk connections between 167/168 and 173/174 if rear-load units are used.
9. Add pergola and seating area in the open space for viewing area.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 25th

COMMENTS FOR FINAL SUBDIVISION SUBMITTAL REFERENCE
10. PI service meter must be installed in the planter strip.
11. Both water/PI mains must end with temp blow offs on West end of Hillscape
12. Move hydrant valve out in road not in curb.
13. 4" blow off needs valve in road on mainline.
14. 6 "culinary main needs 3 valves in intersection.
15. 4"blow off needs valve in road on mainline.
16. SWPPP and LTSWMP and LTSW agreement will need to be amended to include this phase.
17. At final (prior to pre-con) Class V injection well permit required. Permit is required for any sumps.
18. Add grading sheet. Show any necessary grading on Hillscape Circle to allow for future connection.
19. Switch CB #2 to a sump and eliminate pipe?
20. Need letter from neighbor accepting drainage from road stub
21. Show retention pond details. Recommend installing sumps in bottom on pond to prevent standing water
22. Additional water dedication is required for the additional 30 units that were added to the Cold Spring Ranch Area Plan. Water is due as a condition prior to scheduling a preconstruction meeting.

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

23. For final plans, remove right-of-way lines from the site plan so the contractor doesn't mistake a property line for a sidewalk edge - or use hatching for sidewalks/curbs/streets for more clear delineation.

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.

HARMONY TOWNHOMES PHASE 4

A PLANNED UNIT DEVELOPMENT

LEHI, UTAH

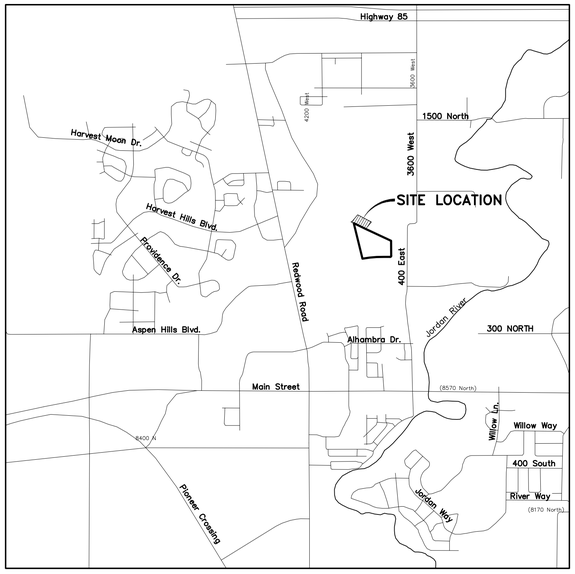
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	CONNECTIVITY PLAN
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL



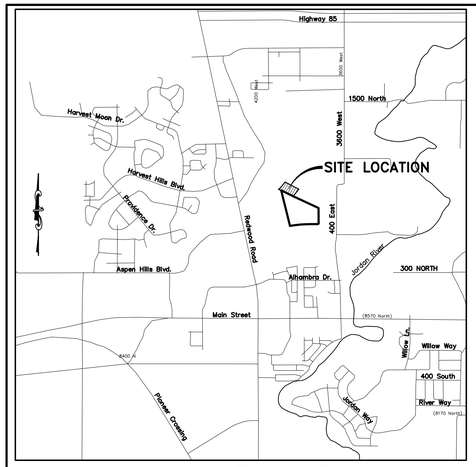
VICINITY MAP
-NTS-

GENERAL NOTES:

1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.

HARMONY TOWNHOMES
ARIVE HOMES

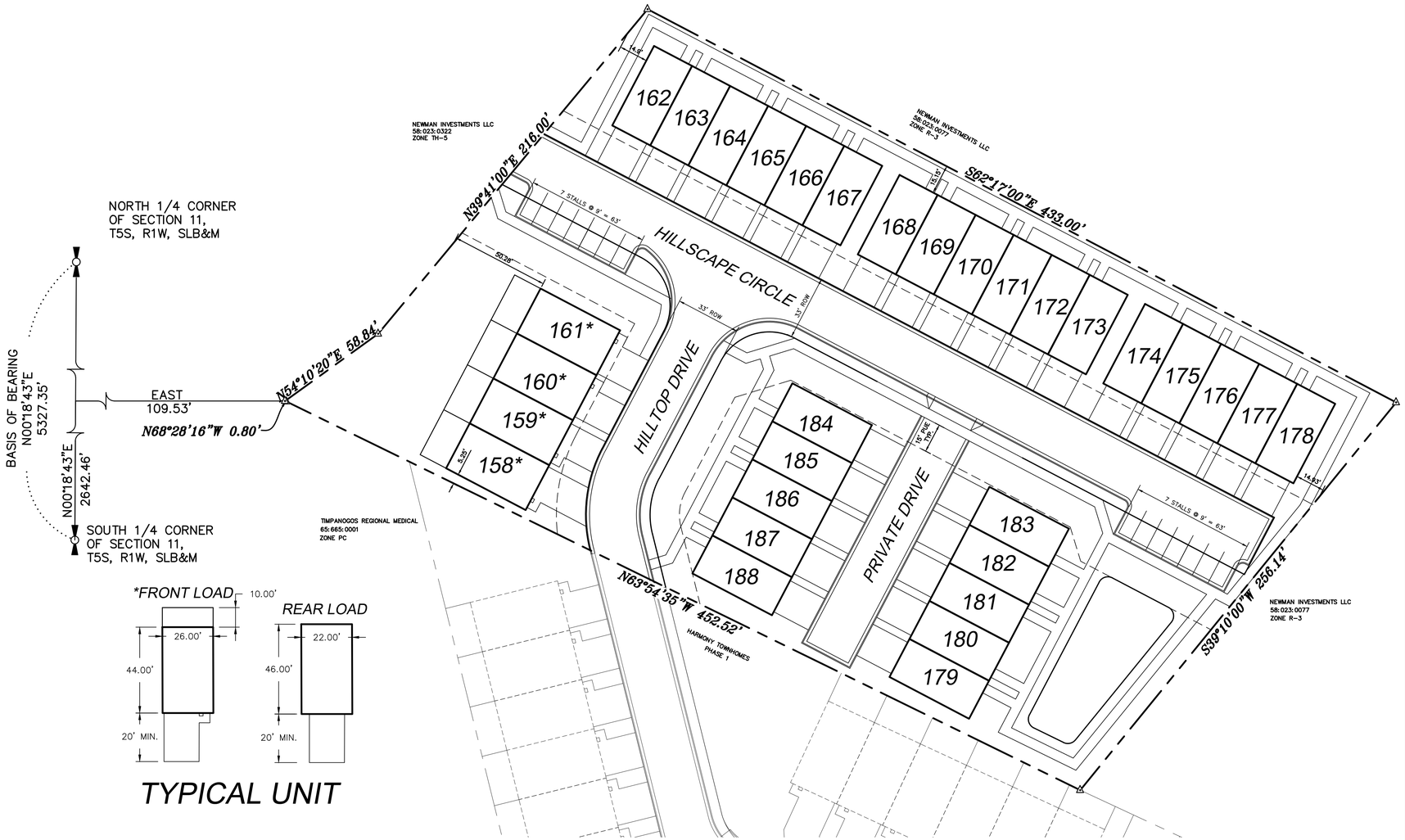
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
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- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



TYPICAL UNIT

ENGINEER/SURVEYOR
ATLAS ENGINEERING
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=2.57
TOTAL # OF UNITS=31
ACREAGE IN ROADS=0.44
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.86
% OF OPEN SPACE=33.46%
ZONING= PLANNED COMMUNITY (PC)
DENSITY=12.06 UNITS/ACRE

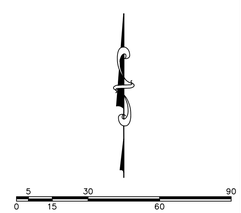
GENERAL NOTES
1. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
2. PUBLIC UTILITY EASEMENTS ALONG ALL ROAD FRONTAGES.
3. NO PERMANENT STRUCTURES ARE ALLOWED IN PUE, INCLUDING BUT NOT LIMITED TO FOOTINGS, PORCHES, WINDOW WELLS, MONUMENT SIGNANGE, RETAINING WALLS, GEO–GRID FOR RETAINING WALLS, LAND DRAINS, DETENTION BASINS, WET UTILITIES – INCLUDING METERS.

SURVEYOR CERTIFICATE
I, DAVID F. HUNT, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 5243543, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID F. HUNT DATE

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N00°18'43"E 2642.46 FEET AND EAST 109.53 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N54°10'20"E 58.84 FEET; THENCE N39°41'00"E 216.00 FEET; THENCE S62°17'00"E 433.00 FEET; THENCE S39°10'00"W 256.14 FEET; THENCE N63°54'35"W 452.52 FEET; THENCE N68°28'16"W 0.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.57 ACRES.

GENERAL NOTE
THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT:
- PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
- ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BEND, DETECTOR TAPE ETC.).
- VALVES.
- BLOWOFFS INCLUDING SIZE TYPE & PROTECTION.
- MANHOLES, BOXES AND RELATED DETAILS.
- FIRE HYDRANTS.
- LOT LINE UTILITY EASEMENTS.
- STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
- POWER LINE EXTENSIONS & DONE/TRANSFORMER LOCATIONS.
- LOT ADDRESSES.
- CBR VALUES AND ROAD SUB–BASE.
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

NO.	REVISIONS	BY	DATE
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SHEET NO. 02

OVERALL BOUNDARY

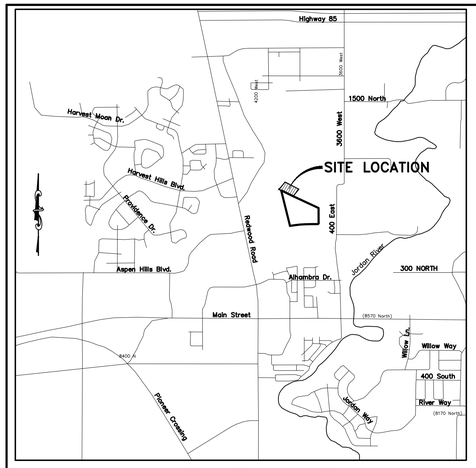
LEHI, UTAH

HARMONY TOWNHOMES
PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2018\18–109 HARMONY TOWNHOMES\CAD\FINAL\PHASE 4\02–OVERALL BOUNDARY.DWG

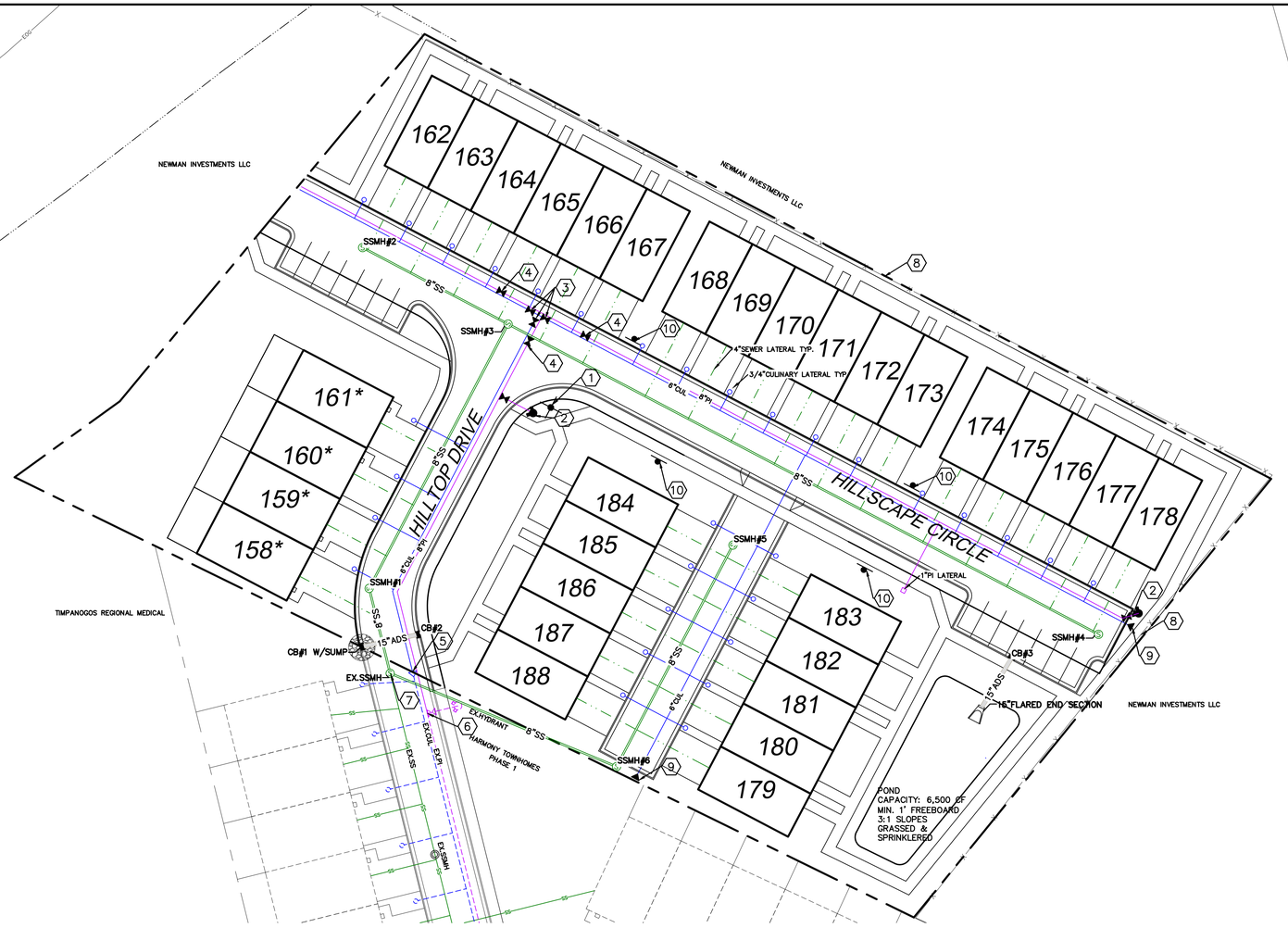
(DATE STAMP)



VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
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- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



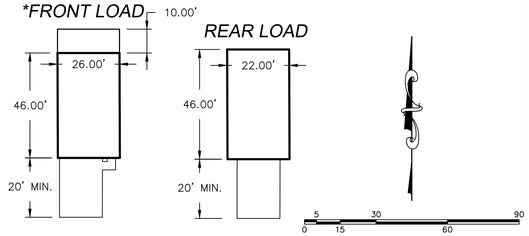
ENGINEER/SURVEYOR
ATLAS ENGINEERING
PHONE: 801–655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

GENERAL NOTES
1. ALL STORM DRAIN IN PRIVATE ROADS WILL BE PRIVATE STORM DRAIN, OWNED AND MAINTAINED BY HOA AND WILL REQUIRE LONG TERM POST CONSTRUCTION MAINTENANCE PLAN AND AGREEMENT.
2. TRANSFORMERS ARE OIL FILLED EQUIPMENT AND REQUIRE 10' CLEAR TO BUILDINGS. ASSURE ADEQUATE SPACE BETWEEN BUILDINGS TO PROVIDE THE CODE REQUIRED CLEARANCE.

CONSTRUCTION NOTES:

1. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
3. INSTALL 6" CULINARY VALVE PER LEHI CITY STANDARDS.
4. INSTALL 8" PI VALVE PER LEHI CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PI WATERLINE.
7. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
8. EXISTING FENCE TO REMAIN.
9. INSTALL 4" PERMANENT BLOWOFF VALVE PER LEHI CITY STANDARDS.
10. INSTALL NO PARKING SIGN PER LEHI CITY STANDARDS.



TYPICAL UNIT

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

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SHEET NO. 03

OVERALL SITE PLAN

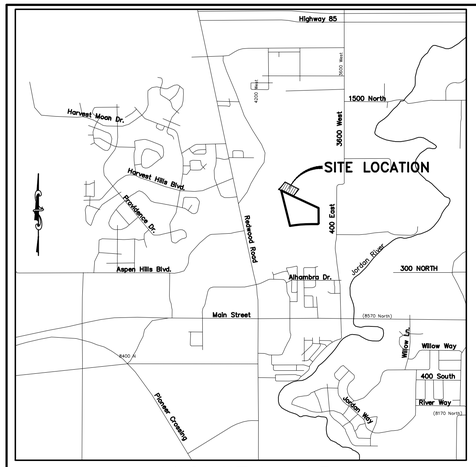
LEHI, UTAH

HARMONY TOWNHOMES PHASE 4

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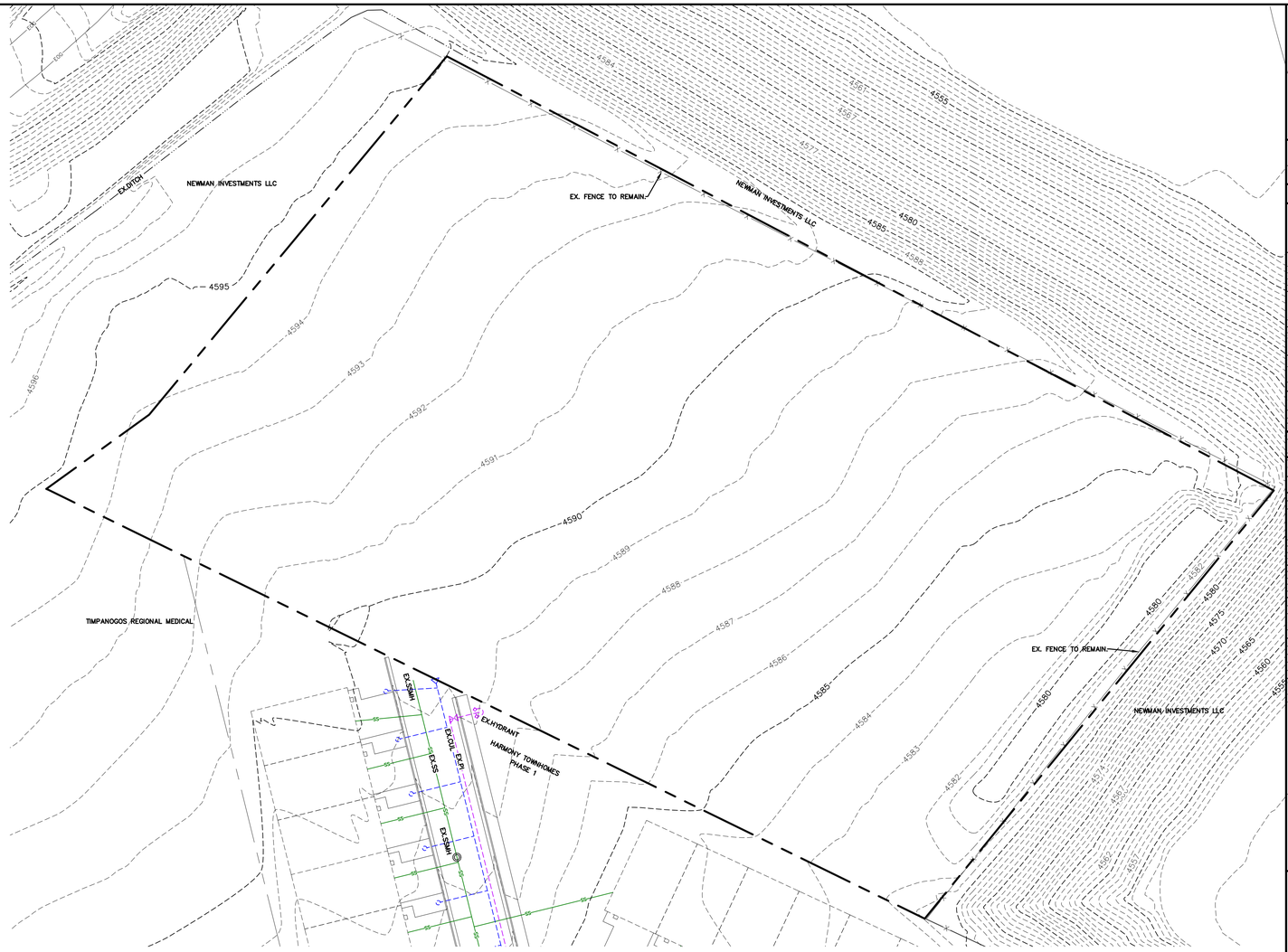
(DATE STAMP)



VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
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- PROPOSED STREET SIGN
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- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



ENGINEER/SURVEYOR
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SPANISH FORK, UT 84660

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 04

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EXISTING TOPOGRAPHY

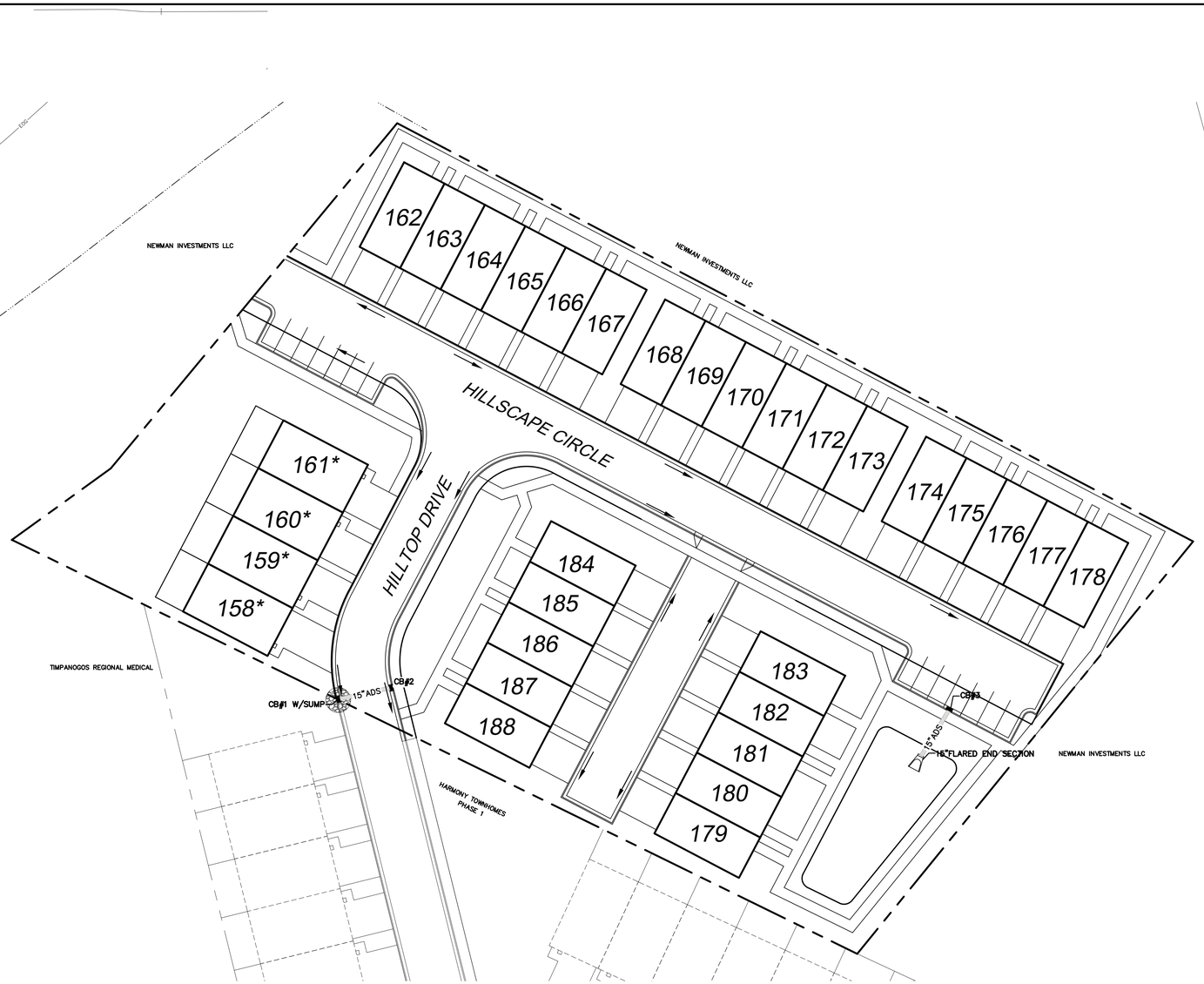
LEHI, UTAH

HARMONY TOWNHOMES PHASE 4

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PHONE: 801–655–0566
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(DATE STAMP)



GENERAL NOTES

1. ALL STORM DRAIN IN PRIVATE ROADS WILL BE PRIVATE STORM DRAIN, OWNED AND MAINTAINED BY HOA AND WILL REQUIRE LONG TERM POST CONSTRUCTION MAINTENANCE PLAN AND AGREEMENT.

0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 05

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DRAINAGE PLAN

LEHI, UTAH

HARMONY TOWNHOMES
PHASE 4

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PHONE 801-655-0566
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(DATE STAMP)

202



SCALE 1" = 30' (24"x36")
SCALE 1" = 60' (11"x17")

0 15 30 60

(DATE STAMP)

HARMONY TOWNHOMES PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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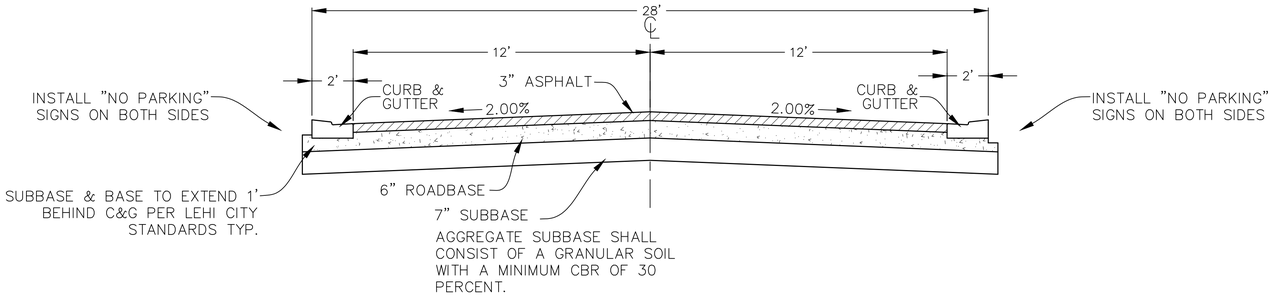
CONNECTIVITY PLAN

LEHI, UTAH

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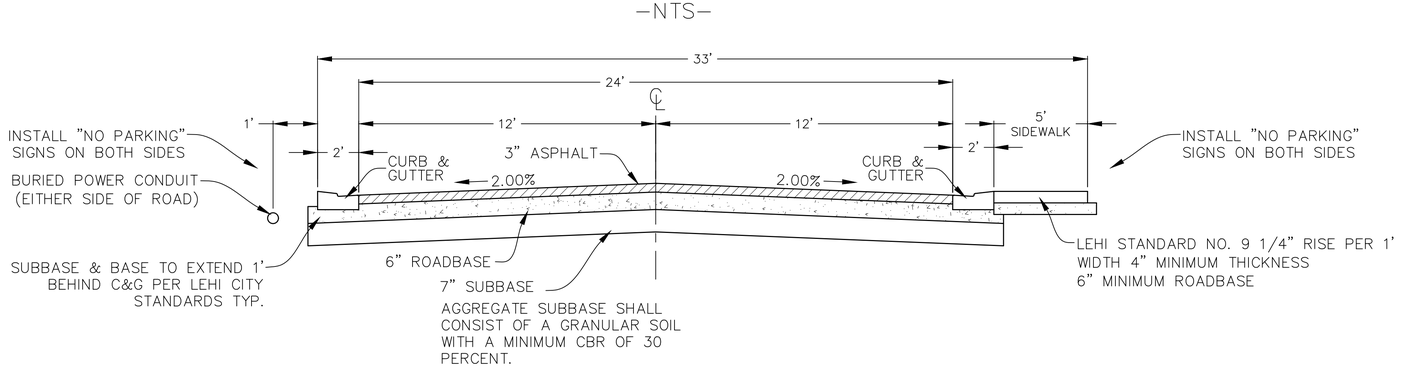
SHEET NO.

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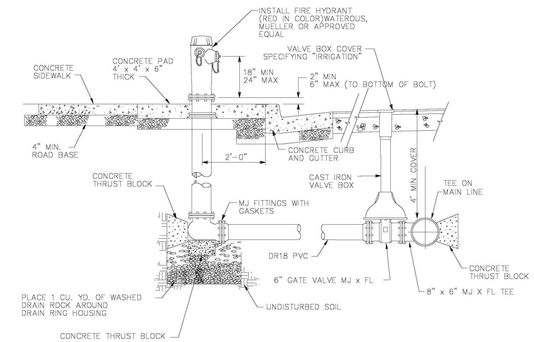
DETAIL - TYPICAL 28' PRIVATE DRIVE STREET SECTION

—NTS—



DETAIL - TYPICAL 33' ROW

—NTS—



FIRE HYDRANT WITH VALVE

NOTES:

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

LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

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

LEHI CITY STANDARD DRAWINGS WATER-2

NO.	REVISIONS	BY	DATE
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SHEET NO. DT-01

DETAILS

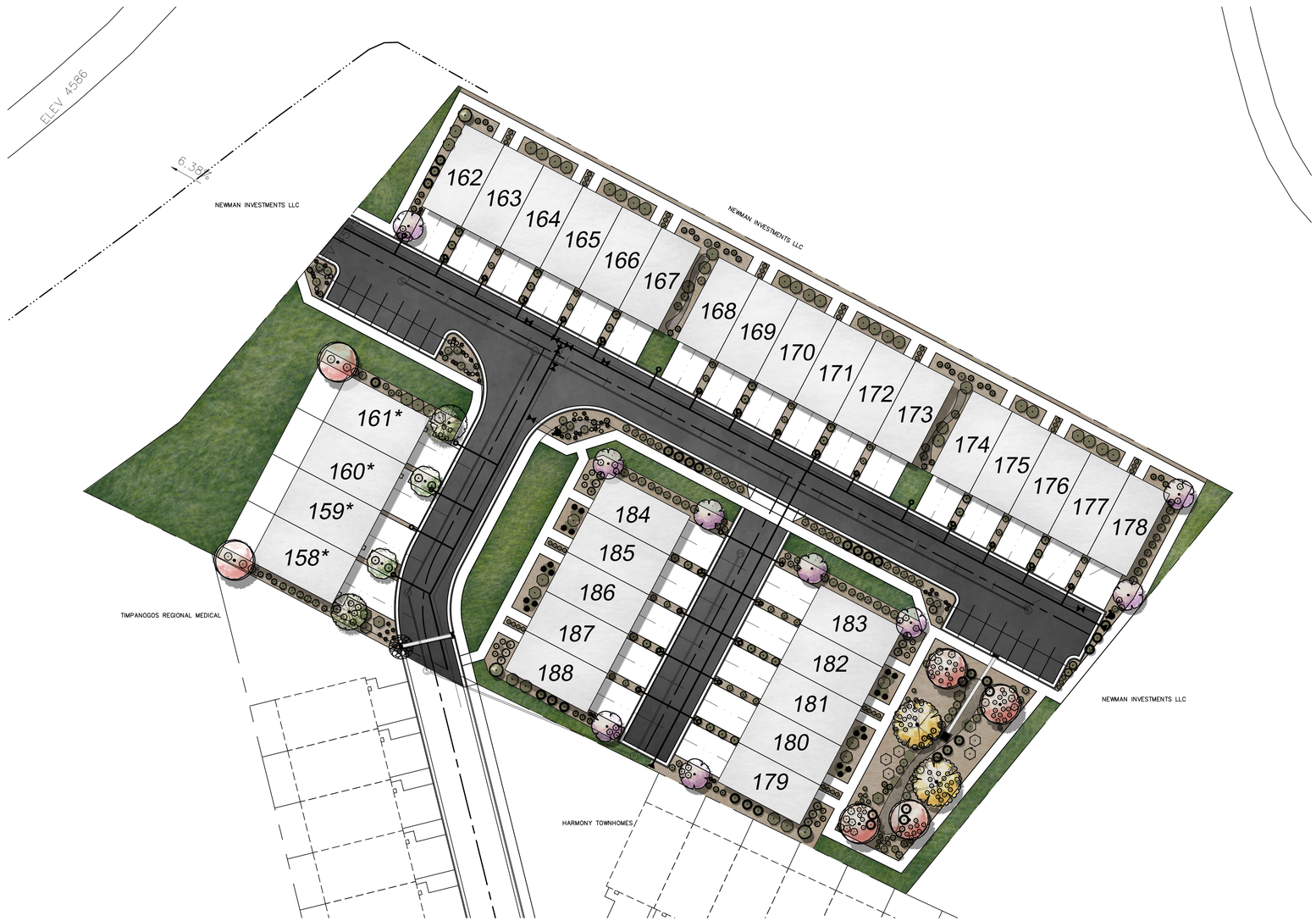
LEHI, UTAH

HARMONY TOWNHOMES PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
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(DATE STAMP)



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	At'g	2	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	B & B	2"Cal	
	Ax'u	6	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
	Cb'f	9	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
	Up'e	2	Ulmus propinqua `JFS-Bieberich` TM Emerald Sunshine Elm	B & B	2"Cal	
	Zs'm	2	Zelkova serrata `Musashino` Musashino Zelkova	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Js'b	14	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	B & B		5`-6`
	Pn'a	3	Pinus nigra `Arnold Sentinel` Arnold Sentinel Austrian Pine	B & B		5`-6`

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Bt'c	74	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal
	Cs'k	134	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	Po'd	38	Physocarpus opulifolius First Editions `Donna May` Little Devil Ninebark	5 gal
	Sb'g	57	Spiraea betulifolia `Tor Gold` TM Glow Girl Birchleaf Spirea	5 gal
	Vl'A	43	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	B'gv	18	Buxus x `Green Velvet` Green Velvet Boxwood	5 gal
	Jh'b	12	Juniperus horizontalis `Blue Chip` Blue Chip Juniper	5 gal
	Pm's	68	Pinus mugo `Slowmound` Slowmound Mugo Pine	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	20	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	Ms'g	32	Miscanthus sinensis `Gracillimus` Maiden Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Rf'g	46	Rudbeckia fulgida `Goldsturm` Black-eyed Susan	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'ko	55	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	COLOR
1.01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,718 sf	
1.03	3/4" OQUIRRH GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	19,590 sf	
1.05	2"-4" SOUTH TOWNE COBBLE STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	1,091 sf	

ISSUE DATE 7/25/2022 **PROJECT NUMBER** UT22114

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

HARMONY TOWNHOMES PH.4
COLD SPRING DR.
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
DEAN INGRAM
INGRAM.DEAN@GMAIL.COM

Client / Engineer:
ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

CERTIFICATE OF REGISTRATION — JOSHUA M. ANDREASEN — 5159810-5301 — 07/25/2022 — STATE OF UTAH

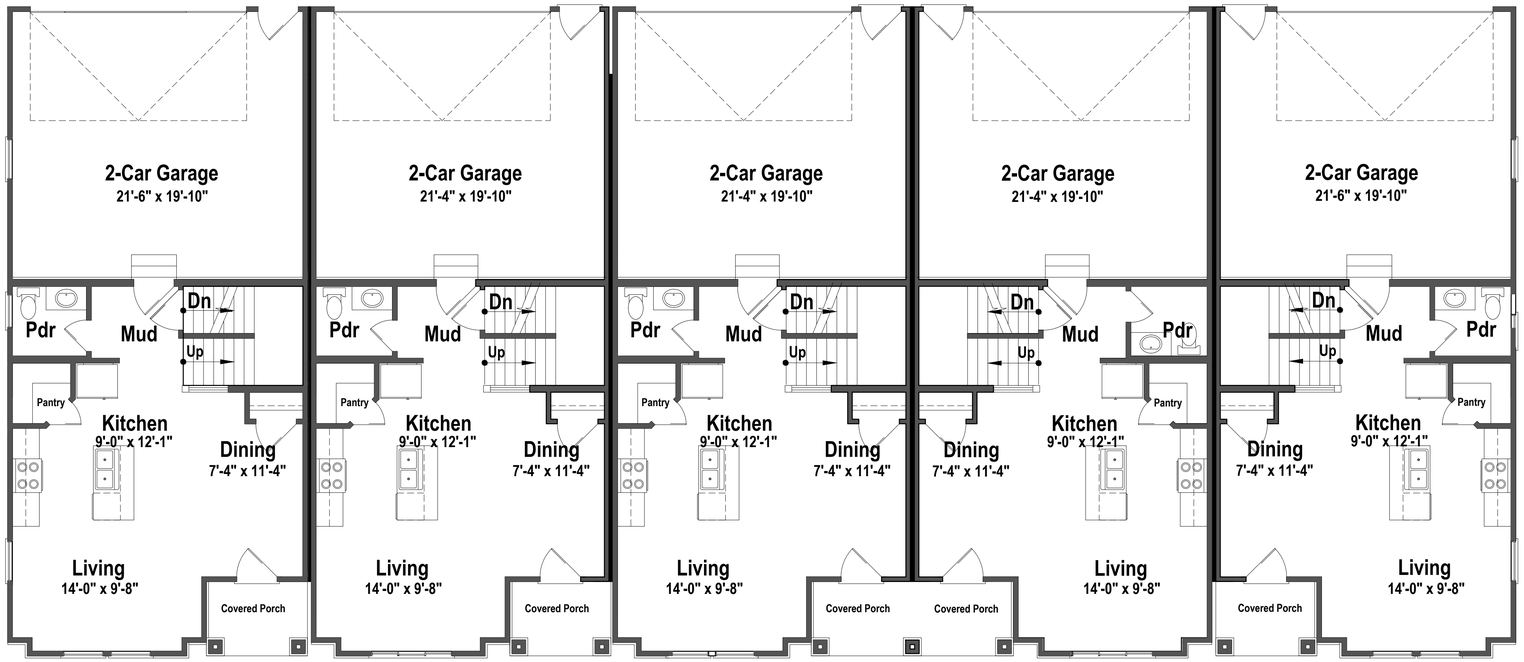
DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	7/25/2022

COLOR PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR



Main Floor Plan

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
HARMONY
TOWNHOMES
BUILDING #3
UNITS 13-18
Address:
740 NORTH
LEHI, UTAH

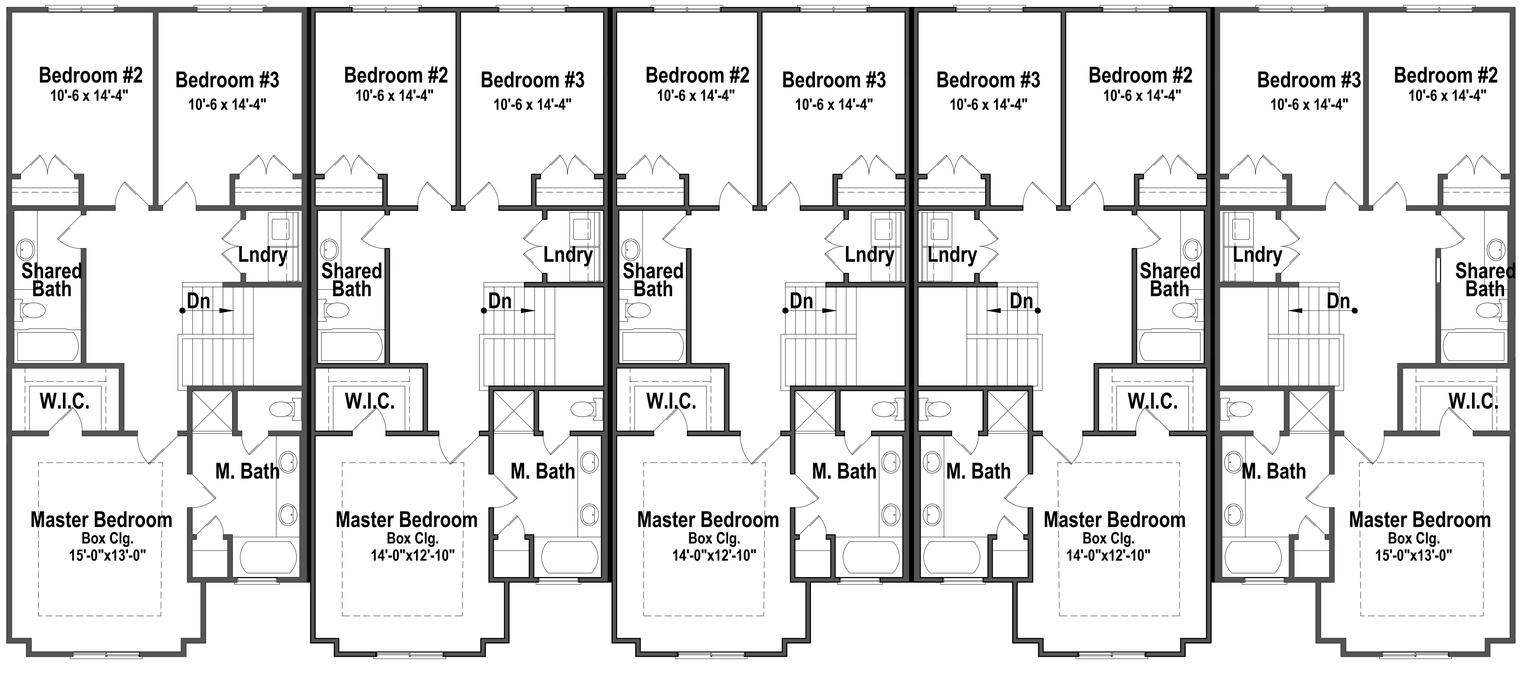
DATE: July 19, 2022
PROJECT #: VARIES

DRAWING TITLE:
MAIN FLOOR PLAN
24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A.3



ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
HARMONY
TOWNHOMES
BUILDING #3
UNITS 13-18
Address:
740 NORTH
LEHI, UTAH

DATE: July 19, 2022

PROJECT #: VARIES

DRAWING TITLE:
SECOND FLOOR PLAN

24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A.4



FRONT ELEVATION
24X36: 1/4" SCALE——11x17: 1/8" SCALE

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
HARMONY
TOWNHOMES
BUILDING #3
UNITS 13-18
Address:
740 NORTH
LEHI, UTAH

DATE: July 19, 2022

PROJECT #: VARIES

DRAWING TITLE:
ELEVATION PLANS

24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A.5

Harmony Townhomes Subdivision

Aerial

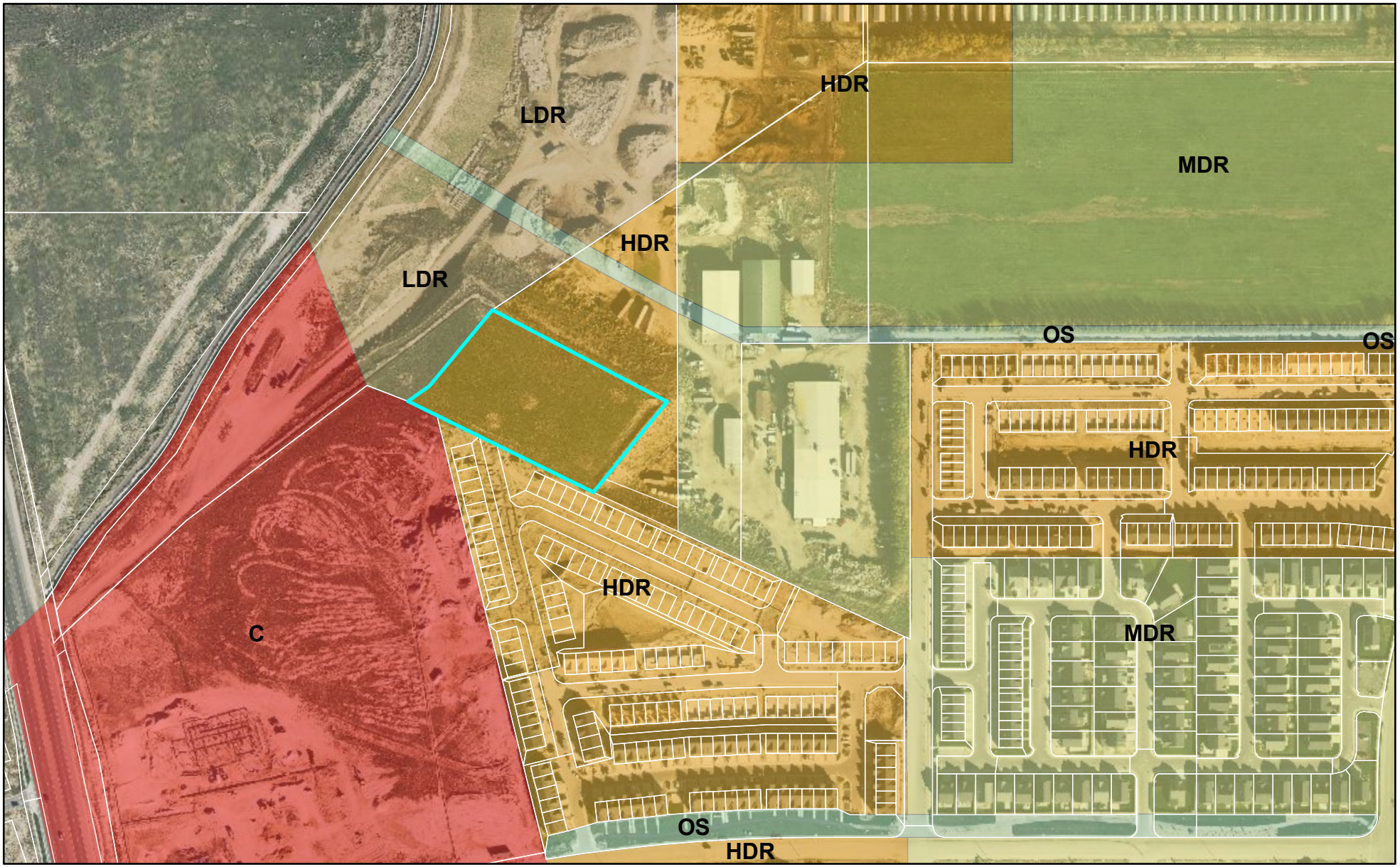


0 360 720 Feet

LEHI CITY

Harmony Townhomes Subdivision

General Plan

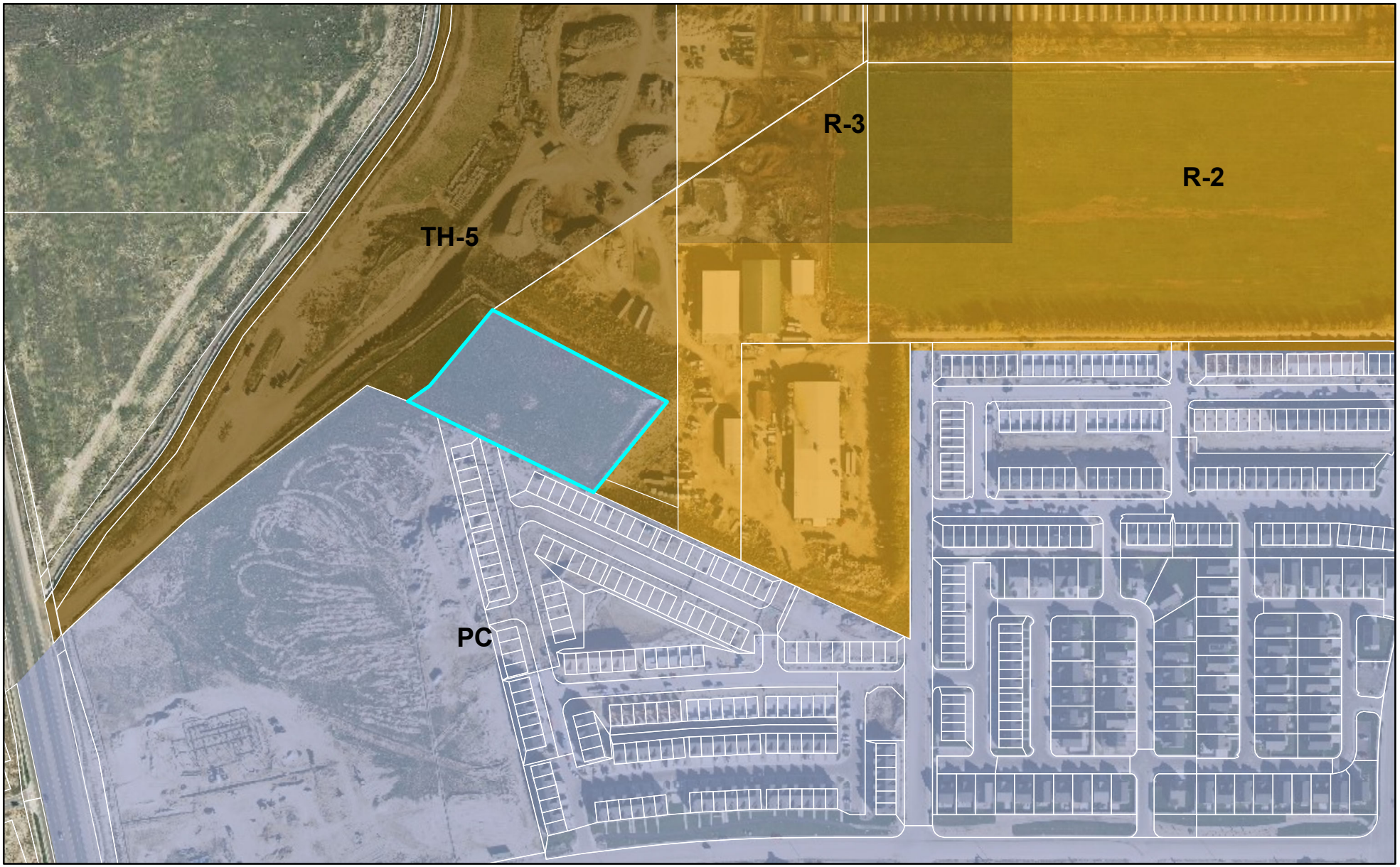


0 360 720 Feet

LEHI CITY

Harmony Townhomes Subdivision

Zoning



0 360 720 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-77, approving an agreement between Lehi City and Patterson Homes for the Center Pointe Townhomes Development Agreement.

Suggested Action:

Attachments:

Res 2022-77.docx

Center Pointe Townhomes Development Agreement 08.31.22.docx

LEHI CITY

RESOLUTION NO. 2022-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN PATTERSON HOMES AND LEHI CITY

WHEREAS, Patterson Homes ("Developer") has a legal interest in certain real property and desires to develop a residential project on the property;

WHEREAS, On December 10, 2019, the City Council approved the Center Pointe Townhomes Concept Plan and directed staff to work on this Agreement to limit the number of units and establish maintenance requirements on this site in accordance with the terms and conditions set forth in a development agreement ("Development Agreement");

WHEREAS, on September 13th, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of September, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

CENTER POINTE TOWNHOMES DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Patterson Homes whose principal place of business is located at 11038 Highland Boulevard Highland, Utah 84003. ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

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

B. On December 10, 2019 the City Council approved the Center Pointe Townhomes Concept Plan and directed staff to work on this Agreement to limit the number of units and establish maintenance requirements on this site in accordance with the terms and conditions set forth in this Agreement.

AGREEMENT

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

ARTICLE 1

1.1 Unit Count. The City agrees, and this Agreement confirms, that the applicant may place no more than 24 town home units on this property.

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Developer will be a member of the HOA.

2.1.2 Developer and the HOA will maintain the exterior of townhomes units and take care of snow removal. Snow removal will include all sidewalks, driveways, the fire turnaround, and the alley.

ARTICLE 3

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where

appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.13 Notices.

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

If to the City:
The Honorable Mayor Mark Johnson

Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
Patterson Homes
11038 Highland Blvd
Highland, UT 84003

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

4.15 Non-Assignability; Agreement to Run with the Land. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary. Notwithstanding the foregoing or any other provision of this Agreement to the contrary, this Agreement shall be recorded against the property described on Exhibit "A" and shall be deemed to run with the land and shall be binding on and inure to the benefit of the City and all successors and assigns of Developer in the ownership or development of any portion of such property. To avoid any doubt, all future owners of the property described on Exhibit "A" shall be permitted to develop and use the same for the Approved Use as permitted under this Agreement, unless the Approved Use has been terminated as provided in Sections 2.1.4, 2.1.5 or 3.1 of this Agreement.

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

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

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor

ATTEST:

_____

Teisha Wilson
City Recorder

Patterson Homes
11038 Highland Blvd
Highland, UT 84003

_____

_____

By: _____
Its: _____

STATE OF UTAH)
ss:

COUNTY OF _____)

On this_____ day of _____, 2022 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of Gordon Holdings LLC and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____

Notary Public

(notary seal)

Exhibit "A"

PARCEL ID: 11:036:0264
COM N 185.68 FT & E 1794.58 FT FR W 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 67 DEG 8' 7" W 21.11 FT; ALONG A CURVE TO R (CHORD BEARS: N 19 DEG 21' 12" W 22.22 FT, RADIUS = 15 FT); N 57 DEG 47' 32" W .15 FT; ALONG A CURVE TO R (CHORD BEARS: N 50 DEG 24' 31" E 141.97 FT, RADIUS = 189.94 FT); N 72 DEG 20' 53" E 262.98 FT; S 0 DEG 14' 22" E 120.54 FT; S 81 DEG 44' 52" W 24.07 FT; S 73 DEG 35' 7" W 174 FT; S 58 DEG 41' 41" W 55.96 FT; S 38 DEG 36' 44" W 47.76 FT; N 54 DEG 1' 59" W 25.33 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 35' 3" W 51.34 FT, RADIUS = 225 FT) TO BEG. AREA 0.925 AC.

PARCEL ID: 11:036:0261
COM N 385.1 FT & E 2127.59 FT FR N 1/4 COR. SEC. 34, T4S, R1E, SLB&M.; N 0 DEG 14' 42" W 43.06 FT; N 79 DEG 15' 23" E 45.54 FT; N 80 DEG 18' 40" E 87.35 FT; N 77 DEG 4' 19" E 85.39 FT; N 70 DEG 16' 48" E 57.05 FT; S 75 DEG 25' 15" E 99.48 FT; S 43 DEG 22' 48" E 57.54 FT; S 31 DEG 38' 9" E 35.24 FT; S 60 DEG 53' 7" W 56.45 FT; S 65 DEG 14' 39" W 41.91 FT; S 74 DEG 17' 3" W 67.2 FT; S 85 DEG 37' 37" W 62.88 FT; S 69 DEG 33' 39" W 33.2 FT; S 73 DEG 2' 12" W 151.79 FT; S 81 DEG 44' 53" W 30.62 FT; N 0 DEG 14' 22" W 120.55 FT TO BEG. AREA 1.320 AC.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
The Andersen Property No 1. Annexation on 1.25-acres located at 8282 North 8730 West (approximately 530 South 1100 West) with proposed R-1-12 zoning.
a. Public Hearing
b. Consideration of Resolution #2022-79, approving an Annexation Agreement with the owners of the property that is the subject of the Andersen No 1 Annexation
c. Consideration of Ordinance #53-2022, approving the Andersen No 1 Property Annexation with R-1-12 zoning.

Suggested Action:

Attachments:

CC Staff Report Andersen Property No 1 Annexation - Final Approval 09.13.22.docx

Andersen Property No 1 Annexation DRC 07.13.22.docx

Ord 53-2022.docx

Andersen Aerial.pdf

Andersen GP.pdf

Andersen Zoning.pdf

Anderson Property No 1 Annexation 07.13.22.pdf

Res 2022-79.docx

Andersen No 1 Proprety Annexation AnnexAgreement 09.13.2022.docx

ANDERSEN PROPERTY NO 1 ANNEXATION

CITY COUNCIL REPORT

Applicant	Duane Andersen		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed annexation		
Location	8282 N 8730 W (Approximately 530 S 1100 W)		
Requested Zoning	R-1-12		
General Plan Land Use Designation	LDR		
Acreage	1.25 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	N/A	Single family residential
	South	N/A	Single family residential
	East	RA-1	Single family residential
	West	R-1-10	Greenfield Manor Subdivision
Date of DRC Review	July 13, 2022		
Date of City Council Acceptance	July 26, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests review and recommendation on the proposed R-1-12 zoning to annex 1.25 acres of property located at 8282 N 8730 W (Approximately 530 S 1100 W). The proposed annexation went to City Council where they approved the resolution of intent to annex. Then it went to the Planning Commission for review and recommendation of the proposed zoning. The return to City Council is the final step of the annexation approval process. The proposed R-1-12 zoning aligns with the General Plan land use designation of LDR for the property.

The proposed annexation will add a portion of an existing county island. The proposed R-1-12 zoning allows the property to come into the City and the applicant to connect into City water.

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

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

These comments were informative for the applicant.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed annexation will resolve a county island.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on August 25, 2022. The minutes and motion from this meeting are as follows:

3.2) Public hearing and recommendation of Duane Andersen's request for review of R-1-12 (single family residential) zoning for the Andersen Property No 1. Annexation, 1.25-acres located at 8282 North 8730 West (approximately 530 South 1100 West)
Jacob Curtis presented on item 3.2.

Applicant was present but had nothing to add.

Commissioner Ellis opened the public hearing.
Commissioner Ellis closed the public hearing.

Motion: Commissioner Newell moved to recommend approval of **Duane Andersen's request for review of R-1-12 (single family residential) zoning for the Andersen Property No 1. Annexation, 1.25-acres located at 8282 North 8730 West (approximately 530 South 1100 West)** finding that the proposed annexation will resolve a county island; it conforms to the goals and policies of the General Plan; including all DRC. Commissioner Carlson seconded.

Vote: Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

Anderson Property No 1 Annexation
DRC Redline Comments

*Duane Anderson - requests review of the **Andersen Property No 1** Annexation, 1.25-acres of property located at 8282 North 8730 West. (approx. 530 South 1100 West) with proposed TH-5 zoning. Need envelopes*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **6/30/22**
Time Start: 1:02 pm
Time End: 1:05 pm

DRC REPORT:

1. **Critical Issues: None**

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

All city utilities are located in 1100 West.
8" culinary main
12" PI main
36" storm drain
15" sewer main

3. **Zoning required or recommended**

Need to list the zoning on the plat as R-1-12.

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

Meadow Elementary School- 1 mile
Willow Creek Middle School- 1.4 miles
Lehi High School- 1.7 miles

5. **Transportation**
1100 West is a 70' Collector

DRC GENERAL COMMENTS:

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. The plat needs to include a vicinity map.
4. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-12 Zone is 1.35 acre feet per acre of culinary water and 2.34 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26, 2022.
NEEDS ENVELOPES FOR PLANNING COMMISSION

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON

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

ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

ORDINANCE NO: 53-2022

AN ORDINANCE APPROVING THE ANDERSEN NO 1 PROPERTY ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Andersen No 1 Property Annexation, located at 8282 N 8730 W (Approximately 530 S 1100 W) and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 13th day of September 2022, after having published notice as also required by Section 10-2-418 of the Utah Code; and

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

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

Section 1. The Lehi City Council finds that the proposed Andersen No 1 Property Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

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

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-12 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

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

Approved and adopted by the Lehi City Council this 13th day of September 2022.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

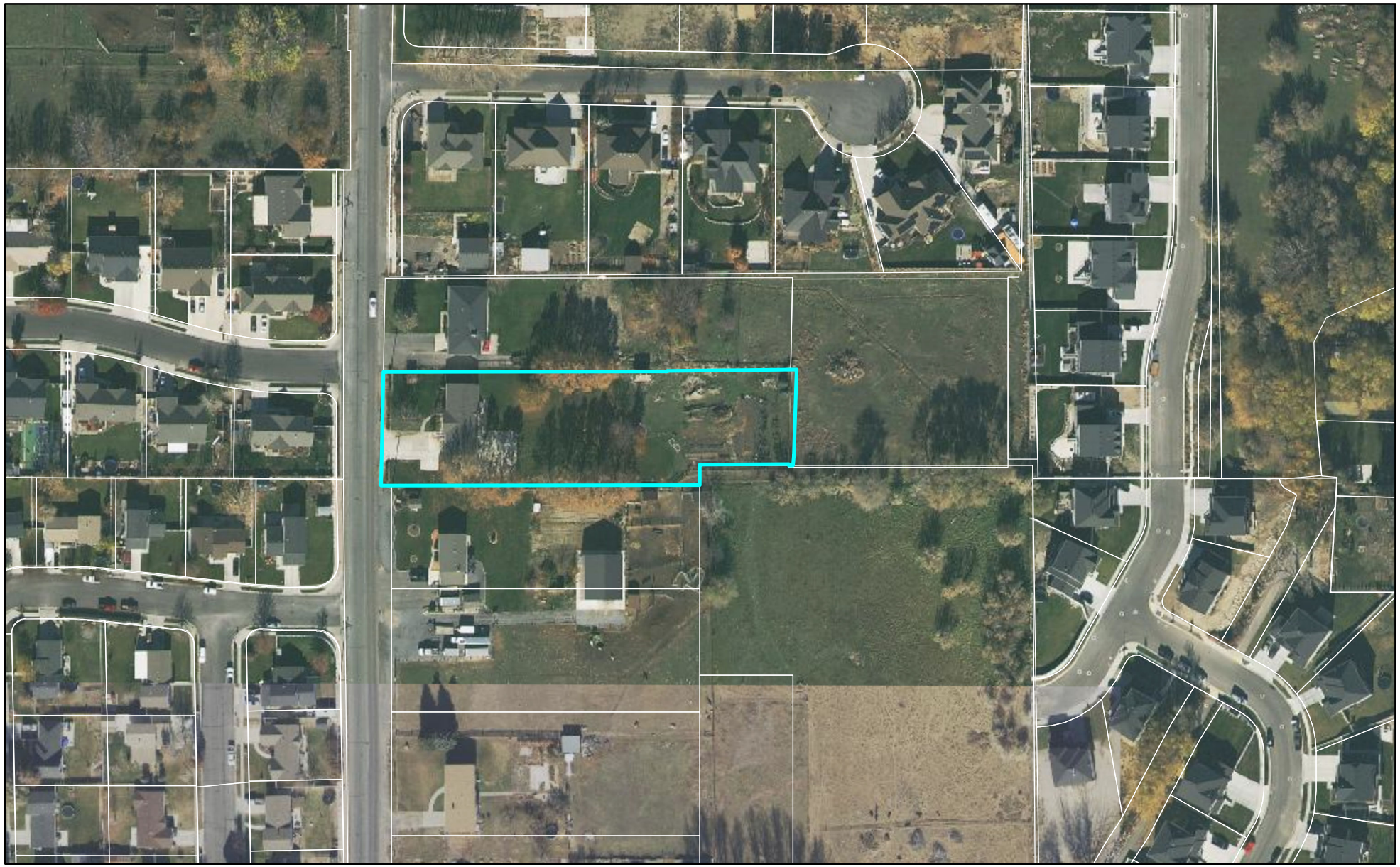
Andersen No 1 Property Annexation Legal Description

ANDERSEN PROPOSED PROPERTY DESCRIPTION

COMMENCING (South 00°20'55" East (South) 945.58 feet & (East 384.96') South 89°13'41" East 386.78 feet, from the West Quarter Corner, common to Section 17 & 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian. Utah (County Monument N 7,308903.52', E 1,537,789.73' Nad 83 State Plane), Said P.0.B. being located on the existing Lehi City Boundary Line; Thence Running:
North 89°58'26" East 308.89 feet along a Wood Fence and the Agreed upon North Hardy Property Line; thence along the said agreed upon Wood Fence Line the following (7) courses:
North 48°32'06" East 21.06 feet; thence North 18°07'16" East 4.86 feet; thence North 89°12'27" East 106.66 feet, along a portion the Madsen North property & Fence Line to an existing Fence Corner; thence North 02°00'57" East 107.69 feet, along the Fred & Margie Hardy agreed upon Property line; thence North 89°14'54" West 62.22 feet, along South Line of the said Fred & Margie Hardy Property line; thence continuing along said the South Fred & Margie Hardy Line, North 76°02'59" West 7.46 feet; thence North 89°45'10" West 270.65 feet, along said Fred & Margie Hardy property & existing Wood Fence Line to a point on the East side of 1100 West Street & Dubois/Webb Annexation Plat Boundary; thence South 00°20'55" East 131.96 feet along the Lehi City Boundary to the point of Beginning
(Containing 54,626.8 Square feet or 1.25 Acres More or Less.)
Less & excepting any portion that lying in the 1100 West Street Right of Way

Andersen Property No. 1 Annexation

Aerial

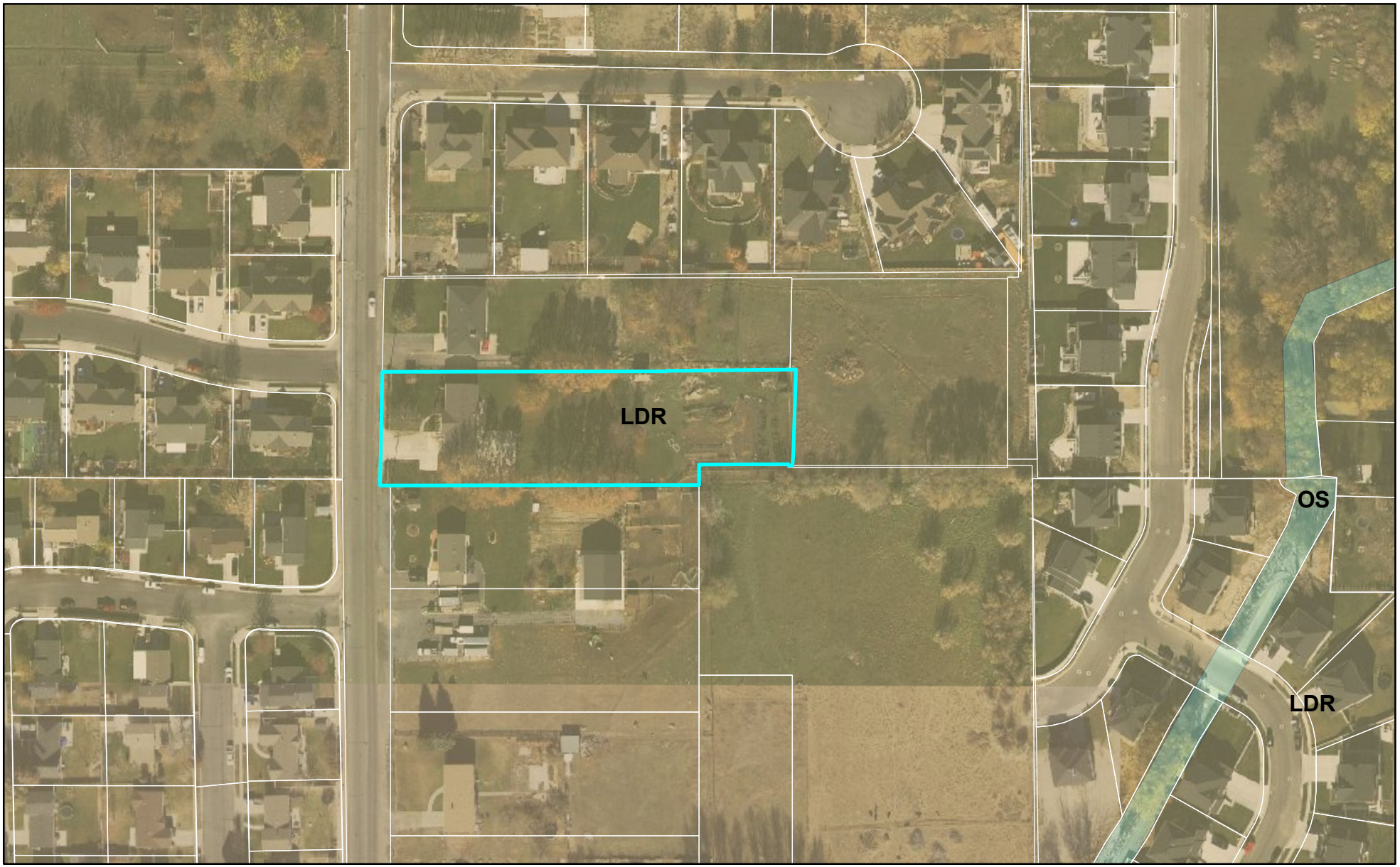


0 175 350 Feet

LEHI CITY

Andersen Property No. 1 Annexation

General Plan

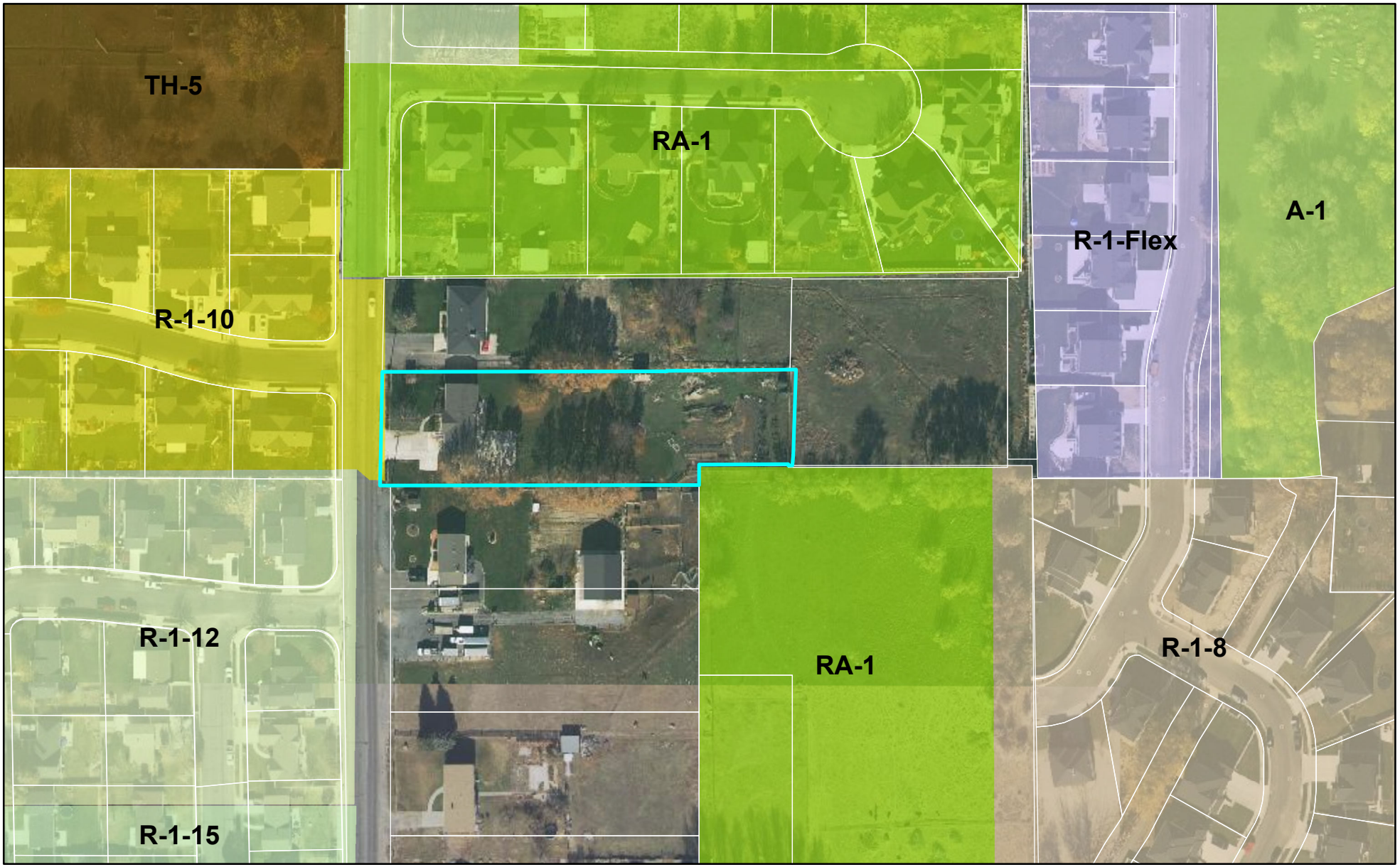


0 175 350 Feet

LEHI CITY

Andersen Property No. 1 Annexation

Zoning



0 175 350 Feet

LEHI CITY

PREVIOUS SURVEY
FD. 2" G.L.O. BRASS CAP (1928)
WEST QUARTER COR.
OF SEC. 17,
T. 5 SO., R. 1 E.
SALT LAKE BASE & MERIDIAN
UTAH COUNTY MONUMENT #880
N 7,308903.52' E 1,537,789.73'
(NAD 83 STATE PLANE)

N 02°03'11" E
103.44' (TIE)

REFERENCE CORNER FOR THE
WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
UTAH COUNTY MONUMENT

DUBOIS/WEBB
ANNEXATION PLAT
ENTRY #91054:2000

ARTESIAN AQUA
ANNEXATION PLAT
ENTRY #13625:1979

S 89°33'30" W 677.31' (ANNEXATION PLAT) ALONG FENCE

S 00°44'00" W 331.19'
(DUBOIS/WEBB PLAT)

EXISTING HOUSE

PARCEL # 13:017:0076
FRED & MARGIE HARDY PROPERTY
8278 NORTH 8730 WEST

WOOD FENCE LINE
N 89°45'10" W 270.65'
Shed
Entry # 36424:2000
(Fence Line Agreement)
Shed

N 76°02'59" W
7.46'

N 89°14'54" W 62.22'

1100 WEST STREET

S 00°20'55" E (SOUTH 945.58') 945.58' (CALC.)

20 Rods East Line

S 00°20'55" E 131.96'

EXISTING HOUSE
8282 North 8730 West

PARCEL # 13:017:0077
ANDERSEN PROPERTY
8282 NORTH 8730 WEST
1.25 Acres M/L.

40 Rods East Line
ORIGINAL SECTION BREAK DOWN

ORIGINAL SECTION BREAK DOWN
44 Rods East Line

N 18°07'16" E
4.86'

N 02°00'57" E 107.69'
Entry # 36424:2000
(Fence Line Agreement)

PARCEL #13:017:0075
FRED & MARGIE
HARDY PROPERTY
8278 NORTH 8730 WEST

Entry # 36424:2000
(Fence Line Agreement)
N 89°12'27" E 106.66'

WOOD FENCE LINE (ALONG THE MADSEN PLAT BDY)

56 RODS SOUTH LINE

MADSEN ANNEXATION PLAT
ENTRY #13263:1979

WEST 272.56' (MADSEN ANNEXATION PLAT)

PARCEL # 13:017:0111
MADSEN PROPERTY
950 WEST 700 SOUTH
LEHI CITY, UTAH

DUBOIS/WEBB ANNEXATION PLAT BDY
N 89°45'43" W 1370.58' (DUBOIS/WEBB PLAT)
ENTRY #91054:2000

(EAST 384.96')
S 89°13'41" E 386.78'

P.O.B.
ANNEXATION PARCEL
BEGINNING ON THE EXISTING LEHI CITY BDY.
FRANDSEN-POWERS ANNEXATION PLAT

N 89°58'26" E 308.89'

WOOD FENCE LINE
(20 Rods)

N 48°32'06" E
21.06

60 RODS SOUTH LINE

PARCEL # 13:017:0120
JASON HARDY PROPERTY
8250 NORTH 8730 WEST

(BASIS OF BEARING)
(RC. MON. TO RC. MON.
N 08°23'30" W 2569.54'

S 00°20'55" E 2647.06' (Calc)
UTAH COUNTY SURVEY
REFERENCE PLAT

FRANDSEN-POWERS ANNEXATION PLAT
ENTRY #36553:1997
(N 00°20'55" W 338.26')

FRANDSEN-POWERS
ANNEXATION PLAT
ENTRY #36553:1997

SOUTH 727.6' (MADSEN ANNEXATION PLAT)
ENTRY #13263:1979

MADSEN ANNEXATION PLAT
APRIL 10, 1979

SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
AS PER UTAH COUNTY SURVEY REFERENCE PLAT
MONUMENT #367

(N 89°44'48" E 354.93' RECORD PLAT)
N 89°44'36" E 355.06' (Calc.)

FOUND UTAH COUNTY BRASS CAP
2012 REFERENCE CORNER TO THE
SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
MONUMENT #80064 RC

"Andersen Property No 1. Annexation Plat"

20 10 0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- = SECTIONAL MONUMENT
- = STREET MONUMENT
- = FOUND COPPER NAIL
- = FOUND CORNER 5/8" REBAR & CAP " REBAR & CAPS FOUND"
- = LEHI CITY BOUNDARY LINE

"Andersen Property No 1. Annexation Plat"
8282 NORTH 8730 WEST
LEHI CITY, UTAH

LOCATED WITHIN, UTAH COUNTY, UTAH.
A PART OF THE SOUTHWEST 1/4 OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE - NARRATIVE

This is a preliminary survey, was performed at the request of the Andersen Property, For the purpose to locate existing Boundary's & to resolve such Boundary discrepancies, and Also for the Purpose of an Annexation Plat in to Lehi City. The Basis of Bearing was derived from the Found Utah County Survey Sectional Reference Monuments, N 08°23'30" W 2569.54 feet. (as shown.)

I, Timothy R. Johanson Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that this plat was prepared under my direction in accordance with the requirements of Utah County, Utah, and as per annexation state code 17-23-20 as amended.

Surveyors Seal

06-08-2022

UTAH COUNTY SURVEYOR

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

Approved As to Form on this_____ Day of _____ 20__.

Surveyors Seal

_____
County Surveyor

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we the undersigned Lehi City Council have adopted a resolution of its intent to annex the tract of land shown hereon, and have subsequently adopted an ordinance annexing said tract into Lehi City, Utah and that a copy of the ordinance has been prepared for filing herewith, all in accordance with Utah Code Section 10-2-418, as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to be known here after as the "Andersen Property No 1. Annexation Plat".

Dated this _____ day of _____ ad 20__.

Recorders Seal

Approved by mayor

Attest by clerk-recorder

ANNEXATION PARCEL

ANDERSEN PROPOSED PROPERTY DESCRIPTION

COMMENCING (South 00°20'55" East (South) 945.58 feet & (East 384.96') South 89°13'41" East 386.78 feet, from the West Quarter Corner, common to Section 17 & 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian. Utah (County Monument N 7,308903.52', E 1,537,789.73' Nad 83 State Plane), Said P.O.B. being located on the existing Lehi City Boundary Line; Thence Running:
North 89°58'26" East 308.89 feet along a Wood Fence and the Agreed upon North Hardy Property Line; thence along the said agreed upon Wood Fence Line the following (7) courses:
North 48°32'06" East 21.06 feet; thence North 18°07'16" East 4.86 feet; thence North 89°12'27" East 106.66 feet, along a portion the Madsen North property & Fence Line to an existing Fence Corner; thence North 02°00'57" East 107.69 feet, along the Fred & Margie Hardy agreed upon Property line; thence North 89°14'54" West 62.22 feet, along South Line of the said Fred & Margie Hardy Property line; thence continuing along said the South Fred & Margie Hardy Line, North 76°02'59" West 7.46 feet; thence North 89°45'10" West 270.65 feet, along said Fred & Margie Hardy property & existing Wood Fence Line to a point on the East side of 1100 West Street & Dubois/Webb Annexation Plat Boundary; thence South 00°20'55" East 131.96 feet along the Lehi City Boundary to the point of Beginning
(Containing 54,626.8 Square feet or 1.25 Acres More or Less.)
Less & excepting any portion that lying in the 1100 West Street Right of Way

JOHANSON
LAND CONSULTANTS
• SURVEYING • PLANNING • LAND DEVELOPMENT
Professional Land Surveyors
125 East 100 North, Suite 664
Heber City, Utah 84032
Phone (801) 870-0905
johansonsurvey.com
johansonsurvey@gmail.com

COPYRIGHT
This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

PROJECT NO.
JLC-22-041 ANDERSON
1100 WEST 530 SOUTH LEHI
DATE:
06-08-2022
DRAWN BY: TIM R. JOHANSON P.L.S.
CKHD BY: TIM R. JOHANSON P.L.S.
SHEET NUMBER
ANNEXATION

LEHI CITY

RESOLUTION NO: 2022-79

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE ANDERSEN NO 1 ANNEXATION

WHEREAS, the owners desire to annex certain property located at 8282 N 8730 W (Approximately 530 S 1100 W) to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

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

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

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

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

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Andersen Property No 1 Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Andersen Property No 1 Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions 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 13h day of September 2022.

LEHI CITY	ATTEST
_____	_____
MARK JOHNSON, Mayor	TEISHA WILSON, City Recorder

ANDERSEN PROPERTY NO 1 ANNEXATION
ANNEXATION AGREEMENT

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

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

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

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

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

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

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

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

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

4. The property will be zoned **R-1-12 Single Family Residential** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the R-1-12 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 1.35 acre feet per acre of culinary water and 2.34 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

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

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

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

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

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

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

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

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

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

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

EXHIBIT "A"

BOUNDARY DESCRIPTION

ANDERSEN PROPOSED PROPERTY DESCRIPTION

COMMENCING (South 00°20'55" East (South) 945.58 feet & (East 384.96') South 89°13'41" East 386.78 feet, from the West Quarter Corner, common to Section 17 & 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian. Utah (County Monument N 7,308903.52', E 1,537,789.73' Nad 83 State Plane), Said P.0.B. being located on the existing Lehi City Boundary Line; Thence Running:
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North 48°32'06" East 21.06 feet; thence North 18°07'16" East 4.86 feet; thence North 89°12'27" East 106.66 feet, along a portion the Madsen North property & Fence Line to an existing Fence Corner; thence North 02°00'57" East 107.69 feet, along the Fred & Margie Hardy agreed upon Property line; thence North 89°14'54" West 62.22 feet, along South Line of the said Fred & Margie Hardy Property line; thence continuing along said the South Fred & Margie Hardy Line, North 76°02'59" West 7.46 feet; thence North 89°45'10" West 270.65 feet, along said Fred & Margie Hardy property & existing Wood Fence Line to a point on the East side of 1100 West Street & Dubois/Webb Annexation Plat Boundary; thence South 00°20'55" East 131.96 feet along the Lehi City Boundary to the point of Beginning
(Containing 54,626.8 Square feet or 1.25 Acres More or Less.)
Less & excepting any portion that lying in the 1100 West Street Right of Way

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

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

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

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

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

transferred to the City multiplied by 15.

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

a. Prepare warranty deed to transfer title to Lehi City

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

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

d. Deliver recorded deed to Lehi City

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
The BCP Annexation on 14.67-acres located at approximately 1450 South 1300 West with proposed TH-5 zoning
a. Public Hearing
b. Consideration of Resolution #2022-78, approving an Annexation Agreement with the owners of the property that is the subject of the BCP Annexation.
c. Consideration of Ordinance #54-2022, approving the BCP Annexation with TH-5 zoning.

Suggested Action:

Attachments:

CC Staff Report BCP Annexation - Final Approval 09.13.22.docx

BCP Annexation DRC 07.13.22.docx

Ord 54-2022.docx

BCP aerial.pdf

BCP GP.pdf

BCP zoning.pdf

Res 2022-78.docx

BCP Annexation AnnexAgreement 09.13.2022.docx

BCP ANNEXATION
CITY COUNCIL REPORT

Applicant	Trane Engineering		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 1450 South 1300 West		
Requested Zoning	TH-5		
General Plan Land Use Designation	VLDRA with MU Village Overlay		
Acreage	14.67 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	PF	Dry Creek Elementary
	East	TH-5	Single family residential
	West	PF	Future Lehi City Park
Date of DRC Review	July 13, 2022		
Date of City Council Acceptance	July 26, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests final approval on the proposed TH-5 zoning to annex 14.67 acres of property located at approximately 1450 South 1300 West. The proposed annexation will add a portion of an existing county island. The proposed annexation went to City Council where they approved the resolution of intent to annex. Then it went to the Planning Commission for review and recommendation of the proposed zoning. The return to City Council is the final step of the annexation approval process.

The proposed TH-5 zoning allows the property to come into the City, but future development will require an additional zone change and water dedication.

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

1. Storm drain outfalls to an open ditch on West end of 1450 South. A suitable outfall must be provided when this property is developed.
2. Remove council member signature lines
3. Because of the requested TH-5 Zoning, no water dedication will be required at the time of annexation, however no connection to the culinary or pressurized irrigation system will be allowed.
4. Need to specify the zoning on the annexation plat.

These comments were informative for the applicant.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed annexation will resolve a county island.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on August 25, 2021. The minutes and motion from this meeting are as follows:

3.3) Public hearing and recommendation of Trane Engineering's request for review of TH-5 (transitional holding) zoning for the BCP Annexation, 14.67-acres located at approximately 1450 South 1300 West.
Jacob Curtis presented on item 3.3.

Applicant Tony Trane was available for questions. He mentioned that it was just to get the process of the zone change.

Commissioner Ellis opened the public hearing
Commissioner Ellis closed the public hearing.

Motion: Commissioner Carlson moved to recommend approval of **Trane Engineering's request for review of TH-5 (transitional holding) zoning for the BCP Annexation, 14.67-acres located at approximately 1450 South 1300 West** finding that the proposed annexation will resolve a county island; it conforms to the goals and policies of the General Plan; including all DRC. Commissioner Bunker seconded.

Vote: Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

BCP Annexation
DRC Redline Comments

*Trane Engineering - requests review of the **BCP Annexation**, 14.67-acres of property located at approximately 1450 South 1300 West with proposed TH-5 zoning. Need envelopes.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane, Michael Porter, Cameron Spencer
Date of Plans Reviewed: **7/5/22**
Time Start: 1:45 pm
Time End: 1:55 pm

DRC REPORT:

Critical Issues: None

1. **Location of existing and proposed City facilities**
   Utilities in 1450 South
   8" Culinary main
   10" PI main
   8" sewer main
   15" Storm drain main

   Storm drain outfalls to an open ditch on West end of 1450 South. A suitable outfall must be provided when this property is developed.

2. **Zoning required or recommended**
   TH-5

3. **Distances to schools/parks/shopping**
   Dry Creek Elementary School- .03 miles
   Willow Creek Middle School- 2.17 miles
   Lehi High School- 2.49 miles

4. **Transportation**
   1100 W is a master planned 70' collector

DRC GENERAL COMMENTS:

1. Remove council member signature lines
2. Label roads
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. Because of the requested TH-5 Zoning, no water dedication will be required at the time of annexation, however no connection to the culinary or pressurized irrigation system will be allowed.
6. Need to specify the zoning on the annexation plat.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 26, 2022
NEED ENVELOPES FOR PLANNING COMMISSION MEETING IN AUGUST

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON

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

ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

ORDINANCE NO: 54-2022

AN ORDINANCE APPROVING THE BCP ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the BCP Annexation, located at approximately 1450 South 1300 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 13th day of September 2022, after having published notice as also required by Section 10-2-418 of the Utah Code; and

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

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

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

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

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

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

Approved and adopted by the Lehi City Council this 13th day of September 2022.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

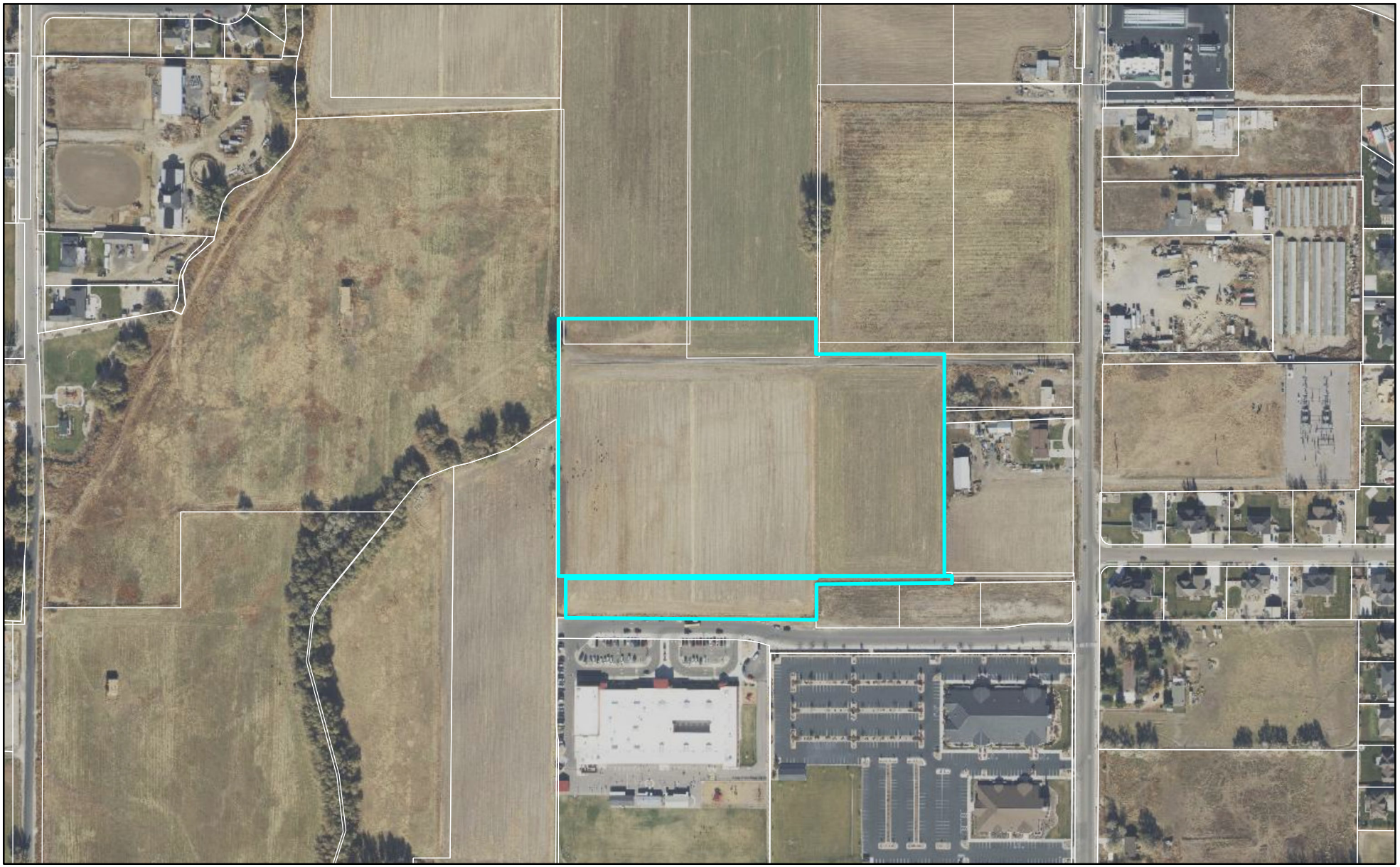
BCP Annexation Legal Description

ANNEXATION DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" West 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR-FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

BCP Annexation

Aerial

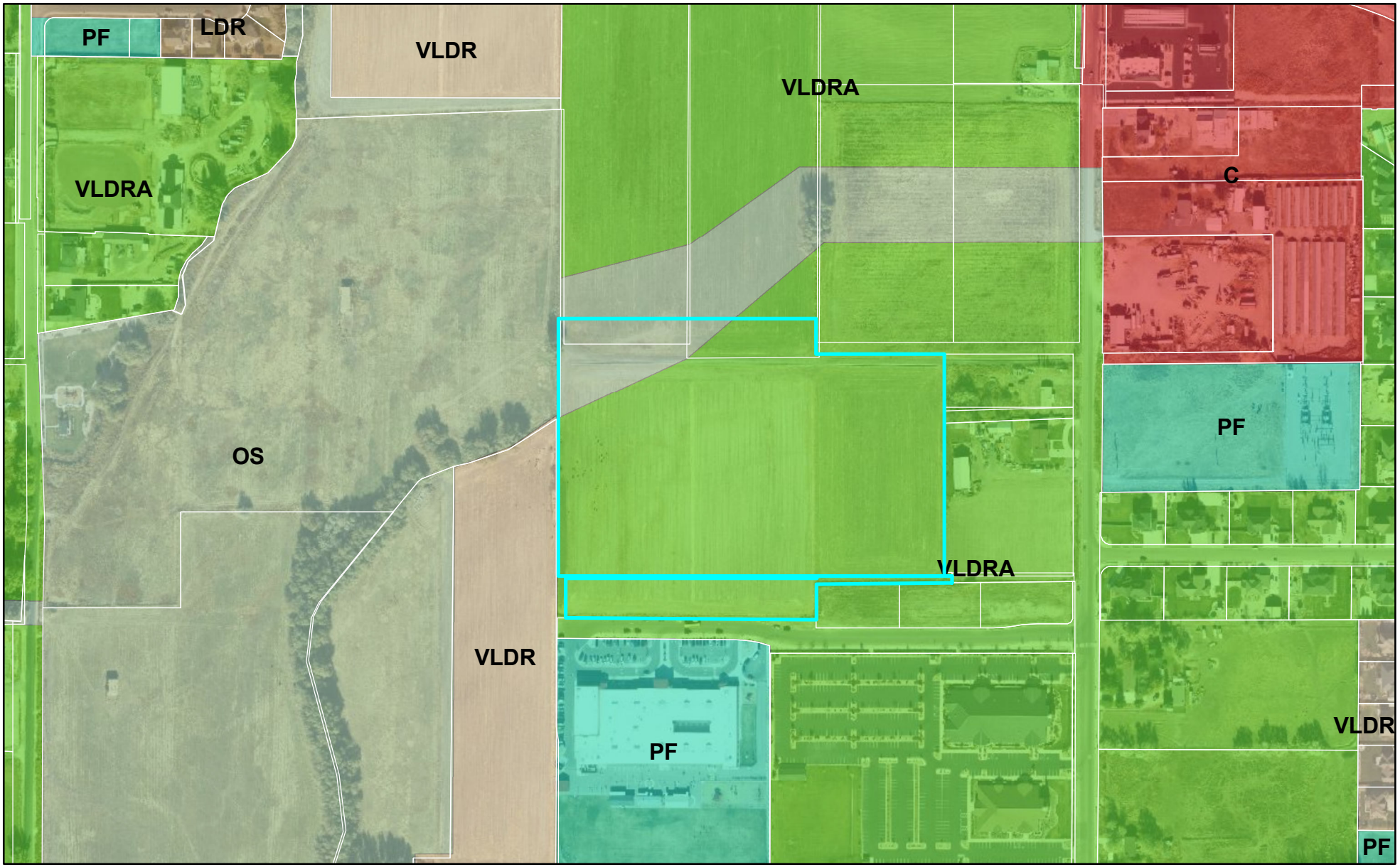


0 420 840 Feet

LEHI CITY

BCP Annexation

General Plan

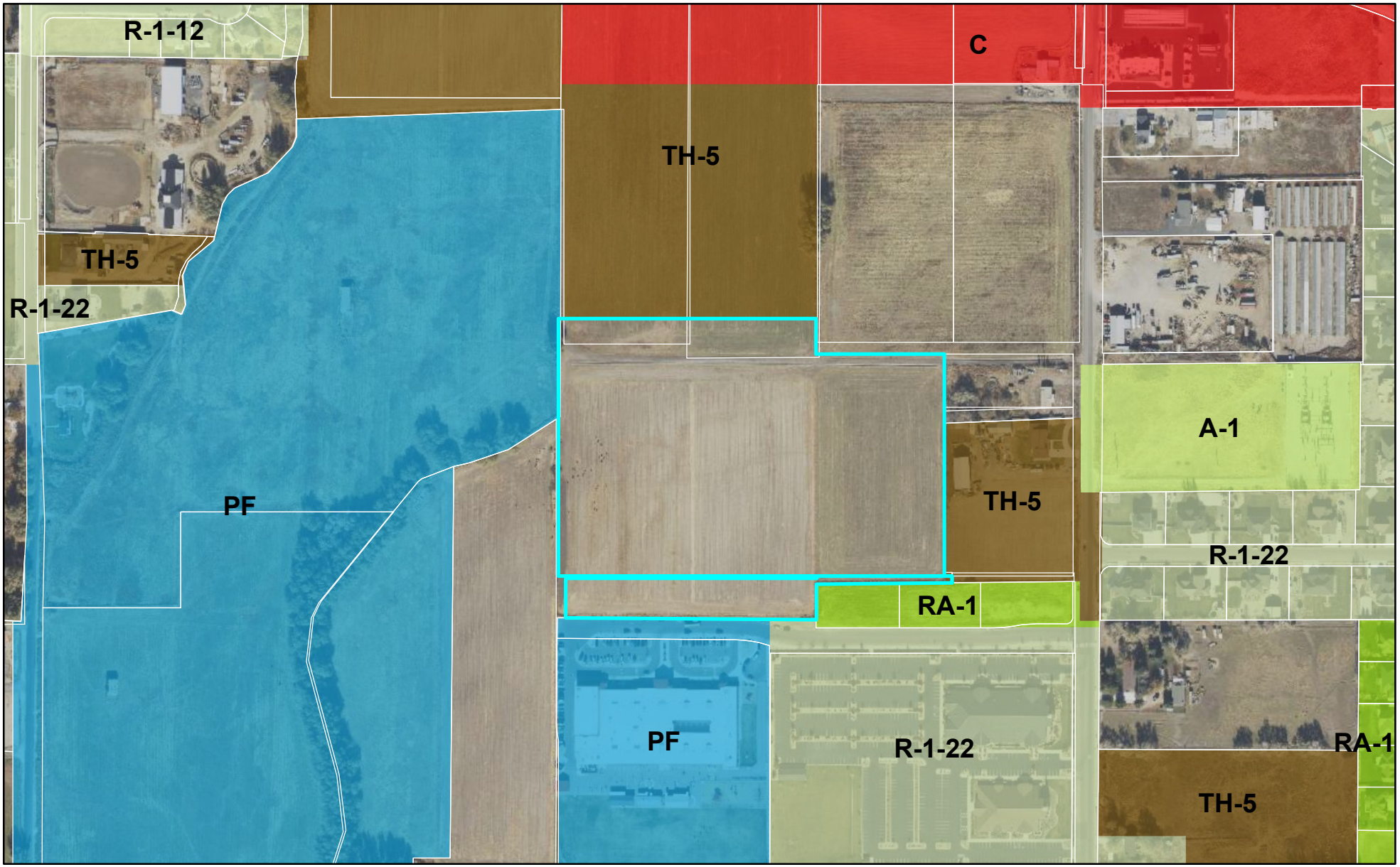


0 420 840 Feet

LEHI CITY

BCP Annexation

Zoning



0 420 840 Feet

LEHI CITY

LEHI CITY

RESOLUTION NO: 2022-78

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

WHEREAS, the owners desire to annex certain property located at approximately 1450 South 1300 West to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

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

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

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

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

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

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

1. The BCP Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions 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 13h day of September 2022.

LEHI CITY	ATTEST
_____	_____
MARK JOHNSON, Mayor	TEISHA WILSON, City Recorder

BCP ANNEXATION
ANNEXATION AGREEMENT

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

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

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

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

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

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

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

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

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

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

5. There will not be a water right dedication required as a condition of recording the annexation plat because of the TH-5 zoning designation.

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

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

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

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

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

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

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

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

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

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

EXHIBIT "A"

BOUNDARY DESCRIPTION

ANNEXATION DESCRIPTION

Beginning at a Great Basin rebar & cap which is North 00°04'59" West 402.81 feet along the section line and West 16.37 feet from the calculated East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the Lehi South Elementary Addition to Lehi City the following three courses 1) South 89°22'47" West 331.28 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 663.48 feet; thence North 00°38'25" East 263.00 feet along a wire fence line; thence North 00°13'17" East 252.50 feet along a wire fence line; thence North 17°28'01" West 7.39 feet; thence North 00°20'21" East 180.33 feet along the MELLOR–FORREST ANNEXATION; thence along the STAN LEWIS ANNEXATION the following four courses 1) South 89°39'39" East 13.38 feet; 2) South 00°00'14" East 34.83 feet; 3) North 89°52'55" East 649.84 feet; 4) North 00°27'55" East 8.01 feet; thence East 325.41 feet; thence South 177.75 feet; thence North 87°37'57" East 5.83 feet; thence South 00°21'55 West 409.69 feet along the LARRY HADFIELD ANNEXATION to the point of beginning.

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

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

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

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

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

transferred to the City multiplied by 15.

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

a. Prepare warranty deed to transfer title to Lehi City

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

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

d. Deliver recorded deed to Lehi City

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #50-2022, approving the Gemstone zone change, from RA-1 (residential agriculture) to R-3 (high density residential) on 1.33-acres located at 690 East 200 South.

Suggested Action:

Attachments:

CC Staff Report Gemstone Development Zone Change 09.13.22.docx

Gemstone Zone Change- RA-1 to R-3 DRC 07.20.22.docx

Ord 50-2022.docx

Gemstone Aerial.pdf

Gemstone General Plan.pdf

Gemstone Zoning.pdf

narrative.pdf

Gemstone Development Zone Change 7.20.22.pdf

GEMSTONE DEVELOPMENT ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Gemstone Development		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	690 East 200 South		
Project Area	1.33 acres		
Existing Zoning	RA-1		
Proposed Zoning	HDR (High Density Residential)		
Existing General Plan Land Use Designation	R-3		
Adjacent Zoning and Land Use	*North*	C	Macey's Grocery
	South	R-2.5	Broadmoor Park Phase 2 PUD
	East	C-H	Trove Brands Office/Warehouse
	West	R-1-8	Single family residential
Date of DRC Review	July 20, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums, townhouses, and the missing middle housing types such as duplexes, triplexes, fourplexes, and cottages, with an overall density not to exceed 12 dwelling units per acre.



APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 6, 1997 – This property was annexed into Lehi City as the W. Glade Berry Addition.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to R-3 for 1.33 acres located at 690 East 200 South. This zone change is consistent with the approved General Plan designation of HDR for the property. The zone change would allow for the property to be developed at a rate of 12 units per acre in the future.

This property is adjacent to both commercial and higher density communities which will allow for it to fit in well with the surrounding area. The applicant intends for this zone change to be the first step towards future development of the property.

The DRC had one comment on the proposed zone change:

1. Additional culinary water dedication will be required for this zone change to address the additional demand for culinary water, and would be a condition of recording the zone change ordinance.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 25, 2022. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of Gemstone Development's request for review of the Gemstone zone change, from RA-1 (residential agriculture) to R-3 (high density residential) on 1.33-acres located at 690 East 200 South.
Planner Jacob Curtis presented on item 3.1.

Applicant was not present for this item, but the commissioner felt comfortable to move forward.

Commissioner Ellis opened the public hearing
Commissioner Ellis closed the public hearing.

Motion: Commissioner Carlson moved to recommend approval of **Gemstone Development's request for review of the Gemstone zone change, from RA-1 (residential agriculture) to R-3 (high density residential) on 1.33-acres**

located at 690 East 200 South finding that the proposed zone change is consistent with the High Density Residential designation of the General Plan; it's consistent with the goals and policies of the General Plan; it will not unduly affect the uses or proposed uses for nearby properties; including all DRC. Commissioner Carlson seconded.

Vote: Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

Gemstone Development Residential Zone Change
DRC Redline Comments

Gemstone Development- requests review of a zone change on 1.33-acres located at 690 East 200 South changing the zoning from RA-1 to R-3.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **7/12/22**
Time Start: 3:05 pm
Time End: 3:07 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Additional culinary water dedication will be required for this zone change to address the additional demand for culinary water, and would be a condition of recording the zone change ordinance.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 4, 2022.

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

ORDINANCE NO: 50-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 690 EAST 200 SOUTH

WHEREAS, Gemstone Development, agent of property located at 690 East 200 South and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-3; and

WHEREAS, following a public hearing on August 25, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 13, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 25, 2022; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-3.

PART II:

A. If a provision of this Ordinance 50-2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of September 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

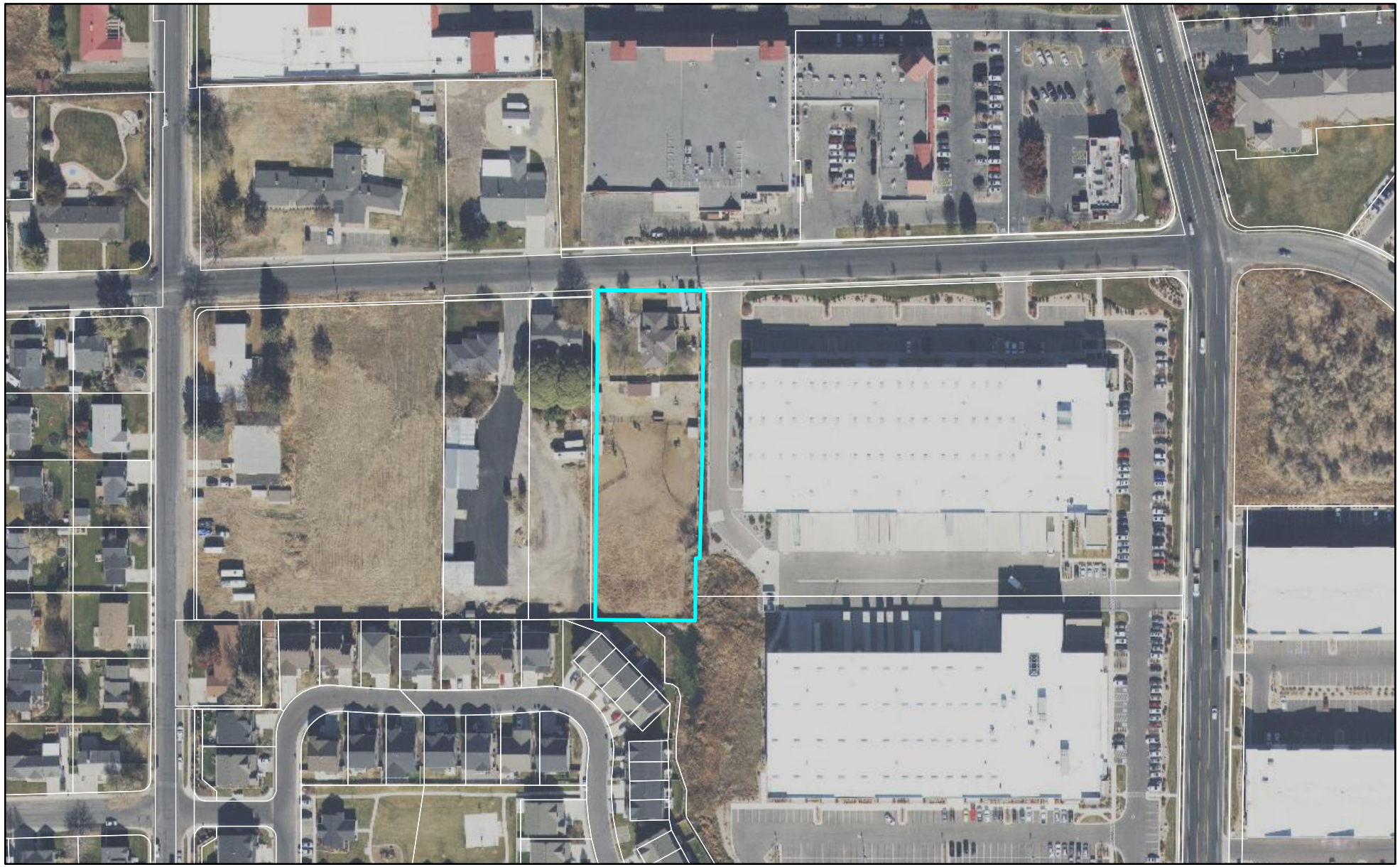
EXHIBIT “A”

GEMSTONE DEVELOPMENT ZONE CHANGE

Legal Description: COM S 2143.09 FT & E 547.61 FT FR N 1/4 COR. SEC. 16, T5S, R1E, SLB&M.; N 89 DEG 55' 0" E 136.28 FT; S 0 DEG 34' 0" W 225.2 FT; S 1 DEG 36' 5" W 118.39 FT; W 4.8 FT; S 0 DEG 37' 32" W 79.97 FT; N 89 DEG 31' 10" W 128.28 FT; N 0 DEG 26' 3" E 422.21 FT TO BEG. AREA 1.302 AC.

Gemstone Development Zone Change

Aerial

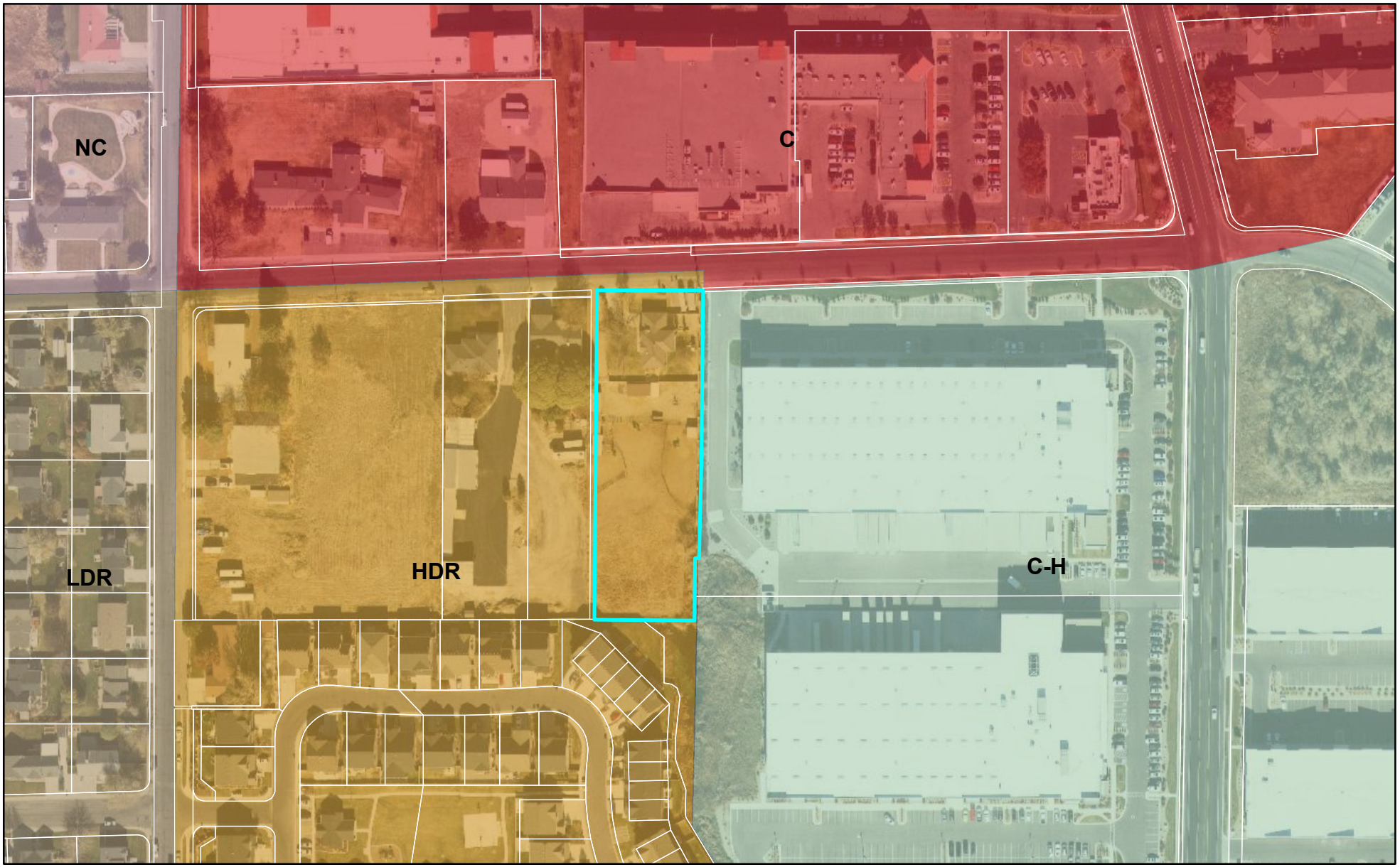


0 210 420 Feet

LEHI CITY

Gemstone Development Zone Change

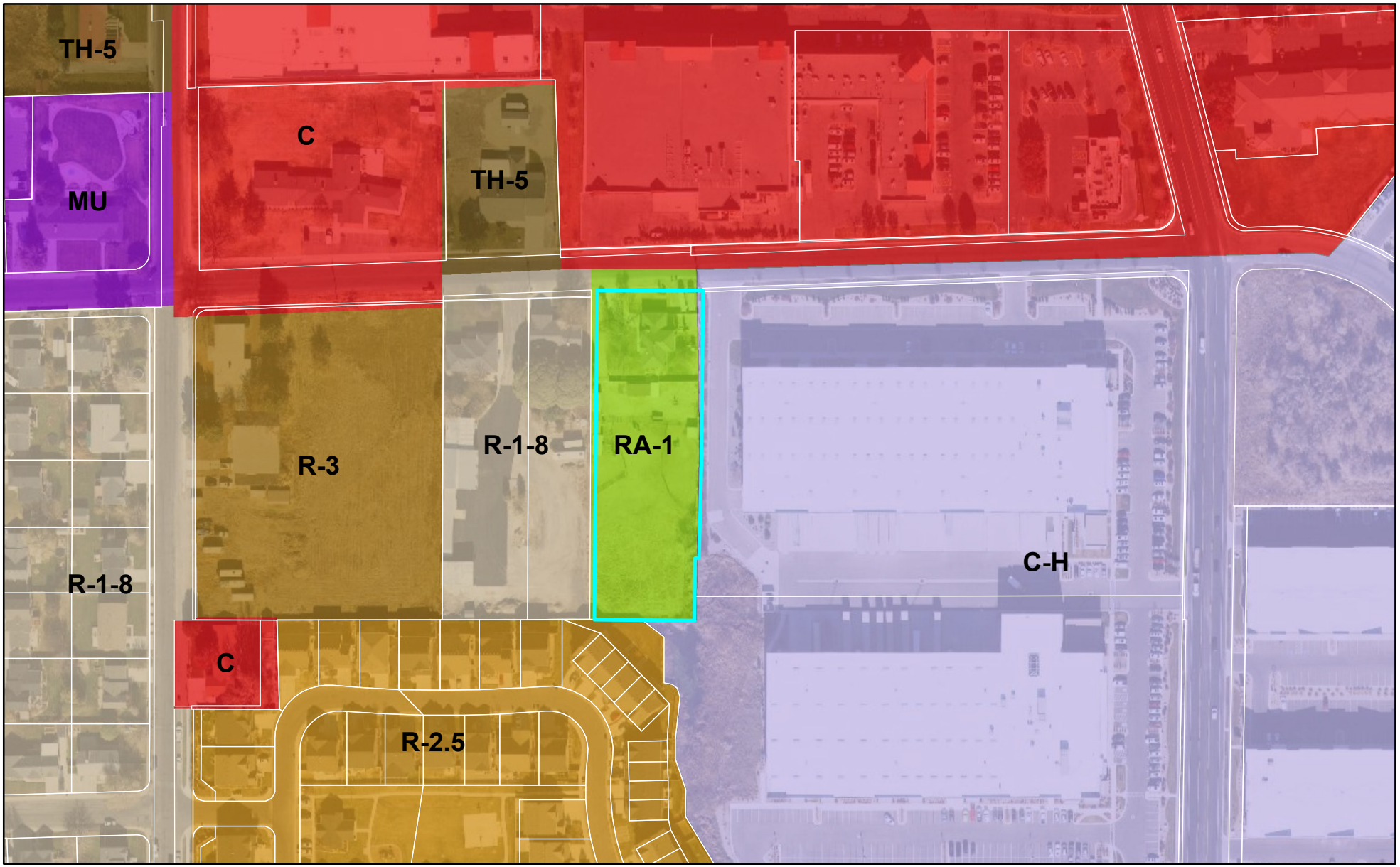
General Plan



LEHI CITY

Gemstone Development Zone Change

Zoning



0 210 420 Feet

LEHI CITY

1514 W 400 S Suite #1, Orem, UT 84043
Phone: 801-836-1454, 801-734-9586
Info@gemstonedevelopment.com
gemstonedevelopment.com

11 July 2022

A DESCRIPTION OF SPECIFIC AMMENDMENT
RE: APPLICATION FOR ZONING MAP AMENDMENT

To the Planning and Zoning:

I write this application regarding my property located at 690 E. 200 South Lehi, Utah, which is currently designated as a RA-1 Residential zone. Based on the recent change to the neighboring area just west of our property, Lot #225, we would like to have our location changed to a High Density R-3 Zoning as well. I have discussed this change with our neighbors located at 678 as well and they would also like to be considering in the Zoning Change. Due to the ever growing and changing elements of Lehi in our area, what was once a Residential area with land for Farming and Livestock, is no more. We have Commercial Property and Businesses to our East, North and North West, as well as a large family neighborhood to the south, and another coming in to our west. Our properties in this area have become, outdated, awkward, and out of place with matching the surrounding areas. In this case, I am applying to change my lot zone into the R-3 zone. The current General Plan designation is already for High Density Residential, which matches the R-3 zone. This change will allow for our part of the neighborhood to be updated, revitalized, and more harmonious with the surrounding areas and homes.

Supporting Documents:

Legal Description:
COM S 2143.09 FT & E 547.61 FT FR N 1/4 COR. SEC. 16, T5S, R1E, SLB&M.; N 89 DEG 55' 0" E 136.28 FT; S 0 DEG 34' 0" W 225.2 FT; S 1 DEG 36' 5" W 118.39 FT; W 4.8 FT; S 0 DEG 37' 32" W 79.97 FT; N 89 DEG 31' 10" W 128.28 FT; N 0 DEG 26' 3" E 422.21 FT TO BEG. AREA 1.302 AC.

Aerial View:



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11 July 2022

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Supporting Documents:

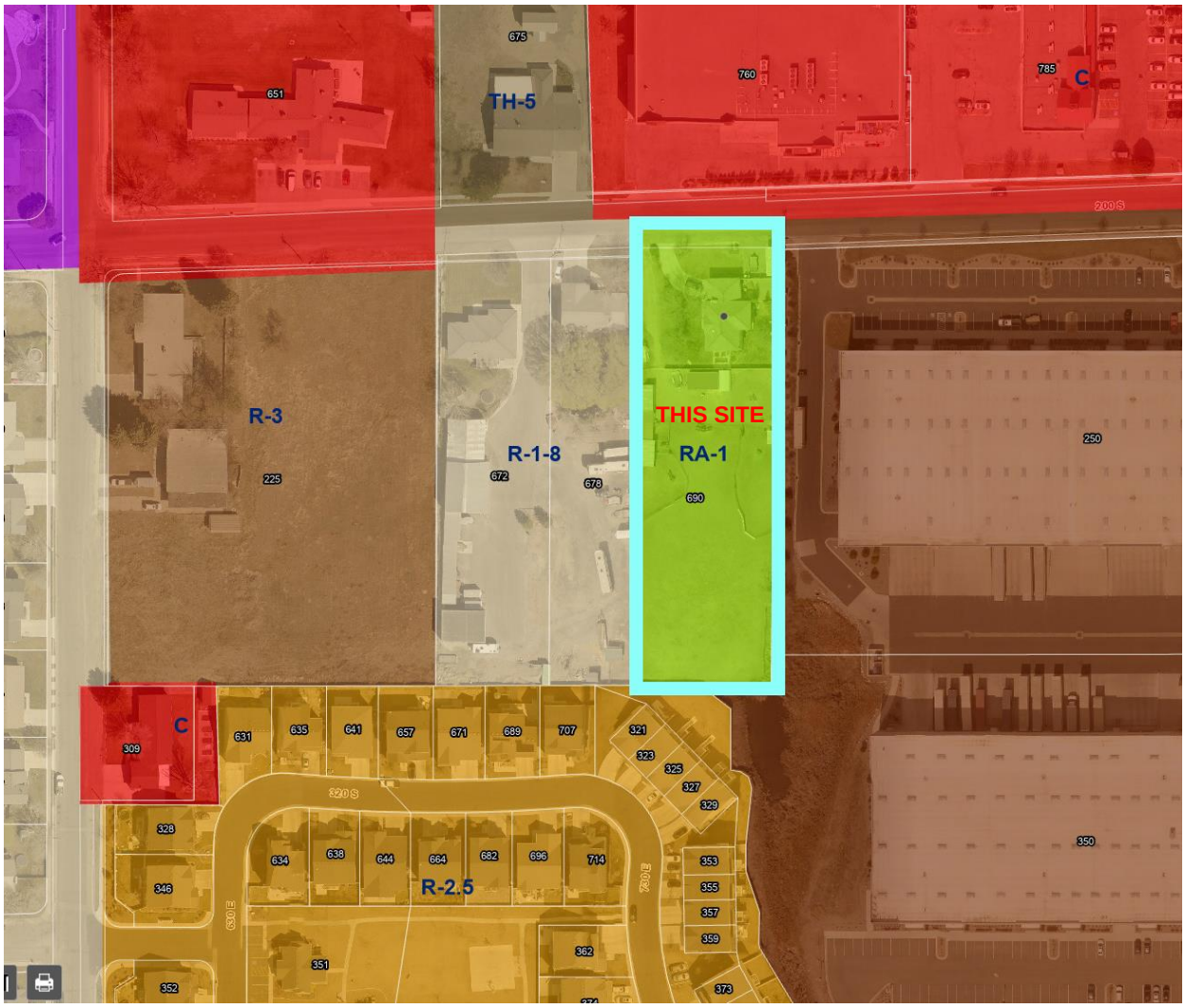
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Aerial View:



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Phone: 801-836-1454, 801-734-9586
Info@gemstonedevelopment.com
gemstonedevelopment.com

Zoning Map:



Skyler Berry

Property-Owner
Owner of Gemstone Development LLC
Builder of the Property

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #51-2022, approval of the Clark Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 1-acre located at 1064 West Main Street.

Suggested Action:

Attachments:

CC Staff Report Clark Main Street General Plan Amendment 09.13.22.docx

Clark Main Street General Plan Amendment DRC 8.10.22.docx

Ord 51-2022.docx

Clark Aerial.pdf

Clark GP.pdf

Clark Zoning.pdf

Clark Main Street General Plan amendment 08.10.22.pdf

CLARK MAIN STREET GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Russ Clark		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1064 West Main Street		
Acreage	1-acre		
Existing Zoning	C (Commercial)		
Existing General Plan Land Use Designation	NC (Neighborhood Commercial)		
Proposed Land Use Designation	Mixed-Use		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-2	Crestview Lane Subdivision
	South	RA-1	Main Street/Single family residential
	East	C	Construction yard
	West	R-2	Newman Ranch Subdivision
Date of DRC Review	August 10, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

Commercial (C)



The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

Mixed Use (MU)



The Mixed Use (MU) classification combines a number of land uses within a specific geographic area. These may include higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification may contain a mix of uses including office, higher education, high-density housing, specialty retail, restaurants, public facilities, sporting venues, and cultural spaces. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant center.

PROPERTY HISTORY

March 15, 1991 – This property was incorporated into the City as the Remund Annexation.

REPORT ANALYSIS

The applicant requests approval on the Clark Main Street General Plan Amendment from Neighborhood Commercial to Mixed Use on 1-acre located at 1064 West Main Street. The property is currently zoned Commercial which would not allow for any residential units. The request for Mixed-Use would facilitate a development with some residential as dictated by the concept that was approved by the Planning Commission. That approval was contingent on approval of the General Plan amendment and a future zone change.

The applicant has stated their intent to include eight residential units with a retail and warehouse area.

The City Council should consider if they would want to take the eight units from other areas already designated as TOD or Mixed-Use or increase the overall units in the city.

The DRC had one on the proposed General Plan amendment.

1. If approved, the TOD and Mixed use Maximum Density map will need to be updated to show this new density.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on August 25, 2022. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Russ Clark's request for review of the Clark Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 1-acre located at 1064 West Main Street. Jacob Curtis presented on item 3.7 and 3.9 because of the similarities in the two projects.

Commissioner Ellis opened the public hearing for both 3.7 and 3.9.

Roger Morgan- feels the city spent time to change it and feels like we are trying to sneak something in.

Commissioner Ellis closed the public hearing.

Commissioners asked clarifying questions and then discussed their likes and concerns for both items.

Motion: Commissioner Carlson moved to recommend approval of **Russ Clark's request for review of the Clark Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 1-acre located at 1064 West Main Street** finding that the general plan amendment is not detrimental to the public health, safety and welfare of the City; it is in conformance with the purposes, intent and provisions of the general plan and its various elements; it is consistent with the existing land uses and zoning of nearby and adjoining properties; it would not have a substantial adverse effect on surrounding property; the effected site is physically suitable in terms of design, location, shape, size operating characteristics and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features; recommend that the timing of development occur coincident or after improvements to the adjacent intersection and including all DRC comments and the findings that we feel the impact of the units is negligible versus commercial. Commissioner Bunker seconded.

Vote: Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

Clark Main Street General Plan Amendment
DRC Redline Comments

*Russ Clark – requests review of the **Clark Main Street General Plan** amendment located at 1064 West Main Street changing the land use designation 1-acre of property from Neighborhood Commercial to Mixed-Use. Need envelopes*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Curtis Miner
Date of Plans Reviewed: 7/28/22
Time Start: 2:00 pm
Time End: 2:02 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. If approved, the TOD and Mixed use Maximum Density map will need to be updated to show this new density.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 25, 2022
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 51-2022

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR RUSS CLARK

WHEREAS, on January 25, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 25, 2022, to review and make a recommendation on the General Plan Amendment located at 1064 West Main Street changing the land use designation from Neighborhood Commercial to Mixed-Use, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 13, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Neighborhood Commercial to Mixed-Use.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Commercial to Mixed-Use. The total amendment will include approximately 1-acre of property located at 1064 West Main Street, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 51 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 13th day of September 2022.

ATTEST

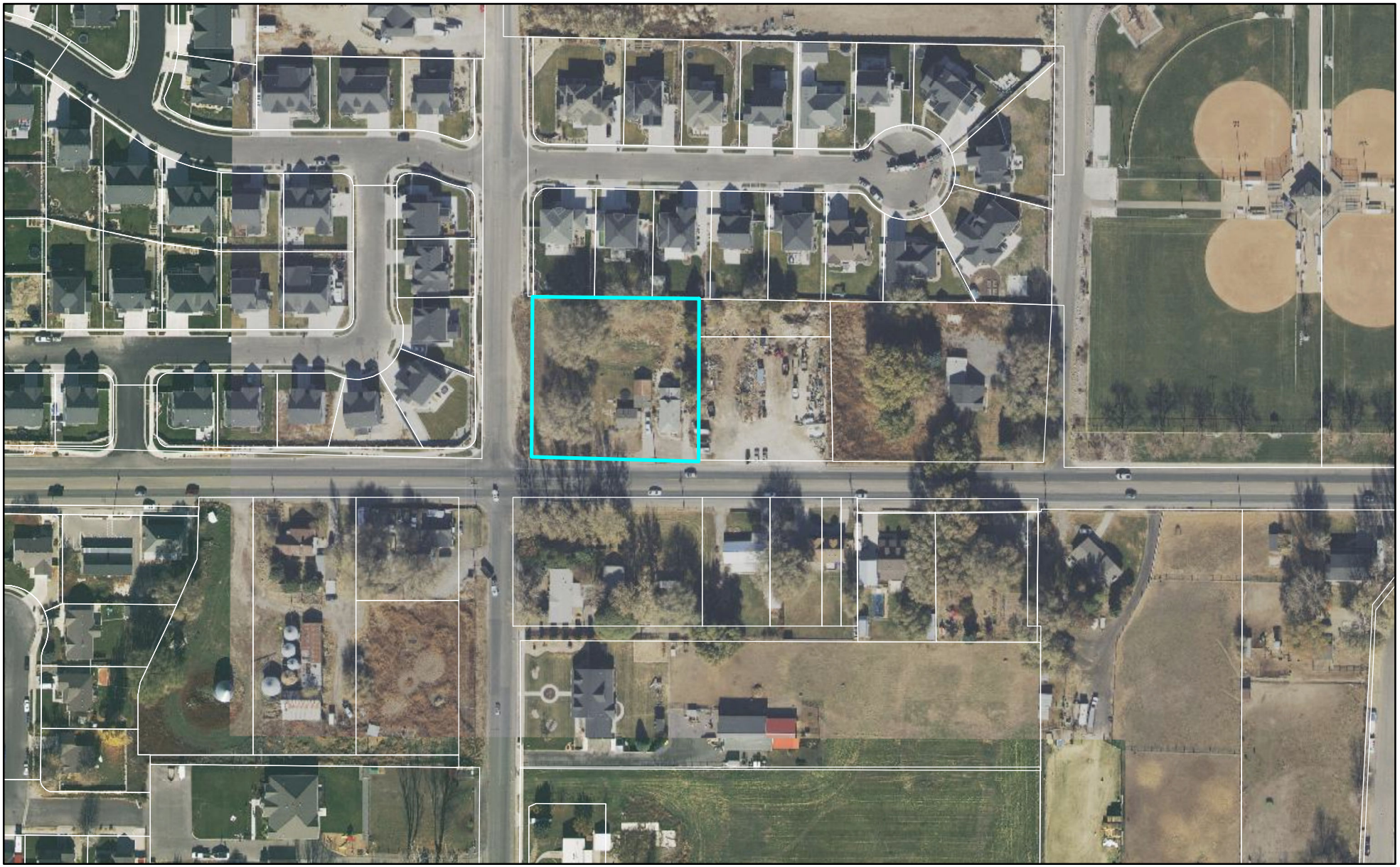
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

COM S 1540.5 FT & E 432.07 FT FR NW COR. SEC. 17, T5S, R1E, SLB&M.; N 0 DEG 21' 0" E 205.53 FT; S 89 DEG 20' 14" E 213.42 FT; S 0 DEG 5' 18" W 208.51 FT; N 88 DEG 32' 28" W 214.41 FT TO BEG. AREA 1.016 AC.

Clark Main Street General Plan Amendment

Aerial

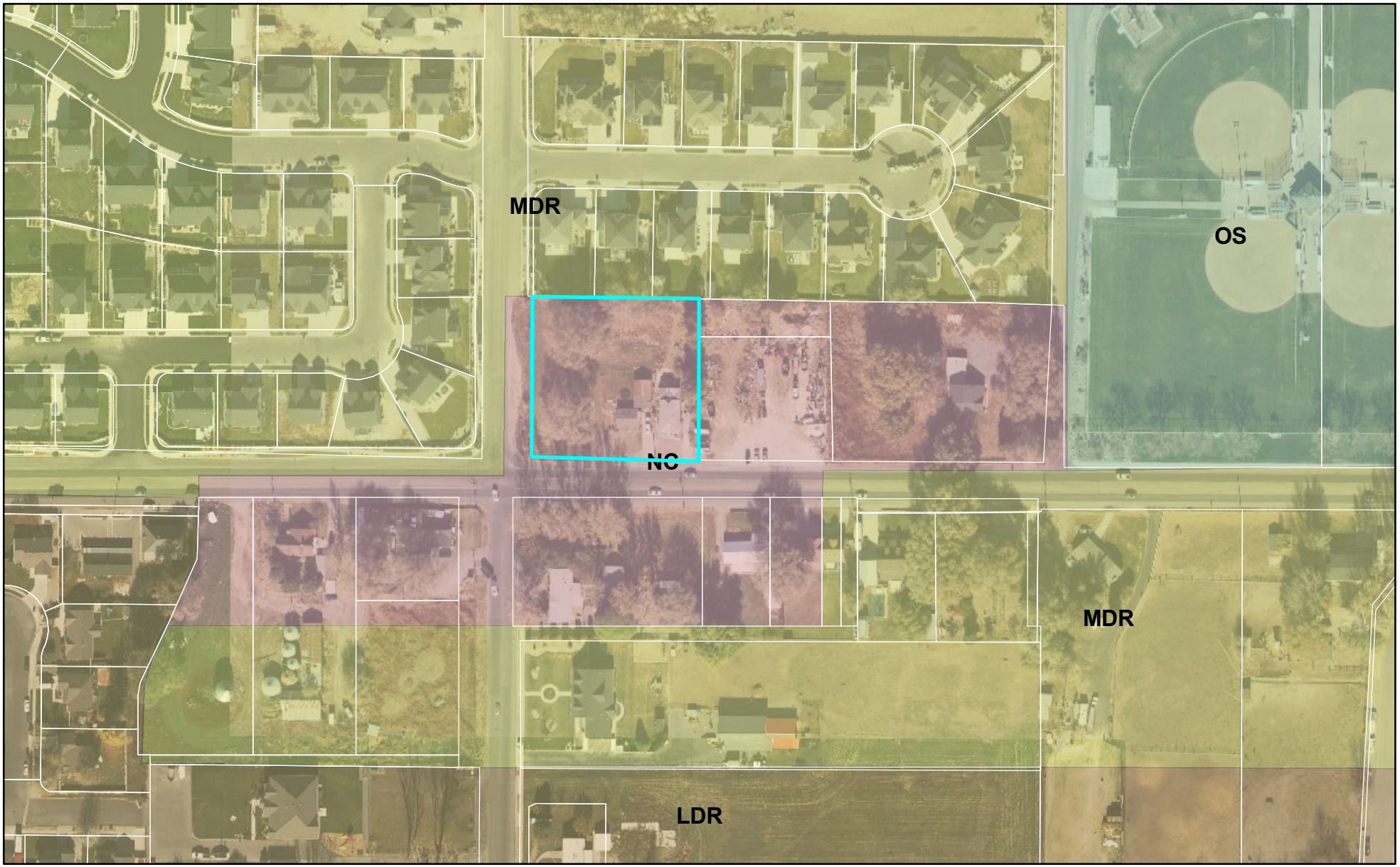


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LEHI CITY

Clark Main Street General Plan Amendment

General Plan

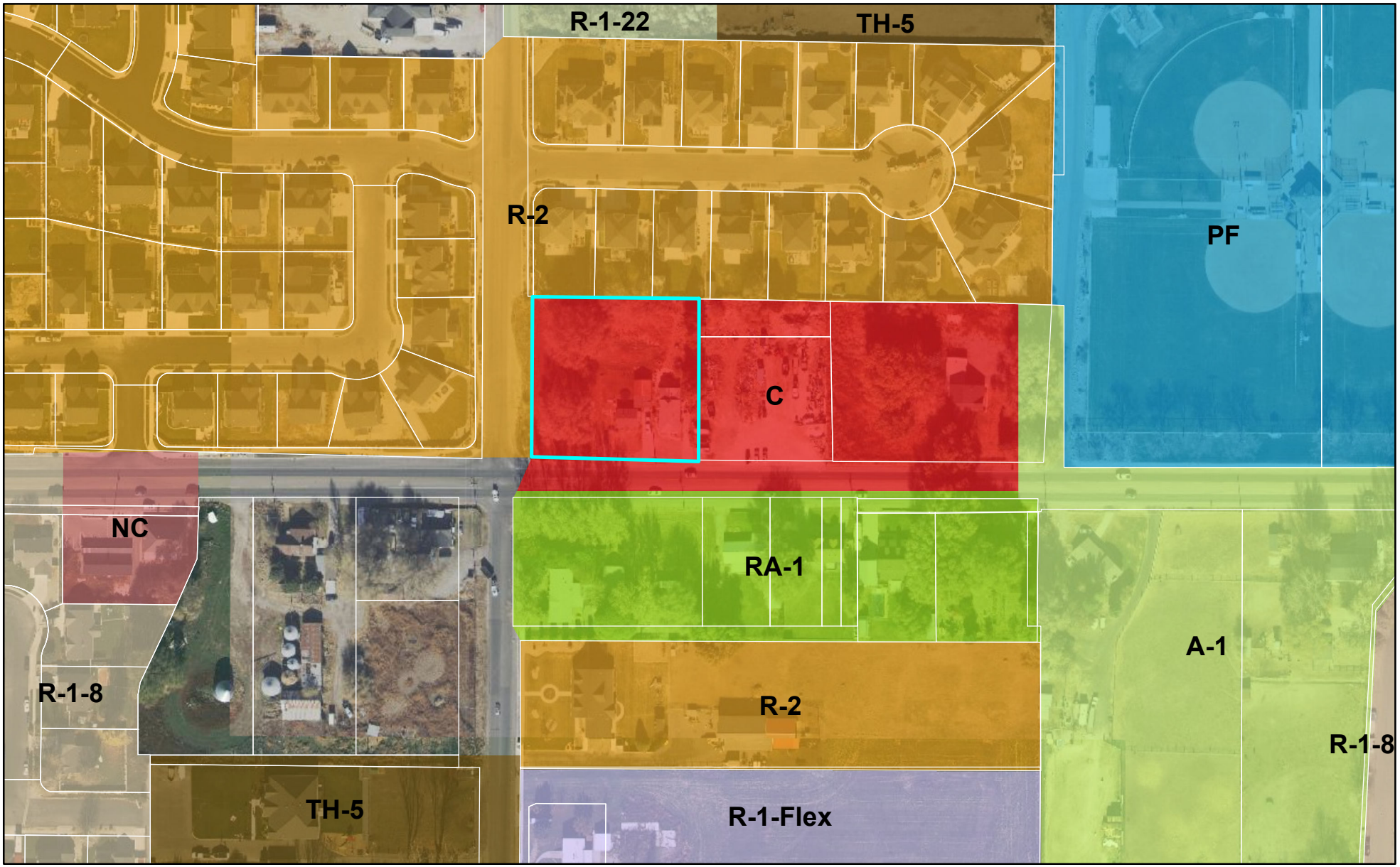


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LEHI CITY

Clark Main Street General Plan Amendment

Zoning

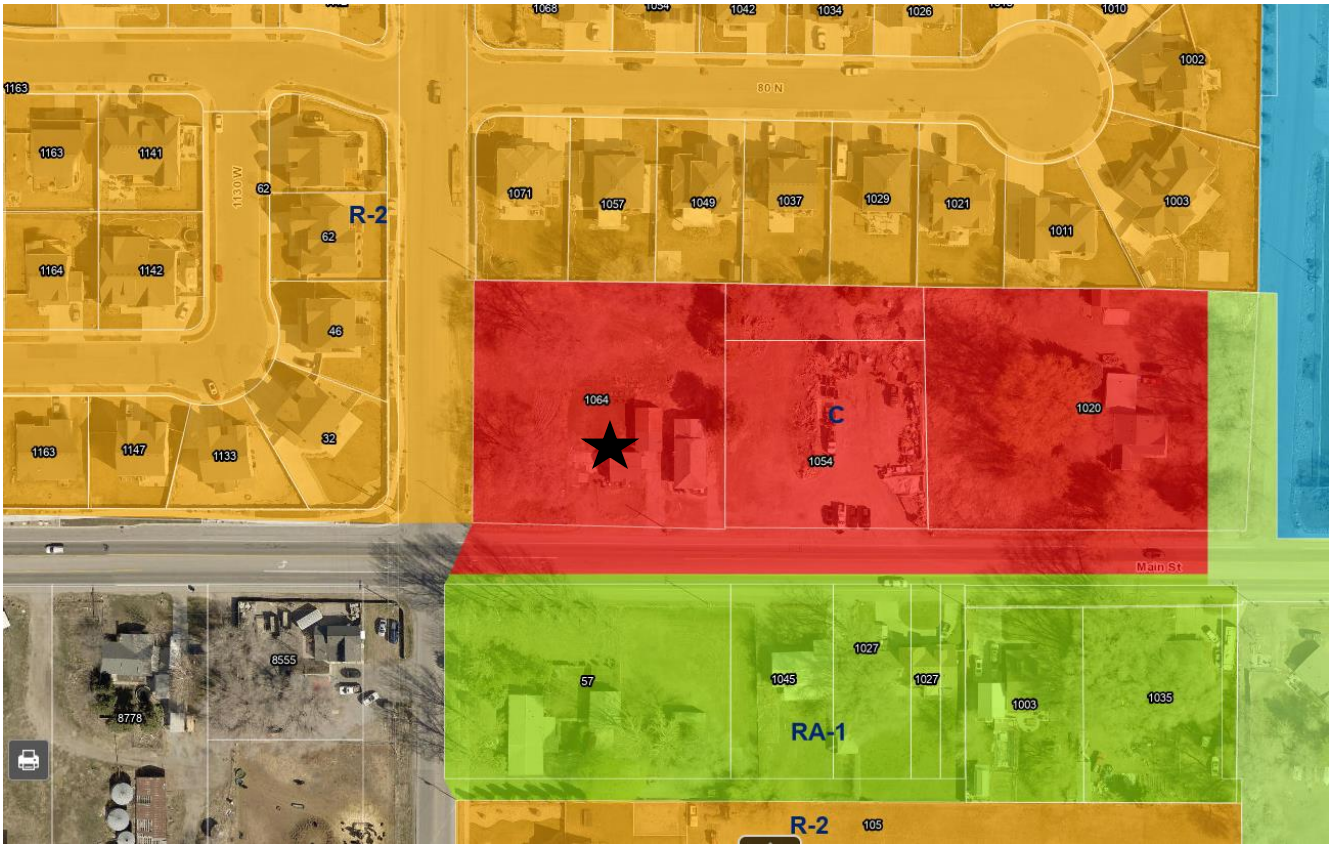


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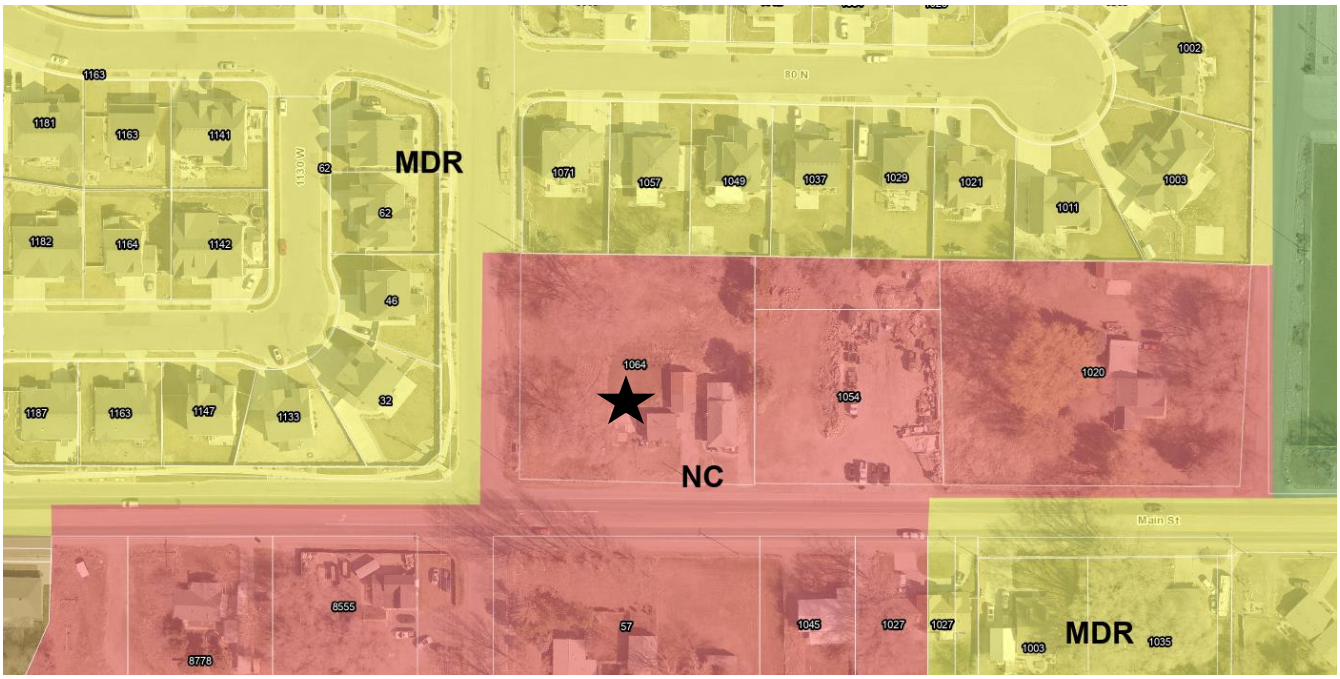
LEHI CITY

I want to change land use and zoning on my property to mixed-use.

Current Zoning



Current General Plan



Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: September 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #52-2022, approval of the Davis Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 0.82-acres located at 1054 West Main Street.

Suggested Action:

Attachments:

CC Staff Report Davis Main Street General Plan Amendment 09.13.22.docx

Davis Main Street General Plan DRC 8.10.22.docx

Ord 52-2022.docx

Davis Aerial.pdf

Davis GP.pdf

Davis Zoning.pdf

Davis Main Street general plan narrative.pdf

Davis Main Street general plan Maps.pdf

DAVIS MAIN STREET GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Darin Davis		
Meeting Date	September 13, 2022		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1054 W Main Street		
Acreage	0.82 acres		
Existing Zoning	C (Commercial)		
Existing General Plan Land Use Designation	NC (Neighborhood Commercial)		
Proposed Land Use Designation	Mixed-Use		
Existing Land Use	Construction Yard		
Adjacent Zoning and Land Use	*North*	R-2	Crestview Lane Subdivision
	South	RA-1	Main Street/Single family residential
	East	C	Single family residential
	West	C (Proposed MU)	Single family residential
Date of DRC Review	August 10, 2022		
Date of Planning Commission Review	August 25, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

Commercial (C)



The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

Mixed Use (MU)



The Mixed Use (MU) classification combines a number of land uses within a specific geographic area. These may include higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification may contain a mix of uses including office, higher education, high-density housing, specialty retail, restaurants, public facilities, sporting venues, and cultural spaces. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant center.

PROPERTY HISTORY

January 20, 1995 – Part of this property was incorporated into the City as the Evans-Norman Annexation.
September 19, 2014 – Part of this property was incorporated into the City as the Colonial Estates Addition.

REPORT ANALYSIS

The applicant requests approval on the Davis Main Street General Plan Amendment from Neighborhood Commercial to Mixed Use on 0.82-acres located at 1054 West Main Street. The property is currently zoned Commercial which would not allow for any residential units. The request for Mixed-Use would facilitate a development with some residential as dictated by the concept that was approved by the Planning Commission. That approval was contingent on approval of the General Plan amendment and a future zone change.

The applicant has stated their intent to include six residential units with a retail and warehouse area.

The City Council should consider if they would want to take the six units from other areas already designated as TOD or Mixed-Use or increase the overall units in the city.

The DRC had one on the proposed General Plan amendment.

1. If approved, the TOD and Mixed use Maximum Density map will need to be updated to show this new density.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on August 25, 2022. The minutes and motion from this meeting are as follows:

3.9) Public hearing and recommendation of Darin Davis's request for review of the Davis Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 0.82-acres located at 1054 West Main Street.

Jacob Curtis presented information on the agenda item. Prepared 7 goals.

> **Motion:** Commissioner Carlson moved to send a positive recommendation **for Darin Davis's request for review of the Davis Main Street General Plan amendment, from Neighborhood Commercial to Mixed-Use on 0.82-acres located at 1054 West Main Street;** with the findings finding that the general plan amendment is not detrimental to the public health, safety and welfare of the City; it is in conformance with the purposes, intent and provisions of the general plan and its various elements; it is consistent with the existing land uses and zoning of nearby and adjoining properties; it would not have a substantial adverse effect on surrounding property; the effected site is physically suitable in terms of design, location, shape, size operating characteristics and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features; that the addition of 6 residential units on this site as mixed use would be reasonable and in keeping with available utility services in the area; that the development of this site be concurrent or after the completion of traffic improvements on 1100 West intersection and including all DRC comments. Commissioner Bunker seconded.
>
> **Vote:** Commissioner Carlson; yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Newall, yes. The vote passed unanimously.

Davis Main Street General Plan Amendment
DRC Redline Comments

*Darin Davis – requests review of the **Davis Main Street General Plan** amendment located at 1054 West Main Street changing the land use designation on .82-acres of property from Neighborhood Commercial to Mixed-Use. Need envelopes*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Curtis Miner
Date of Plans Reviewed: 7/28/22
Time Start: 2:00 pm
Time End: 2:02 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
1. If approved, the TOD and Mixed use Maximum Density map will need to be updated to show this new density.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 25, 2022

THIS ITEM (NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 52-2022

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR DARIN DAVIS

WHEREAS, on January 25, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 25, 2022, to review and make a recommendation on the General Plan Amendment located at 1054 West Main Street changing the land use designation from Neighborhood Commercial to Mixed-Use, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 13, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Neighborhood Commercial to Mixed-Use.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Commercial to Mixed-Use. The total amendment will include approximately 0.82-acres of property located at 1054 West Main Street, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 52 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 13th day of September 2022.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description: COM S 1337.56 FT & E 646.7 FT FR NW COR. SEC. 17, T5S, R1E, SLB&M.; S 88 DEG 56' 23" E 168.05 FT; S 1 DEG 6' 58" E 45.34 FT; N 89 DEG 59' 56" W 168.99 FT; N 0 DEG 6' 7" E 48.44 FT TO BEG. AREA 0.181 AC.

Legal Description: COM S 1386 FT & E 815.6 FT FR NW COR. SEC. 17, T5S, R1E, SLB&M.; S 1 DEG 6' 58" E 159.49 FT; N 89 DEG 41' 23" W 32.32 FT; N 89 DEG 41' 23" W 140.06 FT; N 0 DEG 6' 7" E 158.53 FT; E 139.78 FT; E 29.21 FT TO BEG. AREA 0.623 AC.

Davis Main Street General Plan Amendment & Concept

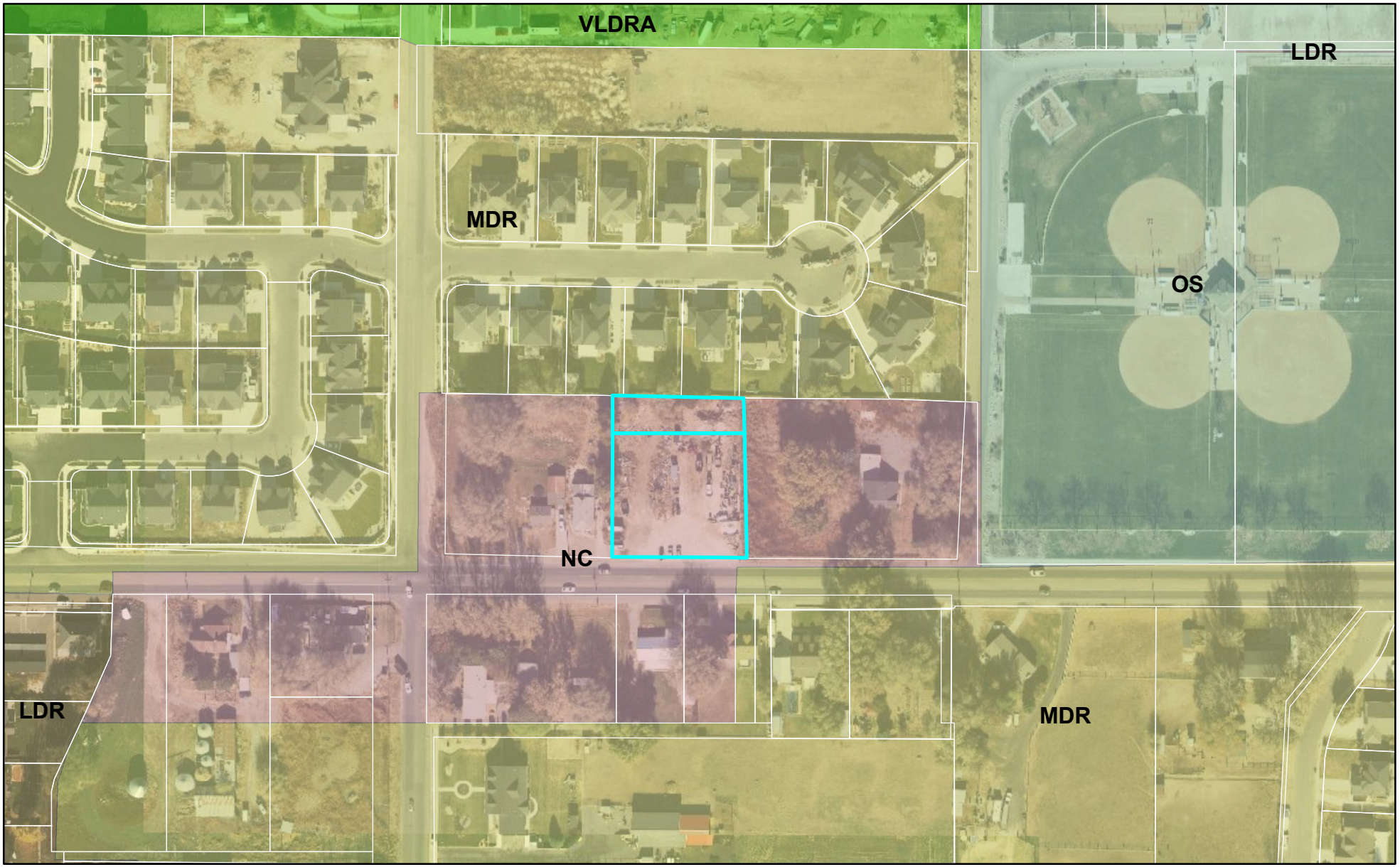
Aerial



LEHI CITY

Davis Main Street General Plan Amendment & Concept

General Plan

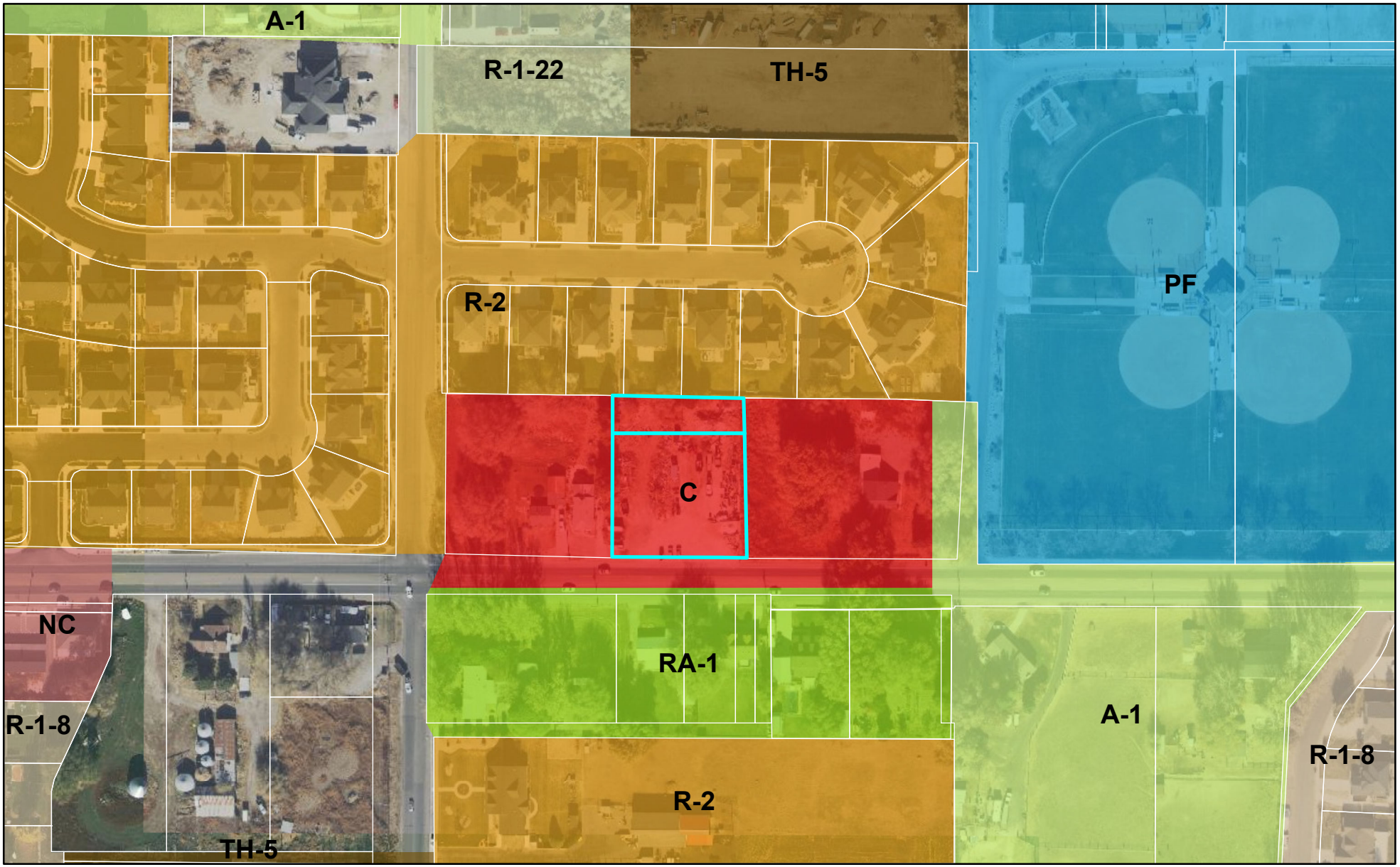


0 210 420 Feet

LEHI CITY

Davis Main Street General Plan Amendment & Concept

Zoning



0 210 420 Feet

LEHI CITY

This project “Daves Development” (Darin and Kim Davis) we are working together with Russ and Cami Clark. We have had one phone call with Kim (Planner) on the idea.
Our first step is to work towards getting the zoning to Mixed Use. Hope we can talk soon.

Thanks,
Darin Davis
801 722-9929
darind@mojiproducts.com

Davis Property (1054 W Main Street)- Current Zoning



Current General Plan

