Lehi City Council Meeting
Agenda
January 12, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

2. Select a Mayor Pro Tempore

3. Presentations and Reports

   3.1. Traverse Mountain Area Plan Amendment Discussion

   3.2. Update on Lehi City's Environmental Sustainability Efforts- Todd Munger

   3.3. Mellor- Rhodes Park Update

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

5. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Minutes from the December 1, 2020 Work Session meeting and the December 8, 2020 City Council Meeting.

120120 WS.pdf
120820 CC.pdf

3.2. Approve Purchase Orders
PO Index.pdf
Boarder States PO.pdf

3.3. Approve the 2021 City Council Schedule
2021 Meeting Schedule.pdf

Regular Agenda

4. Public Hearing to allow public input regarding (A) The issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021. ("The Bonds") and (B) Any potential economic impact that the project described herein to be financed with the proceeds of the bonds issued under the act may have on the private sector; and related matters
Petitioner: Lehi City

5. Consideration of Ordinance #04-2021 request for approval of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre (tabled on December 8, 2020)
Petitioner: Robert and Diane Myers
CC Staff Report Myers Dev Code Amendment 01.12.21.docx
Myers Development Code Amendment DRC 10.14.2020.docx
Ord 04-2021.docx
Ch26AccessoryUses ADUsamendment.pdf
Amendment Narrative.pdf
Rural Multigenerational Households by Melissa A-1601942368815-9-5-2020-23_59_29.pdf
Accessory Apartments_ Are They a Realistic Alternative for Ageing in Place__ Housing Studies_ Vol 16, No 5-1601942366301-9-5-2.pdf
New Urban and Standard Suburban Subdivisions_ Evaluating Psychological and Social Goals_ Journal of the American Planning Asso.pdf

6. Consideration for Preliminary subdivision approval of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North. (This item was tabled at the 12.08.20 meeting)
Petitioner: Danny Gutierrez
CC Staff Report Pioneer Heights Preliminary Subdivision 01.12.21.docx
Pioneer Heights Preliminary Subdivision DRC 10.28.2020.docx
Pioneer Heights aerial.pdf
Pioneer Heights General Plan.pdf
Pioneer Heights zoning.pdf

PIONEER HEIGHTS PRELIM 11-1-20.pdf
final layout 12-18-20.pdf

7. Consideration of Ordinance #03-2020, approval of the Traverse Mountain Area Plan Amendment eliminating a maximum street length.
   Petitioner: Fieldstone Homes
   CC Staff Report Traverse Mountain Area Plan Amendment 1.12.21.docx
   Area Plan Amendment Narrative.pdf
   Fieldstone Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx
   Ord 03-2021.docx
   Design Standards Variations_TM Area Plan.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

8. Consideration of a Plat Amendment approval for the Lehi Plaza Plat B amended plat, dividing lot 1 of the Lehi Plaza Subdivision into two.
   Petitioner: Matt Brown
   CC Staff Report Lehi Plaza Plat Amendment 01.12.21.docx
   Lehi Plaza Plat B DRC 12.16.20.docx
   Lehi Plaza Plat B Narrative.pdf
   Lehi Plaza Plat B - Amended Final Plat.pdf
   Aerial.pdf
   General Plan.pdf
   Zoning.pdf

9. Consideration of Final subdivision approval for Timp Point Phase 2, an 80-unit condominium development located at approximately 3300 West 2100 North.
   Petitioner: Edge Homes
   CC Staff Report Timp Point Phase 2 Final Subdivision 1.12.21.docx
   Timp Point Phase 2 Final Subdivision DRC 12.02.2020.docx
   Timp Point Phase 2 Final Subdivision -plans.pdf
   Timp Point Phase 2 Final Subdivision - landscape plans.pdf
   Timp Point Phase 2 Final Subdivision - elevations.pdf
   Timp Point Phase 2 Final Subdivision Map - General Plan.pdf
   Timp Point Phase 2 Final Subdivision Map - Zoning.pdf
   Timp Point Phase 2 Final Subdivision Map - Aerial.pdf

10. Consideration of Resolution #2021-02, approval of a road name change on Holbrook Farms Plat D, changing the name of Drexler Drive to Indian Ford Drive.
    Petitioner: Boyer Company
    CC Staff Report Indian Ford Drive Road Name Change 1.12.21.docx
    Indian Ford Road Name Change DRC 12.16.20.docx

Res 2021-02.doc
Indian Ford Drive Road Name Change - narrative.pdf
Indian Ford Drive Road Name Change - preliminary plan.pdf
Indian Ford Drive Road Name Change - Aerial.pdf

11. Consideration of Final subdivision approval for Hidden Canyon Plat D Phase 1, a 20-lot single-family development located north of Fox Canyon Road.
Petitioner: Fieldstone Homes
CC Staff Report Hidden Canyon Plat D Phase 1 Final Subdivision 01.12.21.docx
Hidden Canyon Plat D Phase 1 Final DRC 12.16.2020.docx
Hidden Canyon Plat D Phase 1.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

12. Consideration of a Plat amendment approval for Bronson's Corner Plat B, amending the location of a drainage easement on lot 8 of Bronson's Corner.
Petitioner: Keith and Leslie Chapman
CC Staff Report Bronson's Corner Plat Amendment 01.12.21.docx
Bronson's Corner Plat B DRC 12.16.20.docx
Narrative-Chapman.pdf
Bronson's Corner Plat Amendment .pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

13. Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road.
Petitioner: Lehi City
CC Staff Report Traverse Mountain Area Plan Amendment 1.12.21.docx
Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx
Ord 02-2021.docx
Lehi City Traverse Mountain Public Facilities Amendment Narrative.pdf
Lehi City Traverse Mountain Public Facilities Amendment Land Use Map.pdf
Lehi City Traverse Mountain Public Facilities Amendment Detail Map.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

14. Consideration of Ordinance #01-2021, a Development Code Amendments to Chapters 6, 16 and 17, clarifying the forfeiture of density for schools and churches in the Planned Community (PC), Planned Unit Developments (PUD) and Planned Residential Developments

(PRD) zones.

Petitioner: Lehi City
CC Staff Report Chs 6, 16,17 Dev Code Amendment 1.12.21.docx
Development Code Chs 6,16,17 DRC 10.21.2020.docx
Ord 01-2021.docx
Lehi City Development Code Amendment Chs 6,16,17.pdf

15. Consideration of Resolution #2021-01, approving a Lease Agreement between Lehi City and Kraig Johnson for harvesting grass.
    Petitioner: Lehi City
    Res 2021-01.docx
    Agreement - Lease for Harvesting Grass Kraig Johnson Final.docx

16. Consideration of Resolution #2021-03, reappointing a member to the Board of Trustees of the Metropolitan Water District of Lehi.
    Petitioner: Lehi City
    Res 2021-03.docx

17. Consideration of Resolution # 2021-04, reappointing members to the Lehi City Planning Commission.
    Petitioner: Lehi City
    Res 2021-04.docx

18. Adjournment

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

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Traverse Mountain Area Plan Amendment Discussion

Suggested Action:

Attachments:

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Update on Lehi City's Environmental Sustainability Efforts- Todd Munger

Suggested Action:

Attachments:

Agenda Item No: 3.3

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Mellor- Rhodes Park Update

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the December 1, 2020 Work Session meeting and the December 8, 2020 City Council Meeting.

Suggested Action:

Attachments:

120120 WS.pdf

120820 CC.pdf

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **December 1, 2020,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder

1. **Welcome**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present.

2. **Discussion Items**

2.1 Alpine School District Update Presentation

Rob Smith, with Alpine School District, presented on the District's goals and accomplishments. He stated that their number one goal is to attract and retain the best teachers. He said that the District believes that the best learning takes place face to face, so they are trying to balance that with safety during the pandemic. Mr. Smith stated that Lehi should not expect to see the new bond proposal being spent in Lehi. He said that the immediate needs are now west of the Jordan River.

Scott Carlson, Alpine School District Board member, was also present and explained the accomplishments of the District over the last several years.

2.2 Discussion of Protest Ordinance

Chief of Police, Darren Paul, stated that due to some of the recent protests happening in the State in residential areas, they felt that this was needed to be proactive in preventing an escalated situation.

Ryan Wood, City Attorney, stated that this Ordinance is an attempt to strike a balance between the right to protest while still allowing for appointed and elected officials to feel safe at home. People can still protest, but this creates a buffer zone so that people feel safe.

Councilor Koivisto expressed concerns that this would limit people's constitutional rights.

Mayor Johnson stated that they plan to bring an Ordinance to the Council for a vote at the next meeting.

2.3 Discussion of Fiber Network Financing

Jason Walker, City Administrator stated that he would like to discuss the parameters of the Resolution before the Council votes on it next week.

John from Magellan and Laura Lewis, the City's Financial Advisor, were participating virtually. Ms. Lewis explained that the parameters resolution will contemplate using franchise and sales tax, but the expectation is that the telecommunications revenue will pay off the bond. She said that it's like a parent co-singing on a child's car. A parent does that not expecting to pay for it, but for the benefit of their child getting a lower interest rate. Pledging the franchise and sales tax will allow them to get a better bond rating and lower interest rate, even though they fully intend to pay for it with user fees. This also allows for more flexibility when they need to bond for other projects using sales tax.

Brad Benson, Street Superintendent, wanted to make the Council aware of issues with road construction on Triumph Blvd. There are issues with a sewer line, and there's an easement that Geneva is still working to obtain. He suggested that they wait and pave the road this spring.

2.4) Christmas Dinner

Council and Staff participated in a Christmas Dinner

3. **Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the deployment of security personnel, devices, or systems.**

   Motion: Councilor Southwick moved to adjourn into a Closed Executive Session for the purpose of discussing the deployment of security personnel, devices, or systems

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

4. **Adjournment**

   With no further business to come before the City Council at this time the meeting adjourned at approximately 9:00 p.m.

Approved: Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, Deputy Recorder

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, **December 8, 2020,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Brad Kenison, Assistant City Engineer; Dave Norman, Public Works Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

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

2. Presentations and Reports

2.1) Ranked Choice Voting Discussion

Mayor Johnson stated that this is also on the agenda for a vote. Mr. Walker stated that there was discussion of this at the last meeting. Tonight's vote just allows the conversation to continue. It won't lock them into having an RCV election. Shayne Ruitenbeek, Management Analyst, gave a presentation on Ranked Choice Voting and explained how the votes are tallied. She also noted that a voter doesn't have to rank each candidate. A voter can decide how many candidates they want to rank. Mrs. Ruitenbeek explained that in the first round, the first ranked votes are tallied. If no one reaches 50% of the total vote, then the person with the least amount of votes is eliminated and then that continues until someone is declared the winner with 50% of the vote. It's a little more complicated with a multiple seat election, because there are multiple cycles with multiple rounds. She also said that if a candidate is never eliminated (either by being the winner or loser) in each cycle, then the voters that raked that person first, would never have their other votes redistributed and therefore not counted. Councilor Koivisto stated that she wants to understand this more and has not made a decision.

Ron Smith expressed his support for Ranked Choice Voting.

2.2) Update on Lehi City's Environmental Sustainability Efforts - Todd Munger

This item was postponed to the January 12 meeting.

3. Agenda Questions

Dean Lundell explained how franchise tax revenue is generated.

4. Administrative Report

Dave Norman, Public Works Director, informed the Council of a grant opportunity that would require a financial commitment from the City. The grant is through FEMA for emergency preparedness and would help fund the construction of booster pump stations at the well sites. This would allow the water system to continue operating in a prolonged power outage. The Council reached consensus that they would like staff to proceed in applying for the grant, but knowing that the City still has the option to back out.

5. Mayor and Council Reports

None.

6. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property; and to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property; and to discuss the character, professional competence, or physical or mental health of an individual. Councilor Koivisto seconded the motion.

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

The Council recessed at approximately 6:09 p.m.
The meeting reconvened 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. Councilor Koivisto led the Pledge.

2. 20 Minute Citizen Input

Mac Sims expressed his support for Ranked Choice voting. He also said that it may be necessary to still hold a Primary election because it can be difficult to vet each candidate.

Rob Ludlow stated that he would ask that the City increase the Mayor's salary due to the time and dedication that the position requires. This may also help to attract and retain good candidates. He asked that the Council direct staff to benchmark the Mayor's salaries in other cities similar to Lehi. Councilor Koivisto stated that she expects the Mayor's position to be more of a service rather than being highly compensated. She would rather have additional funds be paid to professionals. The Council agreed that staff should Benchmark the Mayor's position with other cities and present those findings to the Council. Councilor Koivisto dissented stating that it wasn't necessary to dedicate staff resources to pursue the issue.

Ben Thompson stated that he is concerned with the lack of parks and trails in Lehi and hopes the Council will work toward a resolution.

3. Consent Agenda

3.1) Approve Minutes from the November 10, 2020 City Council Meeting

3.2) Approve Purchase Orders

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

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

4. City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.

a. Audit Presentation

Alyson Alger, City Treasurer, and Dana Howell, Auditor, presented the findings from the audit report.

b. Consideration and approval of the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.

Motion: Councilor Hancock moved to approve the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020. Councilor Southwick seconded the motion.

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

5. Consideration of Resolution #2020-77, adoption of a Resolution of the City Council of Lehi City, Utah, authorizing the issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021; and related matters.

Mr. Walker stated that this would authorize the city to obtain bonds for the engineering and construction of a fiber network. Mayor Johnson stated that they've been working on this for two years. They had a study group and also hired a consultant to conduct an analysis.

Mac Sims stated that there has been a lot of discussion on this. He wanted to make sure his view of this project is clear. He said this project should be used to expand the competitive marketplace and not add to it. He hopes the City provides the infrastructure that allows many ISPs to compete in the market and not become a competitor. He suggested that the City contract the services for the infrastructure and do an RFP for engineering, construction and management.

Councilor Condie inquired about what the franchise fee is being used for now. Mr. Lundell replied that fees collected now are used for general government purposes. He said that it's important to know that the intent is that the bonds would be repaid with user fees. If they weren't able to pay it with user fees, then they would use the franchise fees. Mr. Walker stated

that that is why they conducted a feasibility study to ensure that there would be enough user fees to pay the bond so they wouldn't have to use other revenue streams. He said they are only pledging the franchise fees to get a good bond rating and interest rate, but the intent it to pay off the bond with user fees.

Randy Larsen, Bond Council to the City, stated that he wanted to note that there were some blanks on the Resolution. The public hearing is scheduled for January 12, at 7:00 p.m. The outstanding tax bond number will be found in the audit report that was just distributed, and the total estimated cost of bonds will be $90,537,000.00.

Laura Lewis, Financial Advisor, stated that they are considering a parameters resolution tonight that provides a designation of officers that can make the final approval of this transaction as long as they stay within the parameters.

Councilor Condie inquired if this would affect the ability to bond for other future projects in the city, such as parks and a fire station. Mr. Lundell replied that they structured this bond in a way that would still allow them to bond for other projects if needed.

Councilor Koivisto stated that this is an opportunity to service Lehi residents and it will create a competitive market.

Motion: Councilor Condie moved to approve Resolution #2020-77, adoption of a Resolution of the City Council of Lehi City, Utah, authorizing the issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021; and related matters; and add the fill in the blank items noted by Randy Larsen. Councilor Hancock seconded the motion.

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

6. Public Hearing and Consideration of Budget Amendment.

a. Public Hearing

There were no comments.

b. Consideration of Resolution #2020-76, amending the current Lehi City budget for fiscal year 2021.

Motion: Councilor Southwick moved to approve Resolution #2020-76, amending the current Lehi City budget for fiscal year 2021. Councilor Condie seconded the motion.

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

7. **Consideration of Resolution #2020-79, authorizing the Steel Solar Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters**

Joel Eves, Power Director, and Crystal Robinson presented on the Steel Solar Project. Mr. Eves noted that the location is in Box Elder County, the pricing is $31.45 / MWh and the terms of the agreement will be for 25 years. He noted that the purchase agreement includes a scholarship program for seniors that live in communities serviced by UAMPS. Ms. Robinson then reported on current resource projects and upcoming projects. She stated that the peaking resources are a concern as the city growth, so they continue to evaluate and study opportunities. Councilor Condie inquired about the internal power generators because residents have inquired about why they were needed if they aren't running. Mr. Eves stated that it's a difficult concept to understand. He explained that it's a good thing not to have them running because that means that the market isn't high enough that they're in trouble. He said the generators easily pay for themselves during those peak times because the purchase price is so high. He said that this summer they saw market prices go to $1,000 for a KWh, and they can internally generate for $35 per KWh. He said that's the volatility in the market that they are preparing for. He also explained that the internal generation has non-monetary benefits in an emergency.

Motion: Councilor Koivisto moved to approve Resolution #2020-79, authorizing the Steel Solar Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters. Councilor Southwick seconded the motion.

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

8. **Consideration of Ordinance #65-2020, approval of the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture).**

Josh Baum was the applicant.

Motion: Councilor Koivisto moved to approve Ordinance #65-2020, approval of the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture). Councilor Condie seconded the motion.

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

9. **Consideration of Concept Plan approval for the Fox Canyon Area J1, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community.**

This item was heard later on the agenda.

10. Consideration of Concept Plan approval for the Fox Canyon Areas A1 and I1, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community.

This item was heard later on the agenda.

11. Consideration of Ordinance #66-2020, a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.

Robert and Diane Myers were the applicants. Mrs. Myers stated that they requested that the language say that the unit can be above or beside the garage, rather than just above the garage. Mayor Johnson stated that that could present some concerns, because based on that language it could include constructing an additional single-family home on the same lot. It's not a concern if the ADU still looks like a garage. The Mayor wants to help but they need to make sure it doesn't have any unintended consequences. Mr. Struthers stated that they could add language stating that the unit can't exceed a certain percentage of the garage space, so that it's still smaller than the garage use. There was also discussion of having this be a conditional use. Ryan Wood, City Attorney, suggested that rather than trying to draft this right now, the Council could table this item and ask the Planning staff to redraft the proposed Ordinance.

Motion: Councilor Koivisto moved to table this item and direct staff to analyze possible percentages for this type of use and analyze the demand on infrastructure in the appropriate area, and also look at adding the ADU use to the side of a garage. Councilor Southwick seconded the motion.

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

12. Consideration of Preliminary subdivision approval for Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.

Danny Gutierrez was the applicant. He stated that there are some outstanding issues that he hopes to resolve tonight. He said that Mr. Peacock felt like he was being landlocked by not having a road stubbed into his property. If the Council would approve a 95 foot frontage lot, then Mr. Gutierrez could move the road and give Mr. Peacock the access he wants.

Councilor Koivisto expressed concerns with the discussions that the developer was having with the neighboring residents. Mayor Johnson explained that based on his conversations with Eric Nielsen and Bart Peacock, Bart will be developing his land first; however, due to this layout, Bart can't develop until Eric does. Mayor Johnson stated that Mr. Gutierrez may have to lose a lot to do that, but that is not uncommon. Councilor Condie stated that even if he loses a lot, he's still in a better position because the Council granted a zone change that allowed for more lots. He said that he doesn't feel comfortable with the applicant causing a determent to the neighbor by landlocking him.

Mayor Johnson stated that he would rather not enter into a development agreement. He would like to see the lots be compliant with the zone and find a way to connect to the neighbors for future development.

Mike Dubois stated that he would like the Council to approve an exception that would allow for a few lots to have a 95 foot frontage or allow for a flag lot. There was discussion of layout options that would allow the road connection and not lose a lot, or the developer could be granted an exception to lot frontage in lieu of relocating the stub road or resolving water issues.

Mayor Johnson asked for public input.

Christine Littlefield stated that she is neighboring this development and was concerned about the ground water in that area and tail water from irrigation. She also requested a stub road to her property.

Cassie Rasmussen is Ms. Littlefield's daughter. She stated that they would also like the ability to develop their property, so a road would need to be stubbed into their property and not Hadfield's, because Hadfield's can develop from 900 North.

Mayor Johnson stated that he would like to see an agreement with the Hadfield's so he knows they are comfortable with the road stubbing into the Littlefield property.

Bart Peacock stated that he was frustrated with the process and asked to be treated fairly. He stated that he needs the access to his property for future development. He also asked the water easement to be corrected and recorded appropriately.

Mr. Struthers stated that there was an error in the description when the water easement was recorded and they would like to correct that.

Jim Cortese stated that he was also concerned with ground water and irrigation water access to his property.

Mr. Gutierrez stated that the engineers will look at the soil and perc test to determine where the ground water levels are.

Councilor Koivisto stated that she would like to see more due diligence with the perc test, because with it being a drought year it could show the ground water table lower than what it normally is.

Councilor Albrecht called the question. Mayor Johnson stated that he is ready for a motion.

Motion: Councilor Koivisto moved to table this item, with consideration that the developer work with both the Neilson and Peacock families on the west to address the stub road and also work with the neighboring owners to the east (Littlefield and Hadfield) to determine where the road will stub in; and also address the water issues that are affecting the Littlefield, Hadfield, and Cortese property; also add that the

incorrect water easement effecting this property as well as the Palmer and Peacock properties be addressed. Councilor Hancock seconded the motion.

Councilor Hancock asked to clarify in the motion that the Peacock and Littlefield families be given enough stub road to develop their property without leaning on their neighbors to the south.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Hancock's comment. Councilor Hancock seconded the amendment.

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

The Meeting recessed at approximately 10:30 p.m.
The Reconvened at approximately 10:35 p.m.

Items 9 and 10 were moved here on the agenda.

9. Consideration of Concept Plan approval for the Fox Canyon Area J1, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community.

Motion: Councilor Koivisto moved to grant Concept Plan approval for the Fox Canyon Area J1, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community; including all Development Review Committee and Planning Commission Comments. Councilor Hancock seconded the motion.

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

10. Consideration of Concept Plan approval for the Fox Canyon Areas A1 and I1, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community.

Motion: Councilor Southwick moved to grant Concept Plan approval Concept Plan approval for the Fox Canyon Areas A1 and I1, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community; including all Development Review Committee and Planning Commission Comments. Councilor Condie seconded the motion.

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

13. Consideration of Ordinance #67-2020, approval of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential).

Motion: Councilor Condie moved to approve Ordinance #67-2020, approval of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential); including all Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

14. Consideration of Preliminary subdivision approval for Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.
Edge Homes was the applicant.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.; including all Development Review Committee and Planning Commission Comments. Councilor Condie seconded the motion.

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

15. Consideration of Final subdivision approval for Timp Point Phase 1, a 60-unit residential development located at approximately 3350 West 2100 North.

Motion: Councilor Condie moved to grant Final subdivision approval for Timp Point Phase 1, a 60-unit residential development located at approximately 3350 West 2100 North.; including all Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

16. Consideration of Preliminary subdivision approval for Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone.

Motion: Councilor Koivisto moved to grant Preliminary subdivision approval for Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone.; including all Development Review Committee and Planning Commission Comments. Councilor Hancock seconded the motion.

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

17. Consideration of a Plat amendment for the Season Estates Plat C, combining lots 208 and 209 of Seasons Estates Plat B located at 4356 N Summer View Drive.

Motion: Councilor Koivisto moved to grant approval of a Plat amendment for the Season Estates Plat C, combining lots 208 and 209 of Seasons Estates Plat B located at 4356 N Summer View Drive.; including all Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

18. Consideration of Ordinance #68-2020, a Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.

Motion: Councilor Koivisto moved to approve Ordinance #68-2020, a Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence; including all Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

19. Consideration of Ordinance #69-2020, a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.

Motion: Councilor Southwick moved to approve Ordinance #69-2020, a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.; including all Development Review Committee and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

20. Consideration of Ordinance #70-2020, a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit for caretaker use.

Motion: Councilor Condie moved to approve Ordinance #70-2020, a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit

for caretaker use; including all Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

21. Consideration of Ordinance #64-2020, enacting Title 6 Chapter 8, Targeted Residential Picketing, of the Lehi City Code.

Councilor Koivisto stated that she doesn't feel comfortable approving this. She believes it's taking away constitutional rights.

Mayor Johnson stated that without this, people may continue to push the limits and violate a person's private space.

She stated that protests should be peaceful, but if it becomes violent, then there are laws to protect people.

Councilor Hancock stated that the purpose of this is to prevent protests from turning into riots. It's unlikely that the police would have to get involved in an escalated situation if the protestors have to stay 100 feet away. This would also protect his family. He stated that Mr. Wood drafted the Ordinance in a way that would hold up against the Constitution if challenged.

Councilor Koivisto stated that if protesters are blocking their driveway then they can contact the police. She wants to teach her children that people have a right to protest as long as it's not aggressive.

Councilor Albrecht stated that she feels people have a right to protest, but people also have a the right to feel safe in their home. She said that there are plenty of places to protest. Her children and family did not sign up for this and they have a right to stay safe.

Councilor Southwick stated that they are not taking away their rights because people can still protest.

Motion: Councilor Southwick moved to approve Ordinance #64-2020, enacting Title 6 Chapter 8, Targeted Residential Picketing, of the Lehi City Code. Councilor Hancock seconded the motion.

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

22. Consideration of Resolution #2020-75, approving an agreement between Lehi City and FX Construction for construction of two water tanks and booster pump station.

Motion: Councilor Condie moved to approve Resolution #2020-75, approving an agreement between Lehi City and FX Construction for construction of two water tanks and booster pump station. Councilor Southwick seconded the motion.

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

23. Consideration of Resolution #2020-78, authorizing the Mayor to sign an agreement for the Dry Creek Reservoir improvements project as recommended by the Utah County Tourism Tax Advisory Board.

Councilor Albrecht thanked the Parks Committee and Mayor Johnson for seeing this through. Mayor Johnson noted that this will provide over a half million dollars in amenities for the park.

Motion: Councilor Albrecht moved to approve Resolution #2020-78, authorizing the Mayor to sign an agreement for the Dry Creek Reservoir improvements project as recommended by the Utah County Tourism Tax Advisory Board. Councilor Southwick seconded the motion.

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

24. Consideration of Resolution #2020-80, requesting inclusion of Lehi City in the Municipal Alternate Voting Methods Pilot Project.

Mayor Johnson explained that this resolution puts the State on notice that Lehi City is considering this.

Wayne Woodfield stated that he supports Ranked Choice Voting. He stated that he really likes that if his first choice were a nobody, that he'll still have a voice with his second or third choices and that his vote wasn't forfeited. He noted that residents in Vineyard and Payson really liked it.

Wendy Hart stated that for an unknow candidate it's important to have a Primary election. She explained the math doesn't work out. She said that the biggest problem is with a multi seat race which is what they are considering. She stated that in the Payson election, the 691 people that voted for Linda Carter as their first choice only had 1 vote count.

The Council agreed that they would like to continue the conversation and learn more. Councilor Hancock wanted to know if they could find out how many ballots only had one vote on the last City Council election.

Councilor Koivisto read the eComment submitted by Michelle Stallings.

Motion: Councilor Hancock moved to approve Resolution #2020-80, requesting inclusion of Lehi City in the Municipal Alternate Voting Methods Pilot Project. Councilor Koivisto seconded the motion.

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

25. Consideration of Resolution #2020-81, approving an agreement between Lehi City and Probst Electric for Sports Park lighting.

Motion: Councilor Koivisto moved to approve Resolution #2020-81, approving an agreement between Lehi City and Probst Electric for Sports Park lighting. Councilor Condie seconded the motion.

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

26. Consideration of Resolution #2020-82, approving the underwriter engagement agreement between Lehi City and Stifel, Nicolaus & Company, Inc.

Motion: Councilor Condie moved to approve Resolution #2020-82, approving the underwriter engagement agreement between Lehi City and Stifel, Nicolaus & Company, Inc. Councilor Southwick seconded the motion.

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

27. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 12:25 a.m. on November 11, 2020.

Approved: January 12, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

Boarder States PO.pdf

LEHI CITY
CITY COUNCIL AGENDA
January 12, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Boarder States Electric Supply	supplies	$200,738.40	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6791**

LEHI CITY

590658
ISSUED TO: BORDER STATES ELECTRIC SUPPLY
LOCKBOX NW7235
P.O. BOX 1450
MINNEAPOLIS MN 55485-1450

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 01/07/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	ANIXTER $254, $155 IRBY $216695.00	200,738.40	200,738.40	53-1415

TOTAL 200,738.40

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6791
Council

Lehi City Purchase Requisition Request

Supplier
Name BORDER STATES ELECTRIC Vendor #
Street 658 N STATE STREET Date 1/4/2021
City Orem State Utah
Zip 84057

Dean Lundell

POWER 53-14-15
Requesting Department Dept. Account No. Department Head Signature

Quanity	Unit	Materials and Description	Price	Total
24		MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH	$1,133.33	$27,199.92
		(LIGHT GRAY FINISH) 30' ROUND TAPERED		
		DIRECT BURIAL, COMPOSITE POLE, LIGHT		
		GRAY FINISH, STANDARD HAND HOLE POLE CAP		
		MOUNTING HARDWARE		
24		MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH	$1,192.22	$28,613.28
		(LIGHT GRAY FINISH) 35' ROUND TAPERED,		
		DIRECT BURIAL, COMPOSITE POLE,LIGHT		
		GRAY FINISH, STANDARD HANDHOLE,POLE CAP		
		MOUNTING HARDWARE		
24		MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH	$1,133.33	$27,199.92
		(BLACK FINISH) 30' ROUND TAPERED		
		DIRECT BURIAL, COMPOSITE POLE,		
		BLACK FINISH STANDARD HAND HOLE POLE CAP		
		MOUNTING HARDWARE		
24		MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH	$1,192.22	$28,613.28
		(BLACK FINISH) 35' ROUND TAPERED,		
		DIRECT BURIAL, COMPOSITE POLE,		
		BLACK FINISH, STANDARD HANDHOLE,POLE CAP		
		MOUNTING HARDWARE		
200		TB20-B-50-3-HS-T300 DB POLE TOP	$445.56	$89,112.00
		20' BLACK, DIRECT BURIAL POLES		
		Total		$200,738.40

Justification:	Price Determination	
ANIXTER-$254,155.00	Verbal Quote	
IRBY-$216,695.00	Informal Bid	
	Written Bid	X
	State Bid	
	Other	

Inventory on Hand.

BORDER STATES
Supply Chain Solutions℠

Border States Electric Supply

Quote

BSE Quote: 25927051
Sold-To Acct #: 141947
Valid From: 12/29/2020 To: 01/05/2021
PO No: 12-2020 POLE QUOTE

Created By: Anthony Dodds
Tel No: 801-226-9516
Fax No: 801-224-9474

Border States Electric - ORE
658 N. State Street
Orem UT 84057
Phone: 801-224-3450

Lehi City Power
560 Glen Carter Dr
Lehi UT 84043-3670

Inco Terms:
FOB ORIGIN

Payment Terms:
1.0 % 10th prox net 25th prox

Cust Item	BSE Item	Material MFG - Description	Quantity	Price	Per	UoM	Value
	000010	- MB30-F-50 LIGHT GRAY 30' ROUND	24 EA	1,133.33 /	1	EA	27,199.92
	000020	- MB35-F-50 LIGHT GRAY 35' ROUND	24 EA	1,192.22 /	1	EA	28,613.28
	000030	- MB30-F-50 BLACK 30' ROUND	24 EA	1,133.33 /	1	EA	27,199.92
	000040	- MB35-F 50 BLACK 35' ROUND	24 EA	1,192.22 /	1	EA	28,613.28
	000050	- TB20-B-50-3-HS-T300 BLACK 20' ROUND	200 EA	445.56 /	1	EA	89,112.00

Total $				200,738.40
State Tax $	0.000 %	0.00		
County Tax $	0.000 %	0.00		
Local Tax $	0.000 %	0.00		
Other Tax1 $	0.000 %	0.00		
Other Tax2 $	0.000 %	0.00		
Other Tax3 $	0.000 %	0.00		
Tax Subtotal $	0.000 %			0.00
Net Amount $				**200,738.40**

To access BSE's Terms and Conditions of Sale, please go to https://www.borderstateselectric.com

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of invoice.

All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, BSE reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.

Date: Dec 22, 2020

Quote: RMLC20-24209-2

Quote

Rocky Mountain
Lighting & Controls

To:
IRBY UTILITIES
5225 WEST 2400 SOUTH
SALT LAKE CITY UT 84120
Phone: (801) 975-7300
Fax: (801) 977-8833

For
Bid Date 22-Dec-20
Expires 22-Jan-21

QTY	Type	MFG	Part
24	30'	ULS	RTF-25-40-EMB-25'-EMB-ARM-SMOOTH-GR
		Line Note:	1- 4' UPSWEEP ARM / POLE= 25' A.F.G. X 30' OA
24	35'	ULS	RTF-30-40-EMB-30'-EMB-ARM-SMOOTH-GR
		Line Note:	1- 4' UPSWEEP ARM / POLE= 30' A.F.G. X 35' OA
24	30'	ULS	RTF-25-40-EMB-25'-EMB-ARM-SMOOTH-GR
		Line Note:	1- 4' UPSWEEP ARM / POLE= 25' A.F.G. X 30' OA
24	35'	ULS	RTF-30-40-EMB-30'-EMB-ARM-SMOOTH-GR
		Line Note:	1- 4' UPSWEEP ARM / POLE= 30' A.F.G. X 35' OA
100	15'	ULS	RTF-15-35-EMB-15'-EMB-MOD HEIGHT-BA-T3MOD-SMOOTH-BLACK MOD TENON T3 X 4" LONG TENON
		Line Note:	BA= BREAKAWAY / POLE= 15' A.F.G. X 20' OA424.0
100	15'	ULS	RTF-15-35-EMB-15'-EMB-MOD HEIGHT-BA-T3MOD-SMOOTH-BLACK MOD TENON T3 X 4" LONG TENON
		Line Note:	BA= BREAKAWAY / POLE= 15' A.F.G. X 20' OA

Total: $216,695.00

Terms and conditions of sale:
ARBITRARY DEDUCTIONS TAKEN FROM THIS QUOTE WILL NOT BE HONORED!

Mfg Terms:		Allowance	Order
		Freight	Minimum
ULS	UNITED LIGHTING STANDS	Freight	

Date: Dec 9, 2020 Quote: SSCO20-10988-1

Quote

SSCO EST. 1914
Stevens Sales Company

Stevens Sales Company
2010 S. Milestone Dr. Suite A
Slc UT 84104
Phone: (801) 487-8971
Fax:
From: Carson Fillin
Quoter Ph: 801487897x301
Email: carson@ssco.net

Project City of Lehi 2019 - 2020 - Lehi - Judd
Location
Quote SSCO20-10988-1

To:
Anixter Inc. - Power Solutions
PO Box 4959
Orlando FL 32802

For
Bid Date
Expires Dec 31, 2020

QTY	Type	MFG	Part
24		WHATR	TR34-25-DE-GRY-SMS-DTC 25' MH (30' nominal) direct bury pole, grey
24		WHATR	TR34-30-DE-GRY-SMS-DTC 30' MH (35' nominal) direct bury pole, grey
24		WHATR	TR34-25-DE-BLK-SMS-DTC 25' MH (30' nominal) direct bury pole, black
24		WHATR	TR34-30-DE-BLK-SMS-DTC 30' MH (35' nominal) direct bury pole, black
48		WHATR	WMA-0415-GRY 4' mast arm, grey
48		WHATR	WMA-0415-BLK 4' mast arm, black
200		WHATR	TS34-16-DE-BLK-SMS-30 16' MH (20' nominal) direct bury pole w/3" OD tenon, black

Note *IF MATCHING CMT FINISH, ADD $700.00 TO BOM*

Total: $254,155.00

Terms and conditions of sale:

*Quote is only valid for 30 days after the listed bid date
*Quantities shown on this quote are not to be used as as a guarentee of fixture counts. It is the distributors responsibility to confirm counts with their contractor.
*Subject to manufacturer's published terms and conditions of sale.
*All quoted lead times are subject to change according to market conditions and will need to be updated at time of order entry and/or release. Please communicate this to your customers and make them aware that industry component shortages, labor issues and transportation weather conditions can and do occur.
*Quotation is void if changed.
*Complete quote must be used, no partials.
*Stems, pendants, hangers, down light mounting bars, canopies or lamps are NOT included unless noted in body of quote.
*Emergency drivers are contractor installed, unless otherwise noted.
*Freight charges may not be included unless items meet factory standard terms and conditions.
*Anchor-bolts are shipped with poles, additional charges will apply if shipped separately.
*Spare lenses, lamps, and ballasts are NOT included unless otherwise noted.
*Aircraft Cable/Pendant lenghts are standard per manufacturer, longer lengths will be a cost adder.
*This quotation is based on information provided by you, the customer. Any additional or missing information could void this quotation.
*Unless noted in body, no addendums have been received.

SSCO EST. 1914
Stevens Sales Company

Stevens Sales Company
2010 S. Milestone Dr. Suite A
Slc UT 84104
Phone: (801) 487-8971
Fax:
From: Carson Fillin
Quoter Ph: 801487897x301
Email: carson@ssco.net

Project Location City of Lehi 2019 - 2020 - Lehi - Judd
Quote SSCO20-10988-1

*If factory layouts are required for linear lighting systems, occupancy sensors, etc., it is the contractors responsibility to provide electronic CAD drawings.
*SSCO services are non-refunable after submittals have been produced or PO's have been recieved
*SCBA is to be defined as "Standard color by Architect" Custom colors will be an added cost
*Steel and Aluminum pole pricing will be subject to price increases in coming months due to tariffs

Mfg Terms:	Freight Allowance	Minimum Order
WHATR Whatley Roadway	Freight Allowed	

Agenda Item No: 3.3

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve the 2021 City Council Schedule

Suggested Action:

Attachments:

2021 Meeting Schedule.pdf

Lehi City Council
2021 Meeting Schedule

1st Tuesday of each month - Work Session 4:00 p.m.

2nd and 4th Tuesday - Pre-Council 5:30 p.m., Regular Session 7:00 p.m.

Held in the Lehi City Council Chambers, located at 153 North 100 East, Lehi, Utah.

January 12, 2021 City Council
January 26, 2021 City Council
February 2, 2021 Work Session
February 9, 2021 City Council
February 23, 2021 City Council
March 2, 2021 Work Session
March 9, 2021 City Council
March 23, 2021 City Council
April 6, 2021 Work Session
April 13, 2021 City Council
April 27, 2021 City Council
May 4, 2021 Work Session
May 11, 2021 City Council
May 25, 2021 City Council
June 1, 2021 Work Session
June 8, 2021 City Council
July 6, 2021 Work Session
July 13, 2021 City Council
July 27, 2021 City Council
August 3, 2021 Work Session
August 24, 2021 City Council
September 7, 2021 Work Session
September 14, 2021 City Council
September 28, 2021 City Council
October 5, 2021 Work Session
October 12, 2021 City Council
October 26, 2021 City Council
November 16, 2021 City Council
December 7, 2021 Work Session
December 14, 2021 City Council

This schedule is subject to change
Please see the Upcoming Events section to confirm meeting dates and times

January 5th Work Session will be canceled due to the holiday
June 22nd City Council meeting will be canceled due to Lehi Round-up Week
August 10th City Council meeting will be canceled due to the Primary Election
November 3rd Work Session will be canceled due to the General Election
November 23rd City Council meeting will be canceled due to the holiday
December 28th City Council meeting will be canceled due to the holiday

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2269.
- This notice has been properly posted and a copy provided to the local news media.

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public Hearing to allow public input regarding (A) The issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021. (“The Bonds”) and (B) Any potential economic impact that the project described herein to be financed with the proceeds of the bonds issued under the act may have on the private sector; and related matters

Suggested Action:

Attachments:

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #04-2021 request for approval of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre (tabled on December 8, 2020)

Suggested Action:

Attachments:

CC Staff Report Myers Dev Code Amendment 01.12.21.docx

Myers Development Code Amendment DRC 10.14.2020.docx

Ord 04-2021.docx

Ch26AccessoryUses ADUsamendment.pdf

Amendment Narrative.pdf

Rural Multigenerational Households by Melissa A-1601942368815-9-5-2020-23_59_29.pdf

Accessory Apartments_ Are They a Realistic Alternative for Ageing in Place__ Housing Studies_ Vol 16, No 5-1601942366301-9-5-2.pdf

New Urban and Standard Suburban Subdivisions_ Evaluating Psychological and Social Goals_ Journal of the American Planning Asso.pdf

MYER'S DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Robert and Diane Myers
Meeting Date	January 12, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Date of DRC Review	October 14,2020
Date of Planning Commission Review	November 12, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 26.020.E General Requirements.

E. No accessory building or structure shall include a residential dwelling or have kitchen facilities or be rented or otherwise used as a separate dwelling.

REPORT ANALYSIS

The applicants request approval of a Development Code amendment to Section 26.020.E allowing ADU units above garages on lots greater than half an acre. The applicant provided multiple articles showing the benefits of having ADU including above garage units. Along with this a narrative was submitted detailing how the amendment conforms with the General Plan goals.

City Council tabled this item at the December 8, 2020 regular meeting with direction to staff to discuss the following items:

- Language for the development code to allow it next to the garage not just above
- Look into making detached garages a conditional use
- Look at the demand on the system and at a mechanism for determining if the subdivision has capacity

- The types of units that would be allowed in detached garages.

Planning, building, engineering, and the Fire Marshal met to discuss these items and have proposed new language for the Development Code Amendment. The proposed changes will allow for a detached ADU as a conditional use, on lots that are at least 22,000 square feet in size. The proposed amendment also requires that the ADU must contain at least 300 square feet of living space and be attached to a garage that is at least 12 x 20 feet. Staff also added language that the dwelling portion of the building must be 5 feet way from the property line. This was added to prevent potential problems with living units too close to other properties and the wide variety of privacy concerns that come with that.

The engineering department indicated that they do not have the manpower to evaluate each lot for extra capacity in the system. They are comfortable with the current language that only allows these units on parcels half an acre or larger. Evaluating capacity will continue to take place for the City at large and more consideration can be given for ADUs in the future.

The Fire Marshal also indicated a need to address these units separately to help first responders find the unit in a timely manner. Staff talked to the county and determined the best way to address would be two numbers up or down from the current house's address. For example, a home addressed 153 East would have an accessory unit addressed as either 151 East or 155 East. The proposed amendment will require this new address to be displayed on the garage with large enough numbers to be seen from the street.

Staff feels that they have adequately addressed the City Council's questions and concerns for the proposed amendment. However, they also recognize the need for the continuation of the conversation on ADUs with the potential for additional amendments in the future.

Planning staff receives several calls a month from residents inquiring about the possibility of having an ADU above their garage. These calls indicate a general interest in this type of ADU. The code currently does allow for an ADU above an attached garage but does not allow one if the garage is detached. The proposed development code amendment would allow for these detached, above the garage, accessory dwelling units.

Planning Staff has the opinion that increasing the availability for ADU's will have a positive impact on housing for Lehi City. Studies show that ADU's can have a positive impact on housing affordability, different housing options, and the potential for life cycle housing. The General Plan Land Use element includes goals to increase the supply and type of housing available in Lehi. Allowing over-garage ADU's will allow for one more type of unit in Lehi. The qualification that the parcel must be great than a half an acre in size will limit the areas where these can go. Only allowing them on larger lots, at least to start with, may prevent the perception of overcrowding in single family residential areas.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment of the Development Code including DRC comments from October 14, 2020. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed Development Code amendment provides additional life-cycle housing options within existing neighborhoods.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Myers Development Code Amendment on November 12, 2020. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of Robert and Diane Myers' request for review of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.

Brittney Harris, City Planner, presented information on the agenda item. She clarified they would like it above and next to the garage with language to allow to that. ADU's allowed if garage is attached to the main structure. DRC concerns with safety such as units being set back from house with access for emergency vehicles and stairway access, specifically the Fire Marshalls comments.

Commissioner Bunker asked about Power's concern being not in favor of the request. Brittney clarified it was the same as the Fire Marshals concerns. Commissioner Ellis asked about the concerns with the fire. Brittney clarified the concerns were with the lot size and compared it to a flag lot, mainly allowing general access to emergency vehicles. Commissioner Peterson asked for clarification on whether it was only being allowed above a garage. Brittney stated it was worded to allow only above a structure. Ross stated a key point was to limit parcels half acres or greater and the reasoning was to allow for additional parking. Commissioner Nielsen clarified this was for attached structures only. Kim stated the Fire Department did not make any recommendations for verbiage.

The applicants were present. They addressed the concerns that DRC suggestions.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Peterson moved to forward a positive recommendation **of Robert and Diane Myers' request for review of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre** with the request that Staff work with the Fire Department to add language deemed necessary to mitigate the concerns with the DRC comments about access to those units and also any other DRC comments that are noted. Commissioner Jackson seconded.

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

CITY COUNCIL MINUTES

The City Council reviewed the proposed amendment on December 8, 2020 the minutes and motion from this meeting are as follows:

11. Consideration of Ordinance #66-2020, a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.

Robert and Diane Myers were the applicants. Mrs. Myers stated that they requested that the language say that the unit can be above or beside the garage, rather than just above the garage. Mayor Johnson stated that that could present some concerns, because based on that language it could include constructing an additional single-family home on the same lot. It's not a concern if the ADU still looks like a garage. The Mayor wants to help but they need to make sure it doesn't have any unintended consequences. Mr. Struthers stated that they could add language stating that the unit can't exceed a certain percentage of the garage space, so that it's still smaller than the garage use. There was also discussion of having this be a conditional use. Ryan Wood, City Attorney, suggested that rather than trying to draft this right now, the Council could table this item and ask the Planning staff to redraft the proposed Ordinance.

Motion: Councilor Koivisto moved to **table this item and direct staff to analyze possible percentages for this type of use and analyze the demand on infrastructure in the appropriate area, and also look at adding the ADU use to the side of a garage**. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock,

Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

Myers Development Code Amendment
DRC Redline Comments

*Robert and Diane Myers- request review of the **Myer's Development Code Amendment** to Section 26.020.E, allowing ADU units above garages on lots greater than half an acre.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to Covid-19
Date of Plans Reviewed: 10/06/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments- not in favor
Kerry – Fire: No comments- public safety concerns with getting up to the unit above the garage and addressing. Problems with fire department access to these units (small driveways).
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments- not in favor of this change
JD – Streets: No comments
Ross – Engineering:

1. This would allow detached ADUs, does this need more discussion similar to the basement apartment discussion? Do they need to pay impact fees, etc?

Kim – Planning:

2. Reword to "Detached accessory dwelling units used for a residential dwelling and having a kitchen facility to be rented or otherwise used as a separate dwelling, are allowed when over a garage and on parcels half an acre or larger in size. And must meet all the requirements for Accessory Dwelling Units in Section 26.030."

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

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

ORDINANCE NO: 04-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 26, ALLOWING ADUS IN DETACHED GARAGES

WHEREAS, the City has received an application to amend Chapter 26 of the Lehi City Development Code, allowing accessory dwelling units (ADUs) in detached garages; and

WHEREAS, this amendment seeks to clarify where ADUs are allowed; and

WHEREAS, following a public hearing on November 12, 2020, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 12, 2021 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 November 12, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 26 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 04-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of January 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 26

ACCESSORY USES, BUILDINGS AND STRUCTURES

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. Accessory Dwelling Units
Section 26.040. Location of Accessory Buildings.
Section 26.050. Maximum Coverage of Accessory Buildings.
Section 26.060. Maximum Height of Accessory Buildings.
Section 26.070. Architectural Considerations for Accessory Buildings and Structures.
Section 26.080. Handicapped Access.
Section 26.090. Accessory Uses.
Section 26.100. Portable Storage Container Shed Conversions.

Section 26.010. Purpose.

This Chapter identifies the requirements and general provisions, applicable in all zoning districts, for accessory uses, buildings and structures which are incidental and subordinate to the principal use and which are located on the same lot.

Accessory uses, buildings and structures, incidental and subordinate to an established and authorized use as defined in Chapter 39, may be approved by the Zoning Administrator, provided that such accessory use, building and structure conform to the requirements of this Chapter. Approval of an accessory use, building or structure may be reviewed and approved concurrently with the review and approval of the principal use or as an independent review and approval following the establishment of the principal use.

Section 26.020. General Requirements.

(Amended 11/18/08)

In addition to the use limitations and other regulations for the zoning district in which the accessory use, building or structure is proposed, no accessory use, building or structure shall be allowed unless it complies with the following requirements:

A. All accessory use(s), building(s) or structure(s) shall be incidental and subordinate to the principal use or structure in area, extent, and purpose.

B. An accessory use, building or structure shall be under the same ownership or control as the principal use or structure.

C. No accessory use, building or structure shall be established or constructed before the principal use is in operation or the structure is under construction in accordance with the requirements of this Code.

D. No signage shall be approved or maintained in connection with an accessory use or structure.

E. ~~No accessory building or structure shall include a residential dwelling or have kitchen facilities or be rented or otherwise used as a separate dwelling.~~

F. An accessory detached garage may be allowed to have an accessory dwelling unit subject to the following conditions:

1. A Conditional Use Permit is required.
2. The dwelling portion of the accessory building must be at least 300 square feet and attached (either above or on the rear or side) to at least a 12 x 20 foot one-car garage.
3. Only one accessory dwelling unit is allowed per lot.
4. The lot must be at least 22,000 square feet in size.
5. The dwelling portion of the building must have a minimum setback of 5 feet from the property line.
6. A separate address (assigned by the City) is required to be displayed on the garage unit in a size that is clearly visible from the street.~~.~~
~~Utility capacity must be verified by the City Engineer or designee.~~
7. All utility services shall be connected to the primary dwelling.
~~E.~~8. The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

~~F.~~G. Agricultural buildings used for agricultural purposes only, such as barns, silos, bins, and farm machinery sheds in the TH-5, A-5, A-1 and RA-1 Agricultural zoning districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the bulk and intensity requirements of the zoning district they are located in.

Section 26.030. Accessory Dwelling Units.

(New 08/28/18; amended 03/26/19; 06/11/19; 12/08/20)

One Accessory Dwelling Unit (ADU) may be allowed in an owner-occupied single-family detached home after obtaining all required permits and approvals. Any person constructing or causing the construction of

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an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide off-street parking at a rate of either two stalls per unit or one stall per bedroom, whichever is greater. The minimum stall size is 9x20 feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of an appropriate material as set forth in Section 37.070(B)(4).

D. Size. The floor space of an ADU shall comprise no more than 49% of the living area of the primary dwelling.

E. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any Planned Unit Developments, Planned Residential Developments, Resort Communities, or Planned Communities.

F. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 8,000 square feet in size. Flag lots shall maintain a minimum 8,000 square foot size on the flag portion of the lot.

G. Frontage Requirements. The lot for a single-family home with an ADU shall have a minimum 80 feet of frontage on a public street. Exceptions are allowed for cul-de-sac lots located along the arc of a cul-de-sac bulb which shall require a minimum 60 feet of frontage on a public street. Exceptions are allowed for flag lots which shall require a minimum 20 feet of frontage on a public street.

H. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

I. Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property.

J. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

Section 26.040. Location of Accessory Buildings.

(Amended 10/25/05; 7/10/07; 05/08/18)

A. Front Yards. All accessory buildings and structures are prohibited in any required front yard area.

B. Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
   (a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the International Building Code and International Fire Code.
   (b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

2. Other Districts.
   (a) Accessory buildings and structures may be built to the side lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI), Historical/Industrial (HI) and Industrial (I) districts provided the building and structure complies with all applicable requirements of the International Building Code, the

According to the General Plan Land Use document, low-density residential areas have an average of 4 units built on them per acre. Our property on 2269 E. 600 W. is in a low-density residential area with only a single dwelling currently built on 1 acre. Building a detached dwelling unit in the current backyard garage would help the city meet the density average for this type of area. We would therefore like to propose an amendment restricting detached buildings with living facilities in or on garages of properties with acreage at or above 0.5 acres.

We believe this change would meet Goal #7 of the General Plan goals (maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area). The accessory unit change proposed would require little, if any, change the overall appearance of the current dwellings. This is in line with the best practice of keeping Lehi's small-town feel while still maximizing housing opportunities.

We believe this accessory building change would also meet the best practice of meeting present development needs without "compromising the ability to meet the needs of future generations," (G.7, BP.7.2). As an example: we are currently living in a multi-generational household, meaning our young family of three lives in the same house as Robby's parents. Building an accessory unit in the current garage would allow both families to have their own dwelling. It would also allow future residents to rent out the garage unit, providing housing for other families and providing an additional source of income, thus boosting the overall economy of Lehi. Detached dwelling units allow families to "age-in-place," expanding housing and family support opportunities for Lehi's growing population (Chapman & Howe, 2001).

This accessory unit change would also help meet goals 8 and 9 of the General Plan. It would directly "create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities," (G.8). It would also "improve existing housing," by allowing current and future owners to spread out their living quarters (G.9).

ScholarWorks@WMU (https://scholarworks.wmich.edu)

GrandFamilies: The Contemporary Journal of Research, Practice and Policy (https://scholarworks.wmich.edu/grandfamilies)

Article Title

Wellbeing Among Rural Grandfamilies in Two Multigenerational Household Structures (https://scholarworks.wmich.edu/cgi/viewcontent.cgi?article=1037&context=grandfamilies)

Authors

Melissa A. Barnett, *University of Arizona* (https://scholarworks.wmich.edu/do/search/?q=author_lname%3A%22Barnett%22%20author_fname%3A%22Melissa%22&start=0&context=1620950) Follow (http://network.bepress.com/api/follow/subscribe?user=MDU1NTVmYTg5NDA1ZmMyZg%3D%3D&institution=YzM0OGFkMWE0Y2JkMThjMw%3D%3D&format=html)
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Abstract

Multigenerational households are an understudied type of grandfamily. In rural communities, these households are likely to be economically disadvantaged and underserved. Drawing from a subset (*N* = 63) of low-income multigenerational households in a multistate research study, *Rural Families Speak About Health*, the present study compares demographic characteristics, parent and child wellbeing, and family processes in two types of multigenerational household structures: one-parent/grandparent families and two-parent/grandparent families. Research on these multigenerational household configurations is rare despite the potential for different needs, strengths, and services. Results indicate no differences in economic hardship or disadvantage by household type. Children in one-parent/grandparent households were older, and mothers reported providing more elder care than in two-parent/grandparent homes. There were no statistically significant differences in mother or child wellbeing across these family structures. Differences in family processes emerged. Specifically, mothers' reports of parenting alliances and family routines varied by household type such that mothers in one-parent/grandparent households reported stronger parenting alliances and more stable family routines than those in two-parent/grandparent families. Implications of the findings for service professionals seeking to design and implement family support and prevention programs for grandfamilies, particularly in rural areas, are discussed.

Recommended Citation

Barnett, M. A., Yancura, L., Wilmoth, J., Sano, Y. (2016). Wellbeing Among Rural Grandfamilies in Two Multigenerational Household Structures. *GrandFamilies: The Contemporary Journal of Research, Practice and Policy*, 3 (1).
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Abstract

The accessory apartment in North America - defined as the addition of a small, separate living unit within a detached single-family house - has been advocated as a housing alternative allowing older people to 'age in place'. Based on a survey of owners of accessory units built in Seattle, Washington State, that were developed since legalisation in 1994 and a literature review, this research explores the extent to which accessory apartments are benefiting the elderly. Although only 14 per cent of the owners and 11 per cent of the tenants in Seattle were over 65, there is evidence that such apartments serve a higher proportion of older persons over time. Forty-three per cent of the apartments were perceived to be accessible to people with disabilities.

Advocates of older adults are advised to target middle-aged and young-old to encourage the development of accessory apartments. Age restrictions within zoning

ordinances may be counterproductive by prohibiting their development by owners who have the energy and resources to undertake such a task.

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Abstract

Residents living in a New Urbanist subdivision (NUS) and a more standard suburban subdivision (SSS) near Salt Lake City, UT, were interviewed to test whether residents of a New Urbanist setting experience a stronger sense of community, greater sociability and outdoor use, and stronger preferences for New Urbanist site designs and housing diversity. Results validated several, but not all, New Urbanist claims. The NUS had gridded streets, smaller lots, homes with front porches, and back alleys with accessory apartments over detached garages; the SSS lacked these and had cul-de-sacs and 47% larger lots. After controlling for two sociodemographic variables, the two groups of residents reported similar levels of sense of community. NUS residents reported more

neighboring behaviors, outdoor use, and more positive reactions to alleys and apartments; SSS residents were more satisfied with their larger front yard setbacks and front-loaded attached garages. Design and management improvements used elsewhere were suggested to alleviate complaints about the rental apartments and alleys, particularly of too many cars in the alleys.

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Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration for Preliminary subdivision approval of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North. (This item was tabled at the 12.08.20 meeting)

Suggested Action:

Attachments:

CC Staff Report Pioneer Heights Preliminary Subdivision 01.12.21.docx

Pioneer Heights Preliminary Subdivision DRC 10.28.2020.docx

Pioneer Heights aerial.pdf

Pioneer Heights General Plan.pdf

Pioneer Heights zoning.pdf

PIONEER HEIGHTS PRELIM 11-1-20.pdf

final layout 12-18-20.pdf

PIONEER HEIGHTS PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Danny Gutierrez & Mike Dubois		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 1402 West 900 North		
Existing General Plan Designation	VLDR (Very Low Density Residential)		
Existing Zoning	R-1-15		
Existing Land Use	Undeveloped		
Number of Lots/Units	45 lots		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential/Agriculture
	South	R-1-22	Pelican Pointe Subdivision
	East	A-1	Agriculture
	West	A-1	Single family residential/Agriculture
Date of DRC Review	October 28, 2020		
Date of Planning Commission Review	November 12, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

Section 37.040. Connectivity Standards

b. Street stub connections shall be provided to adjacent undeveloped properties at a maximum spacing equivalent to the maximum allowed block length (see Section 37.030(E)(2) to find applicable maximum block lengths). Street stub spacing is measured along the property line of a proposed subdivision (see Figure 155). Street stub connections shall be placed to nonresidential areas for future connections as part of redevelopment projects.

PROPERTY HISTORY

December 14, 1978- Part of the property was annexed into the City as part of the Lehi Meadows Addition

September 30, 1981- Part of the property was annexed into the City as part of the Phillips and Maupin Property Annexation

September 15, 1993- Part of the property was annexed into the City as part of the Leo Hadfield Addition

July 28, 2020- The City Council approved a General Plan amendment from VLDRA to VLDR and a concurrently submitted concept plan

September 22, 2020- The City Council approved a zone change from A-1 to R-1-15.

December 8, 2020- The City Council tabled the Pioneer Heights preliminary subdivision. The minutes from this meeting are included below:

Danny Gutierrez was the applicant. He stated that there are some outstanding issues that he hopes to resolve tonight. He said that Mr. Peacock felt like he was being landlocked by not having a road stubbed into his property. If the Council would approve a 95 foot frontage lot, then Mr. Gutierrez could move the road and give Mr. Peacock the access he wants.

Councilor Koivisto expressed concerns with the discussions that the developer was having with the neighboring residents. Mayor Johnson explained that based on his conversations with Eric Nielsen and Bart Peacock, Bart will be developing his land first; however, due to this layout, Bart can't develop until Eric does. Mayor Johnson stated that Mr. Gutierrez may have to lose a lot to do that, but that is not uncommon. Councilor Condie stated that even if he loses a lot, he's still in a better position because the Council granted a zone change that allowed for more lots. He said that he doesn't feel comfortable with the applicant causing a determent to the neighbor by landlocking him.

Mayor Johnson stated that he would rather not enter into a development agreement. He would like to see the lots be compliant with the zone and find a way to connect to the neighbors for future development.

Mike Dubois stated that he would like the Council to approve an exception that would allow for a few lots to have a 95 foot frontage or allow for a flag lot. There was discussion of layout options that would allow the road connection and not lose a lot, or the developer could be granted an exception to lot frontage in lieu of relocating the stub road or resolving water issues.

Mayor Johnson asked for public input.

Christine Littlefield stated that she is neighboring this development and was concerned about the ground water in that area and tail water from irrigation. She also requested a stub road to her property.

Cassie Rasmussen is Ms. Littlefield's daughter. She stated that they would also like the ability to develop their property, so a road would need to be stubbed into their property and not Hadfield's, because Hadfield's can develop from 900 North.

Mayor Johnson stated that he would like to see an agreement with the Hadfield's so he knows they are comfortable with the road stubbing into the Littlefield property.

Bart Peacock stated that he was frustrated with the process and asked to be treated fairly. He stated that he needs the access to his property for future development. He also asked the water easement be corrected and recorded appropriately.

Mr. Struthers stated that there was an error in the description when the water easement was recorded and they would like to correct that.

Jim Cortese stated that he was also concerned with ground water and irrigation water access to his property.

Mr. Gutierrez stated that the engineers will look at the soil and perc test to determine where the ground water levels are.

Councilor Koivisto stated that she would like to see more due diligence with the perc test, because with it being a

drought year it could show the ground water table lower than what it normally is.

Councilor Albrecht called the question. Mayor Johnson stated that he is ready for a motion.

Councilor Koivisto moved to table this item, with consideration that the developer work with both the Neilson and Peacock families on the west to address the stub road and also work with the neighboring owners to the east (Littlefield and Hadfield) to determine where the road will stub in; and also address the water issues that are affecting the Littlefield, Hadfield, and Cortese property; also add that the incorrect water easement effecting this property as well as the Palmer and Peacock properties be addressed. Councilor Hancock seconded the motion.

Councilor Hancock asked to clarify in the motion that the Peacock and Littlefield families be given enough stub road to develop their property without leaning on their neighbors to the south. Councilor Koivisto amended her motion to include Councilor Hancock's comment. Councilor Hancock seconded the amendment.

REPORT ANALYSIS

The applicant requests approval of the Pioneer Heights preliminary subdivision plan to be located at approximately 1402 West 900 North. This report will discuss the layout and DRC comments.

Layout

The proposed residential subdivision will consist of 45 lots on approximately 22.85 acres. The 45 proposed lots range in size from 15,001 to 26,776 square feet. The property was recently re-zoned R-1-15 and the proposed preliminary subdivision lots would meet the lot size requirements for the zone. The preliminary subdivision also meets the 100-foot lot frontage requirement for each of the lots. The proposed residential subdivision will have an overall density of approximately 1.97 units per acre. The proposed density for the project is consistent with the R-1-15 zone which would allow for a maximum density of 2.5 units per acre.

The current roadway configuration shows a connection running north-south from 900 North to 1220 North. Roads are also shown stubbing to the east and west to meet connectivity standards. These road connections help break up the block lengths and provide access for future development.

DRC Comments

The DRC had ten comments, including the following:

1. The frontage on Lot 109 is currently shown as approximately 68' which does not meet the 100' frontage requirement for an R-1-15 zone. Shift lot lines to ensure the lot frontage requirement is met. The applicant has updated the lot lines and submitted a plan that resolves this DRC comment.
2. Any irrigation tailwater needing to pass through the project will need to be addressed.
3. Subdivision drainage may not flow onto the Hadfield property and must be contained within the subdivision.

Please consider all DRC comments as part of the motion.

The applicant did submit an updated plan set to the Planning Division as required by the DRC to ensure that the lot layout and frontage requirements were met. That updated plan set is included in the packet.

Since the December 8, 2020 City Council meeting, the applicant has revised the plans to adjust the road stubs to the east and west as requested by the City Council. That update is also included in the packet.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council for the Pioneer Heights preliminary subdivision, including the DRC comments from October 28, 2020. This recommendation is based on the following findings:

1. The proposed subdivision meets the lot width and size requirements for the R-1-15 zone.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 12, 2020. The minutes and motion from this meeting are as follows:

2.2) Public hearing and recommendation of Danny Gutierrez's request for preliminary subdivision review of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.

Brittney presented information on the agenda item. General plan amendment and zone change. DRC had a comment on 109 meeting road frontage and the applicant updated and meets the requirements. Subdivision drainage must be contained within the subdivision.

Commissioner Nielsen asked about the half road with two way traffic. Ross clarified that half road is more like 2/3 road and the curb and gutter is essentially not maintained on one side.

The applicant, Danny Gutierrez, was present. He discussed the half road and straightening it out to a full road.

Commissioner Nielsen opened the public hearing.

Bart Peacock stated he has some concerns. One being a water easement that has been recorded illegally. He feels strongly that it needs to be addressed before moving forward. His other concern is the road that is stubbing to the west. He has a hard time comprehending why the road can't benefit all of the landowners down that way. He has not had contact with the developer about that, but he wants it on record that he doesn't agree with leaving that as a little road. He hopes that the comments are read and given proper consideration.

The applicant addressed Mr. Peacocks comment and wants him to know that he has given the road consideration. He has worked with the planning department and hoped to make a recommendation to planning by making a variance with lot number 109 for leeway but it would be up to the Planning Commission and City Council. Ross stated 1220 are improving the frontage and planning on widening. The road that is stubbed to the west has connectivity standards but only requires block length. Ross addressed the water line easement that was recorded improperly and informed Mike West. Ross is not sure how this will affect the properties where it is clerical and suggested the City Attorney's look into it. Craig Chambers stated it is a separate issue and can be addressed separately.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Bunker moved to forward a positive recommendation of **Danny Gutierrez's request for preliminary subdivision review of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North**; including all DRC comments and findings stated in the report. Commissioner Peterson seconded.

Vote: Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, Yes; Commissioner Nielsen, yes. The motion passed unanimously.

Pioneer Heights Preliminary Subdivision
DRC Redline Comments

*Danny Gutierrez- requests preliminary subdivision review of **Pioneer Heights**, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/20/2020

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide 10' PUE & RCE at all road frontages, Include remaining lot on 900 N. (Hadfield)

Kerry – Fire: No comments
Greg – Water/Sewer:
2. Lehi Irrigation Co approval will be required for all irrigation ditch modifications on 1220 North.
3. Change property owner name to Bart and Cori Peacock on the West on the plat.
4. Extend storm drain to North boundary with all other utilities.

Trent – Parks: No comments
Gary – Building/Inspections:
5. Unlock the soils report to save to our files.
6. Foundation drains will be required if floors go below grade.

JD – Streets: No comments
Ross – Engineering:
7. Any irrigation tailwater needing to pass through the project will need to be addressed.
8. Subdivision drainage may not flow onto the Hadfield property and must be contained within the subdivision.
9. Titan Drive needs to be 38' of asphalt.

Kim – Planning:
10. The frontage on Lot 109 is currently shown as approximately 68' which does not meet the 100' frontage requirement for an R-1-15 zone. Shift lot lines to ensure the lot frontage requirement is met.

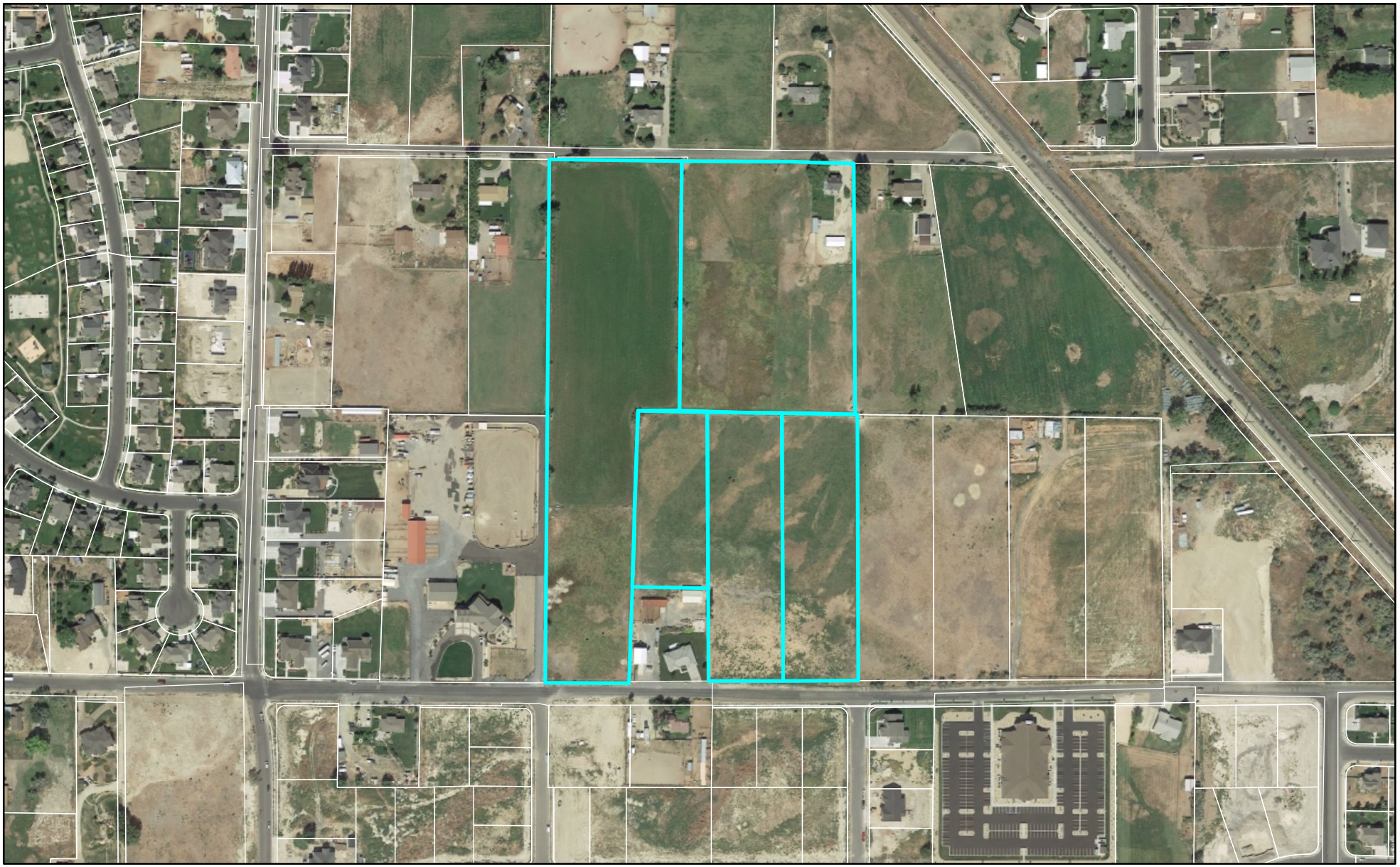
General Comment
1. Any current un-needed easements need to be eliminated prior to recording the plat.
2. Consider shifting 1030 North to the North to split property line with the properties to the West. Also, consider shifting 980 North to the North to split the property line to the East. If 1030 N is split evenly on the property line, it would require an agreement between the two adjacent owners to work together on the road construction to provide the required half road. The neighbors would be responsible for that agreement, not the developers of Pioneer Heights.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12, 2020. (CONTIGENT ON RESUBMITTING PLANS TO MAKE SURE LOT LAYOUT AND FRONTAGE WORK)

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.

Pioneer Heights Preliminary Subdivision

Aerial

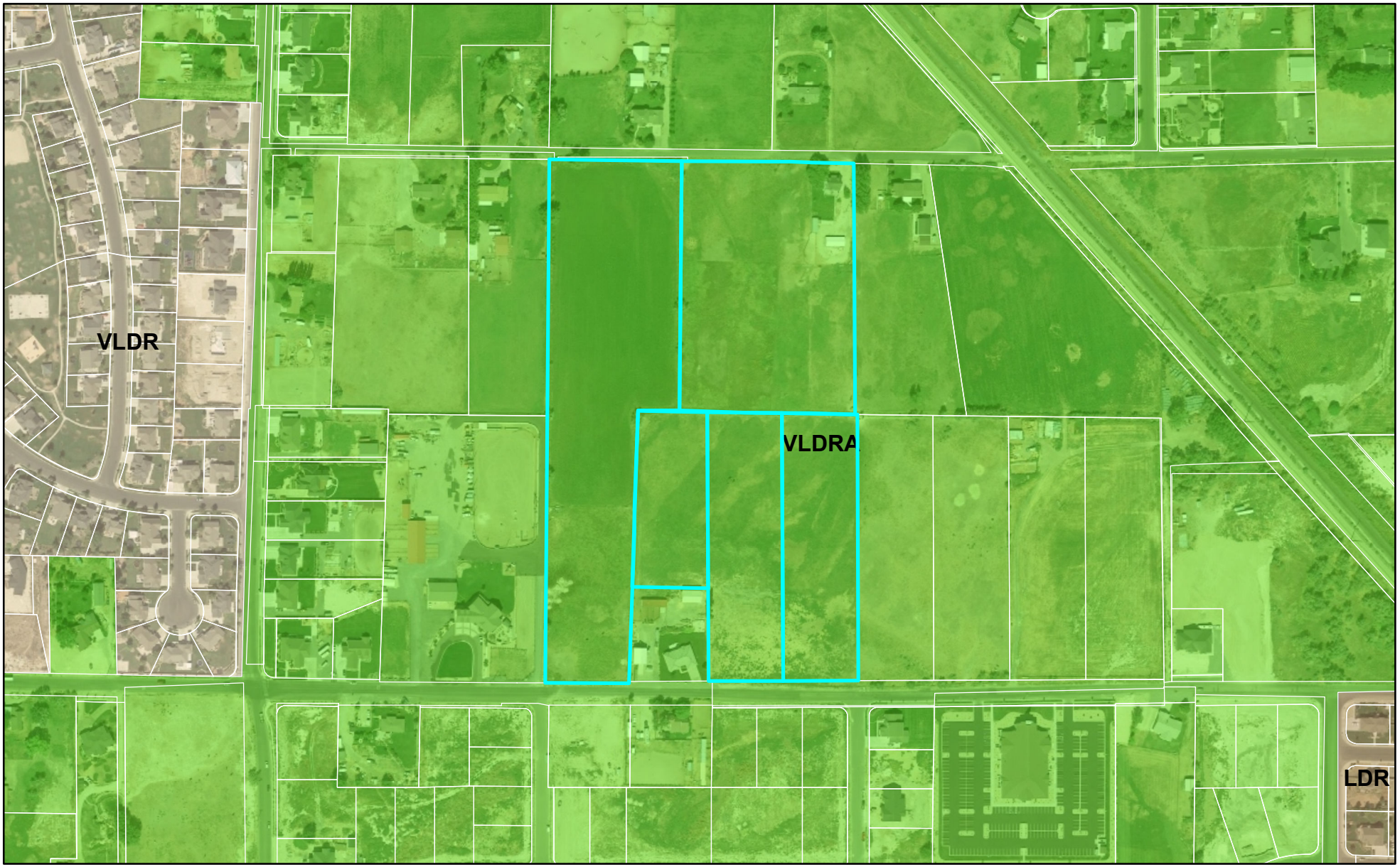


0 420 840 Feet

LEHI CITY

Pioneer Heights Preliminary Subdivision

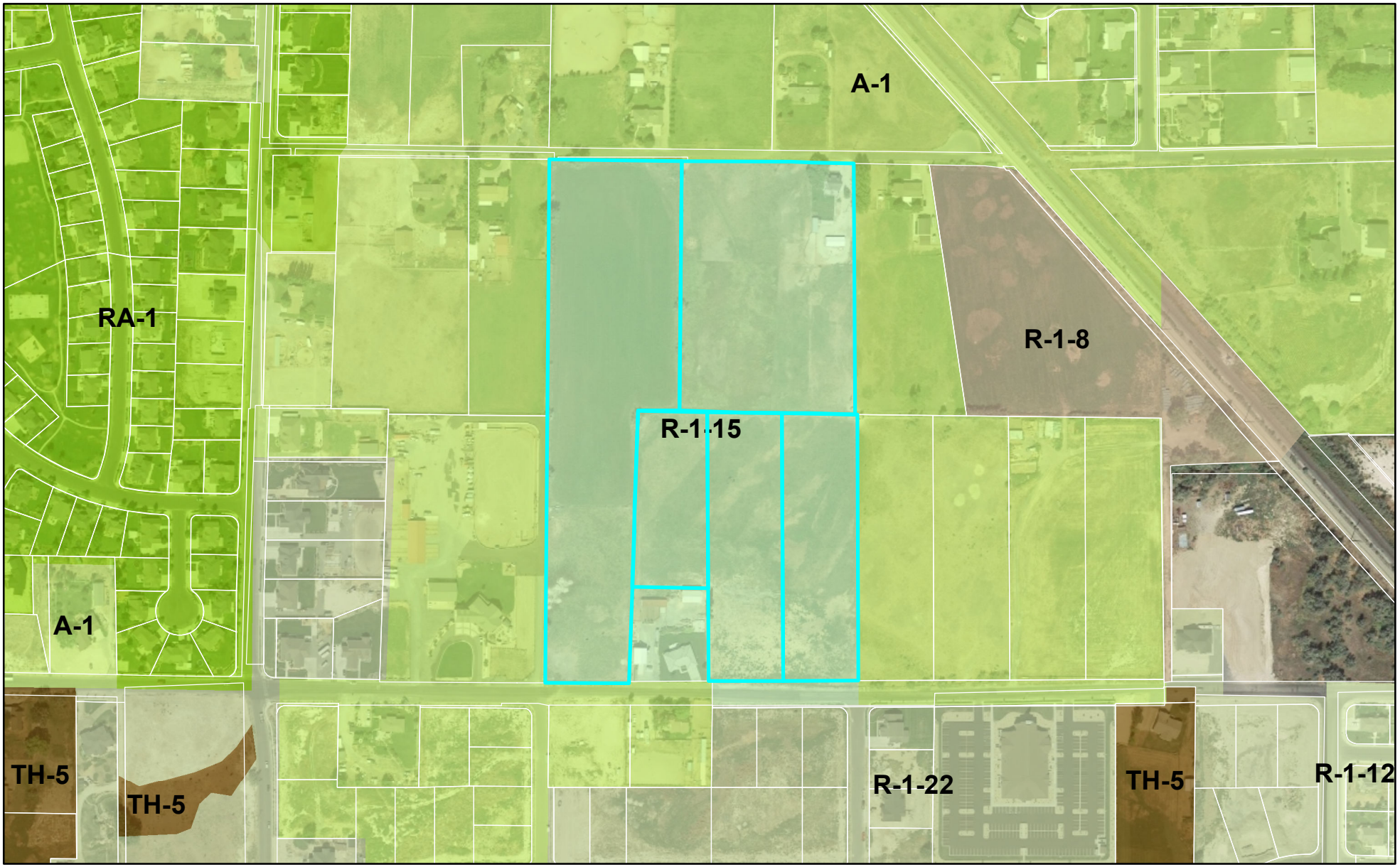
General Plan



LEHI CITY

Pioneer Heights Preliminary Subdivision

Zoning



0 420 840 Feet

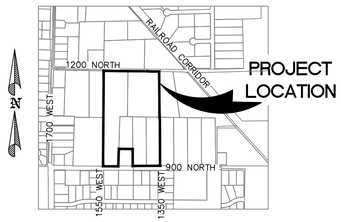
LEHI CITY

PIONEER HEIGHTS SUBDIVISION

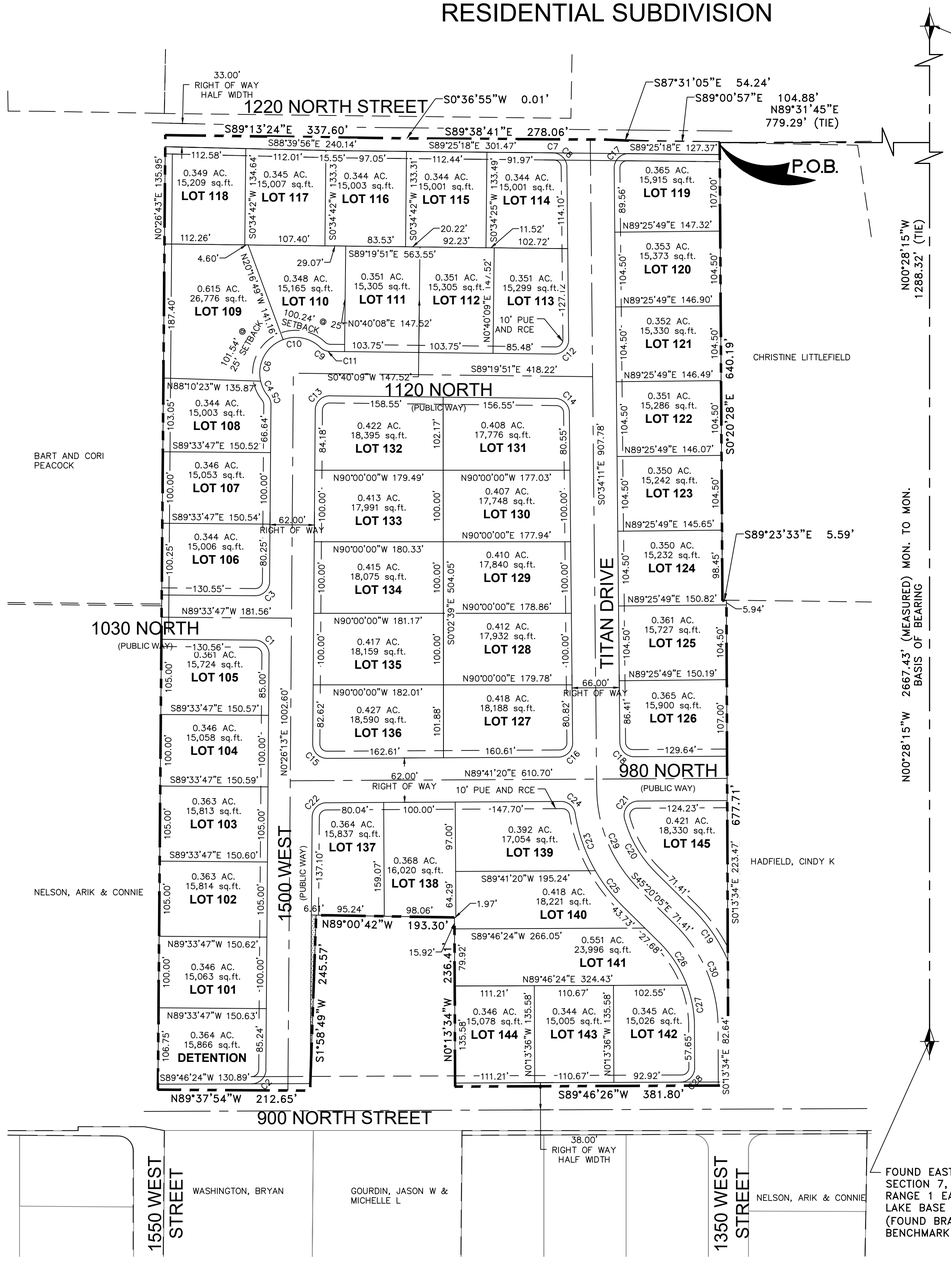
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RESIDENTIAL SUBDIVISION

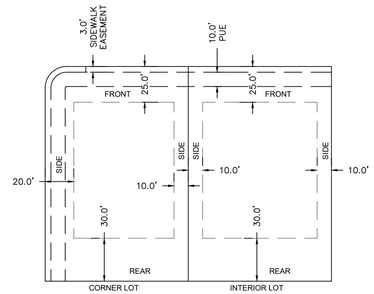
LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SECTION CORNER (NOT FOUND)
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- SET NAIL & WASHER

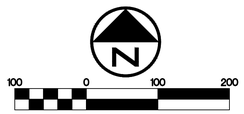


VICINITY MAP
SCALE: 1"=1000'





TYPICAL LOT SETBACKS
SCALE: 1"=50'



Scale 1" = 100 ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	S44°33'47"E	28.28'
C2	31.18'	20.00'	89°20'11"	S45°06'18"W	28.12'
C3	31.42'	20.00'	90°00'00"	S45°26'13"W	28.28'
C4	22.96'	50.00'	26°18'21"	S25°55'40"E	22.76'
C5	13.79'	20.00'	39°31'04"	S19°19'19"E	13.52'
C6	71.99'	50.00'	82°29'40"	S28°28'21"W	65.93'
C7	31.02'	20.00'	88°51'07"	S44°59'44"E	28.00'
C8	31.02'	20.00'	88°51'07"	S44°59'44"E	28.00'
C9	15.09'	20.00'	43°14'00"	N67°42'51"W	14.74'
C10	56.01'	50.00'	64°10'58"	N78°11'20"W	53.13'
C11	15.09'	20.00'	43°14'00"	N67°42'51"W	14.74'
C12	31.85'	20.00'	91°14'20"	S45°02'59"W	28.59'
C13	31.50'	20.00'	90°13'56"	N45°33'11"E	28.34'
C14	30.98'	20.00'	88°45'40"	S44°57'01"E	27.98'
C15	31.68'	20.00'	90°44'53"	N44°56'13"W	28.47'
C16	31.51'	20.00'	90°15'31"	S44°33'35"W	28.35'
C17	31.82'	20.00'	91°08'53"	N45°00'16"E	28.57'
C18	31.33'	20.00'	89°44'29"	N45°26'25"W	28.22'
C19	88.69'	233.00'	21°48'35"	N34°25'47"W	88.16'
C20	87.43'	165.88'	30°11'51"	N30°20'21"W	86.42'
C21	36.64'	20.03'	104°49'34"	N37°10'21"E	31.74'
C22	31.15'	20.00'	89°15'07"	N45°03'47"E	28.10'
C23	85.17'	233.00'	20°56'36"	S19°27'01"E	84.70'
C24	28.39'	20.01'	81°15'47"	S49°38'41"E	26.07'
C25	62.68'	233.00'	15°24'46"	S37°37'42"E	62.49'
C26	72.32'	167.00'	24°48'47"	S32°55'41"E	71.76'
C27	59.15'	167.00'	20°17'43"	S10°22'26"E	58.85'
C28	31.42'	20.00'	89°59'58"	S44°46'25"W	28.28'
C29	156.26'	200.00'	44°45'54"	S22°57'08"E	152.32'
C30	157.46'	200.00'	45°06'31"	S22°46'50"E	153.42'

NOTE:
THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW, AND THUS, HAVE NOT BEEN SHOWN WITH THIS PRELIMINARY SUBMITTAL:

1. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
2. ALL PIPE TYPES, SPECIFIC LOCATIONS, & DETAILS
3. VALVES
4. BLOWOFFS INCLUDING SIZE, TYPE, & PROTECTION
5. MANHOLES, BOXES, AND RELATED DETAILS
6. WATER & SEWER SERVICE DETAILS
7. FIRE HYDRANTS
8. LOT LINE UTILITY EASEMENTS
9. STREET LIGHTS, STREET SIGNS, AND TRAFFIC SIGNS
10. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
11. LOT ADDRESSES
12. CBR VALUES AND ROAD SUB-BASE
13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DEVELOPER CONTACT INFO
NAME: DANNY GUTIERREZ
PHONE: 801-455-9687
EMAIL: RE04UTAH@GMAIL.COM

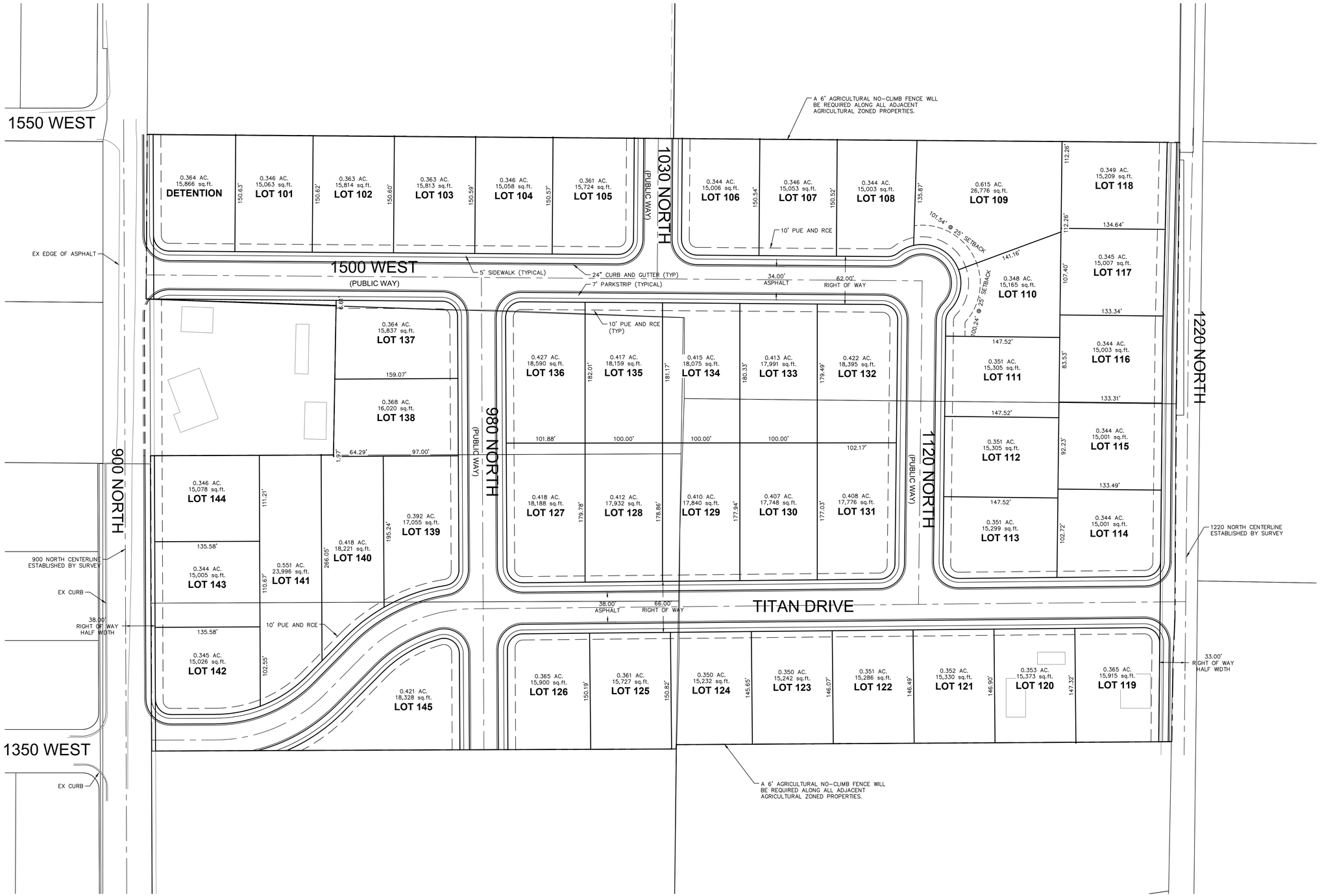
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PLOT DATE: Nov 02, 2020

AREA TABULATIONS
TOTAL ACREAGE: 22.85
LOTS: 45
UNITS PER ACRE: 1.97
DEDICATION ACREAGE: 5.26

NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS R-1-15
2. THE TOTAL STORM DRAIN DETENTION CAPACITY THROUGHOUT THE SITE IS 42,756 CUBIC FEET.
3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
4. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

PIONEER HEIGHTS SUBDIVISION

SITE PLAN



60 0 60 120

Scale 1" = 60 ft

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DRAWING NOTES:

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PLOT DATE: Nov 02, 2020

NO.	REVISION	DATE

PROJECT INFORMATION

PIONEER HEIGHTS SUBDIVISION

SITE PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20027

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
11/02/2020
STATE OF UTAH
ENGINEER'S STAMP

DATE 08/28/20

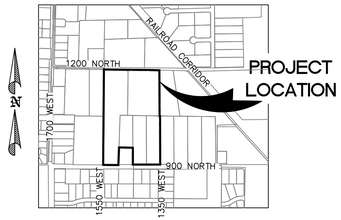
SCALE 1" = 60'

SHEET C201

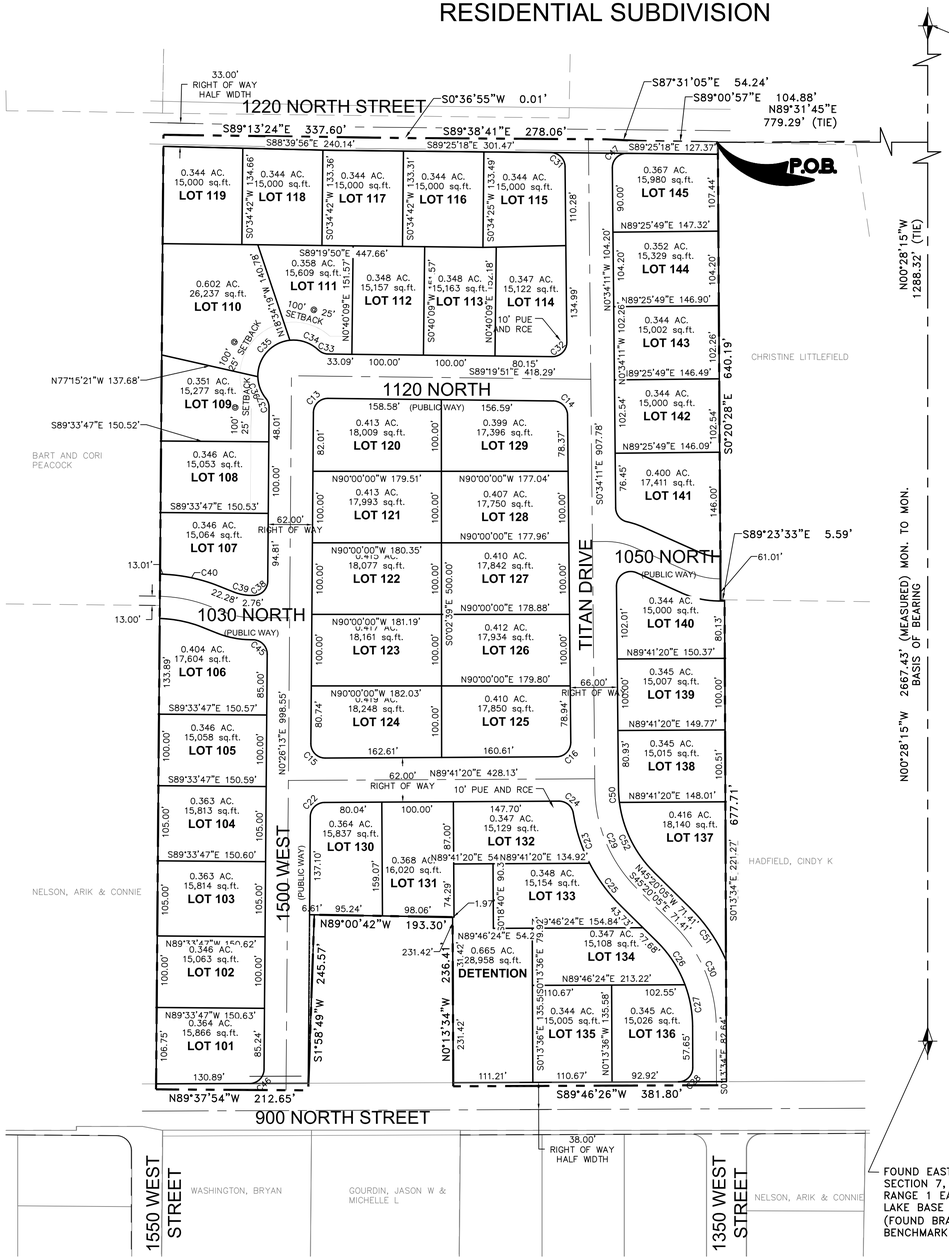
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
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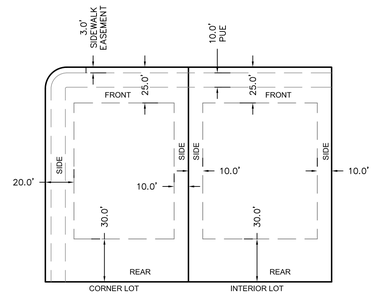


VICINITY MAP
SCALE: 1"=1000'





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C24	28.39'	20.01'	81°15'47"	S49°38'41"E	26.07'
C25	74.03'	233.00'	18°12'13"	S36°13'58"E	73.72'
C26	72.32'	167.00'	24°48'47"	S32°55'41"E	71.76'
C27	59.15'	167.00'	20°17'43"	S10°22'26"E	58.85'
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DEVELOPER CONTACT INFO
NAME: DANNY GUTIERREZ
PHONE: 801-455-9687
EMAIL: REO4UTAH@GMAIL.COM

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Plat.dwg
PLOT DATE: Dec 18, 2020

NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS R-1-15
2. THE TOTAL STORM DRAIN DETENTION CAPACITY THROUGHOUT THE SITE IS 42,756 CUBIC FEET.
3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
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DEDICATION ACREAGE:	5.26

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #03-2020, approval of the Traverse Mountain Area Plan Amendment eliminating a maximum street length.

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Area Plan Amendment 1.12.21.docx

Area Plan Amendment Narrative.pdf

Fieldstone Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx

Ord 03-2021.docx

Design Standards Variations_TM Area Plan.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Fieldstone
Meeting Date	January 12, 2021
Requested Action/Purpose	Approval of a proposed amendments to the Traverse Mountain Area Plan
Date of DRC Review	December 2, 2020
Date of Planning Commission Review	December 10, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

Section 15.040. Effect of Area Plan Approval.

A. If a proposed Area Plan is adopted by the City pursuant to this Chapter, no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application, unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

Section 37.040. Connectivity Standards.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require recommendations from the reviewing departments and Planning Commission and approval by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Fieldstone Traverse Mountain Area Plan amendment, removing the maximum block length of 2,000 feet.

The Traverse Mountain Area Plan currently allows for an exception to the maximum block length up to 2,000 feet. And also mentions that pedestrian access shall not exceed 1,000 feet. The applicant proposes eliminating the language about the maximum of 2,000 feet. It also proposes adding language requiring the exception receive a positive recommendation from the reviewing departments and Planning Commission as well as approval by the City Council.

Increasing the maximum block length may make sense within the canyon areas of Traverse Mountain. Providing more access points may increase the grading and cause a greater environmental impact. Longer block lengths that reduce grading but also provide pedestrian access might be preferable in these areas.

DRC reviewed the proposed amendment and there were a few concerns. The power department expressed that the applicant should apply for a variance instead of amending the Traverse Mountain Area Plan. The engineering department recommended eliminating maximum block lengths from the Area Plan entirely. This would establish the Lehi City Development Code requirements as the default. The Development Code allows for exceptions on block length and does not have a cap. It does however include a specific list of reasons why the block length may be extended. Chapter 37 also requires approval by City Council.

Please consider the DRC comment eliminating all references to block length from the Traverse Mountain Area Plan in order to default to the City's Development Standards.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the Fieldstone Traverse Mountain Area Plan Amendment. This recommendation is based on the following findings:

1. The proposed amendment will allow more flexibility in allowing greater block length in areas with steep slopes within Traverse Mountain.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Fieldstone Traverse Mountain Area Plan Amendment on December 10, 2020. The minutes and motion from that meeting follow:

4.3) Public hearing and recommendation of Fieldstone Homes' request for the Traverse Mountain Area Plan Amendment eliminating a maximum block length.

There was public comment that needed to be addressed via Teams. Agenda item was pushed to the end of the meeting.

Motion: Commissioner Ellis motioned to move the item to the end of the meeting for additional comment. Commissioner Hereth seconded.

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

Staff and the Commission discussed and addressed the DRC comments and recommendations.

The applicant, Matt Loveland with Fieldstone Homes, was present. He stated the number of lots increased slightly from 107 to 120 with the different plan and the location of the homes.

Commissioner Nielsen opened the public hearing.

Rob Ludlow was present via Teams. He stated the earlier plan amendment was planning by exception, and the right thing to do is to not allow an area plan amendment. Planning by exception should be fundamentally unaccepted and neighborhood builders should not be able to call the shots on the development code. He stated this is planning by deception and ignoring the responsibility of the developer by preserving the residents' rights as homeowners with the current area plan. He stated Fieldstone has refused to pay impact fees to help with the community development. He feels it is important that the developers follow through with their commitments and provide additional upsides to the communities. He would respectfully ask the Planning Commission to deny the area plan amendment and encourage them to keep an eye on Fieldstone and making sure they are following best practices.

Commissioner Nielsen closed the public hearing.

Mr. Loveland responded to Rob Ludlow's comments stating Fieldstone was well within their bounds to ask what they are asking for with the amendment. Kim Struthers stated pedestrian access has been added for trail connectivity for access to open space.

Motion: Commissioner Peterson moved to forward a positive recommendation of Fieldstone Homes' request for the Traverse Mountain Area Plan Amendment eliminating a maximum block length; including all DRC comments and findings stated in the report. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Peterson, yes; Commissioner Ellis, no; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth; no; Commissioner Eyre, no. The motion passed 4 – 3.

November 24, 2020

Lehi City Planning Department
153 North 100 East
Lehi, UT 84043

Re: Area Plan Amendment Application, Maximum Block Lengths

To whom it may concern,

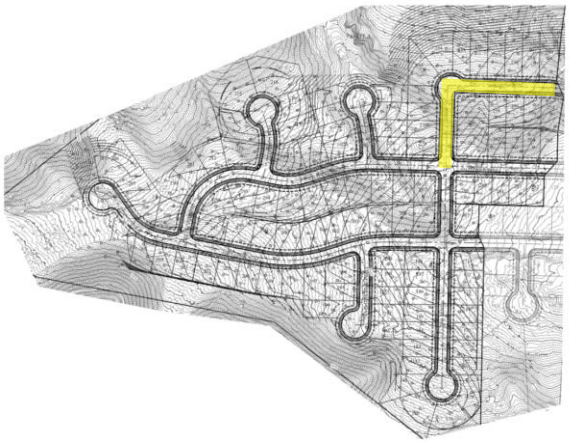
This area plan amendment proposes changes to the Design Standards Variations table to match the language and requirements of Lehi City's Municipal Development Code, 37.040.E.2.(a-b).

Area Plan Text	**Design Standards Variations (2.06A)** *Block length can be increased to 2,000 feet to accommodate the terrain of the site, pedestrian access not to exceed 1,000 feet.*
Development Code Text	**Municipal Development Code 37.040.E.2.(b)** *Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.*
Proposed Text	**Design Standards Variations (2.06A)** *Block length can be increased to accommodate the terrain of the site, pedestrian access not to exceed 1,000 feet. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments, Planning Commission, and approval by the City.*

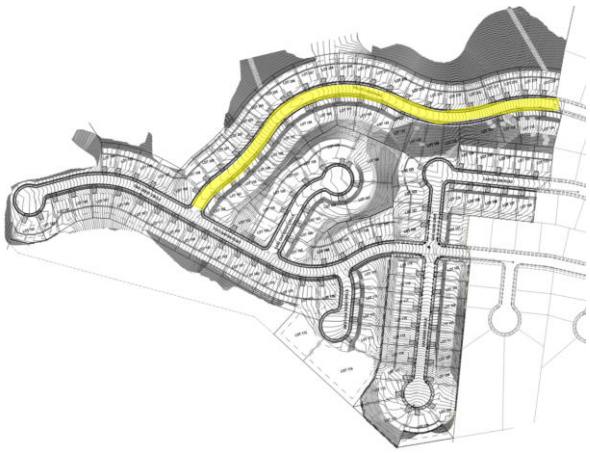
Section 1A **The Reason and justification for the proposed amendment.**

The northern portion of the Central Canyon Planning District, also known as Hidden Canyon, has a vesting for 176 residential units. Fieldstone has applied for a preliminary plat amendment comprised of 120 single family units. Fieldstone has chosen to pursue a better plan with the proposed preliminary plat that significantly reduces the amount of residential units, cuts and fills, retaining wall heights, and area of disturbance of the surrounding hillsides. This was accomplished by changing the 4-way intersection at Oak Basin Drive and Canyon Rim Road to a knuckle. This allowed Valley View Road to remain higher on the hillside, reducing the need for additional cuts up the hillside and retaining walls between lots. With this change, the block length of Valley View Drive exceeds the block length referenced in the Area Plan. To pursue this better plan, Fieldstone and Staff have determined that the Area Plan needs to be amended to incorporate the standards already found in the Municipal Development Code.

Current Preliminary Plat



Proposed Preliminary Plat



Section 1B **The effect of the proposed amendment on the approved Area Plan and surrounding area.**

The proposed amendment reduces the total number of residential units within the Central Canyon Planning District resulting in less traffic on Fox Canyon Road; and reduce the amount of compacted fill thus reducing the chance for soil movement.

Section 1C **The suitability of the properties for the uses requested and their suitability for the existing uses identified by the Area Plan**

No negative impact on suitability or existing uses.

Section 1D **The gain of the public health, safety and welfare and overall community benefit from the proposed amendment.**

The proposed Preliminary Plat decreases the total number of units, traffic counts, retaining wall heights, and the amount of disturbance of the surrounding hillsides.

Section 2A-I **(Not Applicable as there are no changes to density, land uses, etc.)**

We trust that staff, the Planning Commission, and City Council will see the intent and merit with this Area Plan Amendment. Please feel free to reach out to me directly should you have any questions.

Best Regards,

Matthew Loveland
801-884-3597
MatthewL@FieldstoneHomes.com

Fieldstone Traverse Mountain Area Plan Amendment
DRC Redline Comments

*Fieldstone- requests review of the **Fieldstone Traverse Mountain Area Plan Amendment** amending the maximum block length in the Traverse Mountain Area Plan*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/24/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: *Opposed*. If there is a special condition obtain a variance, but don't change the A.P.
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. Recommend removing the connectivity standards in the Area Plan to default to the City's Development Code Standards

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 10th

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: 03-2021

AN ORDINANCE APPROVING AND ADOPTING THE FIELDSTONE TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

WHEREAS, Fieldstone ("Developer"), has applied for an amendment to the Traverse Mountain Area Plan to amend the maximum exception for a block length; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developer's proposals for the Traverse Mountain Area Plan; all as set forth in that certain area plan designated as the Traverse Mountain Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on December 10, 2020, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on January 12, 2021, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of December 10, 2020, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be incorporated into the "Traverse Mountain Area Plan", copies of which are on file with the Planning Division of the Community Development Department.

SECTION 2. Unless specifically modified by the Traverse Mountain Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within

the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance 03-2021 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.

SECTION 5. 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.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of January 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

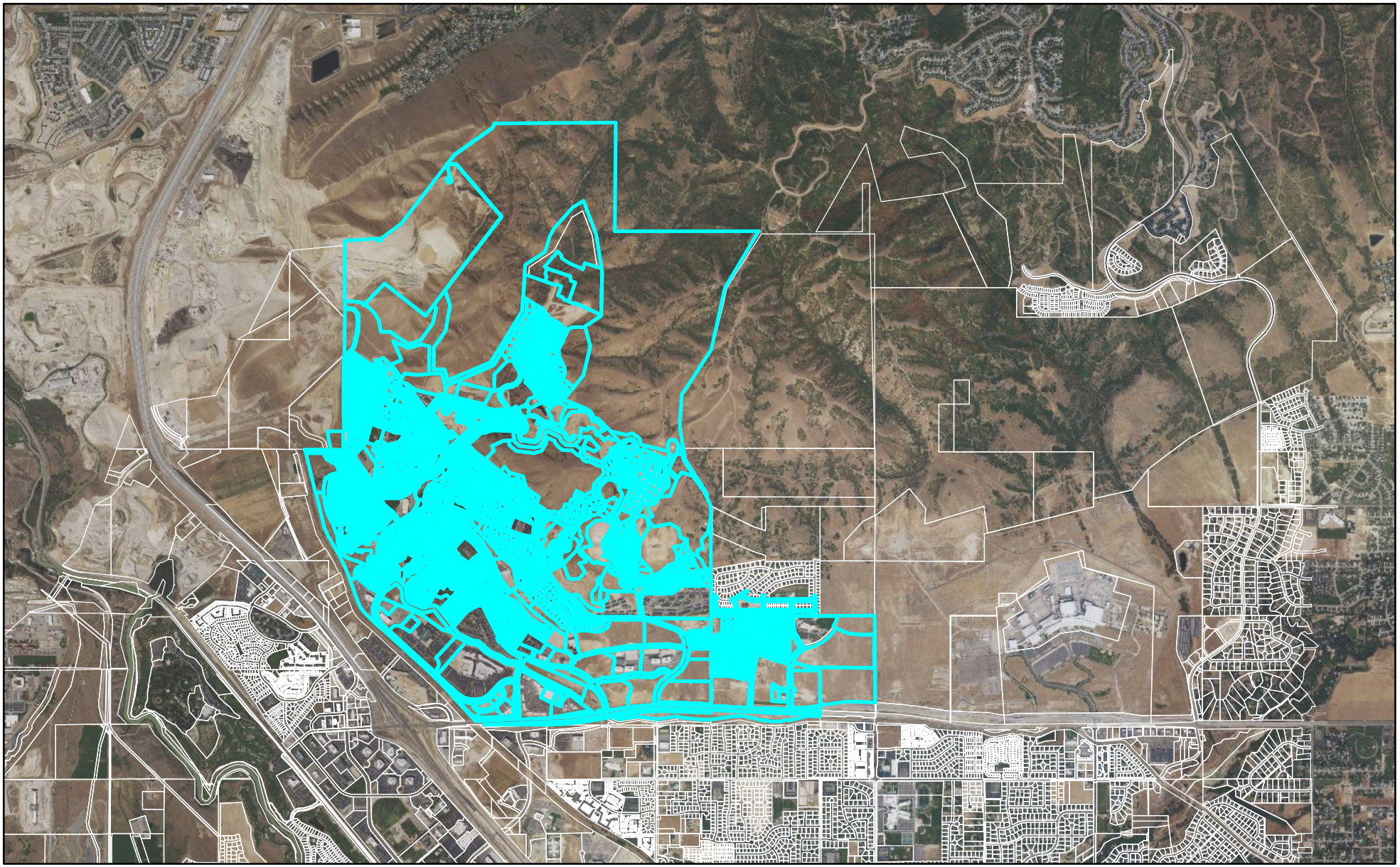
Section No.	Traverse Mountain Design Standard					
2.02D	Street Type	Street Section	ROW (min)	Asphalt Width (min)	ROW (min)	Asphalt Width (min)
			OPTION ONE		OPTION TWO	
			includes 4' walk and 5' parkstrip both sides of road		*includes 4' walk & 5' parkstrip one side of the road & 8' path on the opposite side(see18' ROW section)*	
	Local streets (parking on one side)	A	51'	29’	60'	29’
	Local streets (parking on both sides)	B	56'	34’	65'	34’
	Neighborhood collector	C	54'	32’	63'	32’
	TM Minor collector	D	58'	36'	67'	36'
	TM Major collector	E	66'	44’	75'	44’
	TM Minor arterial	F	70'	48'	79'	48'
	TM Minor arterial	G(A) & G(B)	70'	48'	79'	48'
	TM Principal arterial	H	88'	66’	97'	66’
			OPTION ONE			
			Does not include walk & parkstrip			
	Private street sidewalk one side	I	36	28’	36	28’
	Canyon Road	J	28’	24'	28’	24'
	Mountain Slope Road	K	26'	24’	26'	24’
	Private Alley	L	24'	20'	24'	20'
	Note: See street sections for additional details. Street sections A-G may have a typical City 5'parkstrip and 4' walk on one or both sides of the street. Street sections A-G may have a typical City 5' parkstrip and 4' walk on one side of the street with an 8' path on the opposite side of the street. The 8' path is planned to be private and maintained by the Traverse Mountain Master Association. Where the 8' private path and landscaping is planned the developer shall provide an easement allowing for access to the public utiltiy easement.					
2.02E	Maximum cul-de-sac length to be increased to 1,500 feet in canyon and hollows areas with intermediate turnarounds as topography allows and as approved by the City Engineer; all other cul-de-sac lengths maximum increased to 600 feet; all to be signed as "no outlet." Fox Canyon Road may extend to the end of Central Canyon.					
2.02(I)	All subdivisions shall abut and have access to at least one hard surfaced public street and as a minmum, allowance for one or more future accesses as developments adjacent hereto proceed.Future access requirements waived for Central Canyon areas for topography and grade-restricted access. If the development exceeds 50 equivalent residential units, the second access must be incorporated in the subdivision unless otherwise approved by the Planning Commission. As per the approved Traverse Mountain Area Plan, the City will not require a 3rd and 4th access point within East, Central, and West Canyon areas.					

TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations

Section No.	Traverse Mountain Design Standard
2.03C1	Local street minimum radius may be reduced to 150' centerline radius where topography is limiting; otherwise Lehi City standards apply.
2.04B	If City will not allow for the gating of public streets, private streets will need to be permitted with street designed to Traverse Mountain Area Plan standards. If private roads are gated they must be crash-gated or provide a key-box. Easements to be provided for public utilties.
2.06A	Block length can be increased to accommodate the terrain of the site; pedestrian access not to exceed 1,000 feet. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments, Planning Commission, and approval by the City.

Traverse Mountain Area Plan Amendment

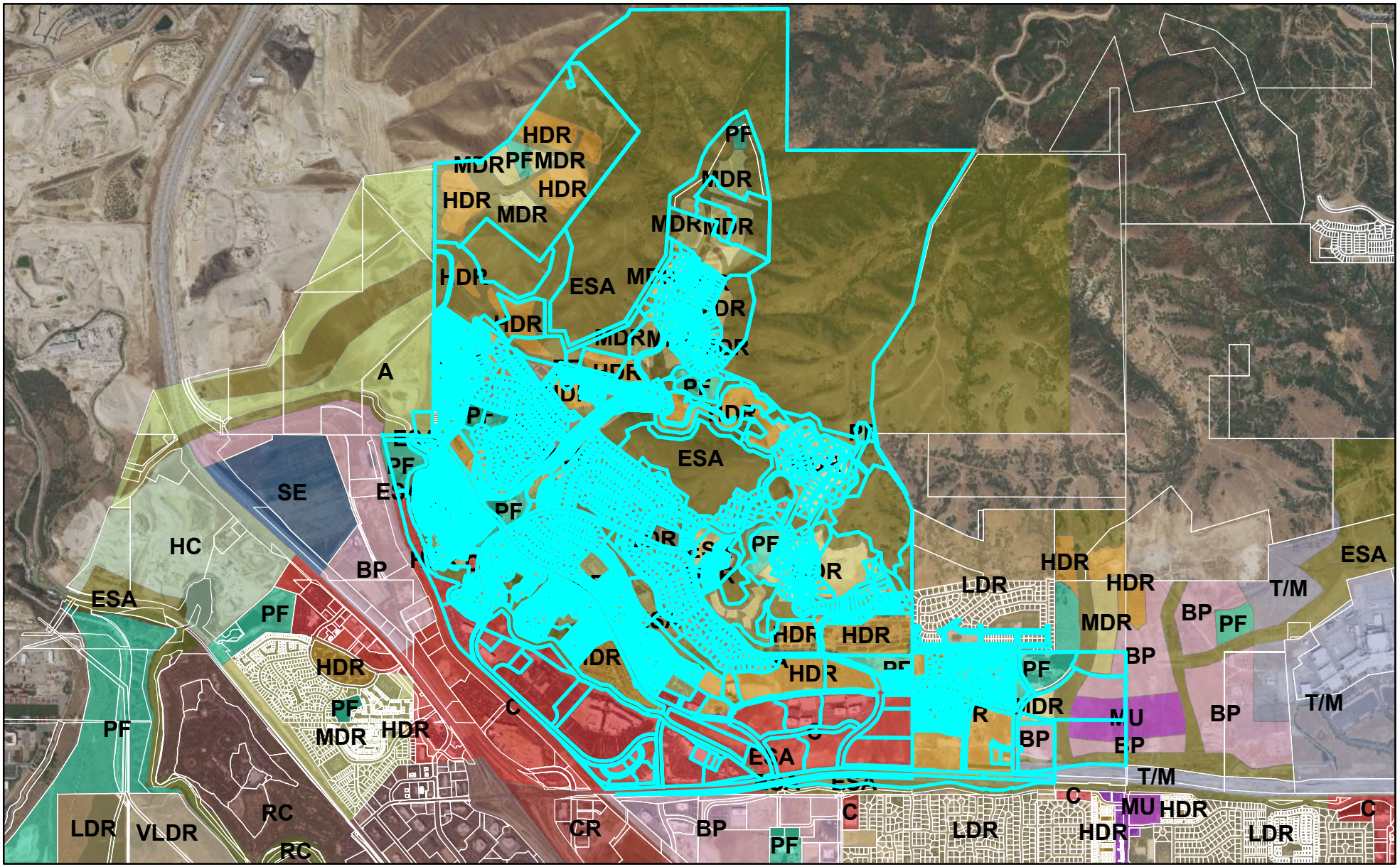
Aerial



LEHI CITY

Traverse Mountain Area Plan Amendment

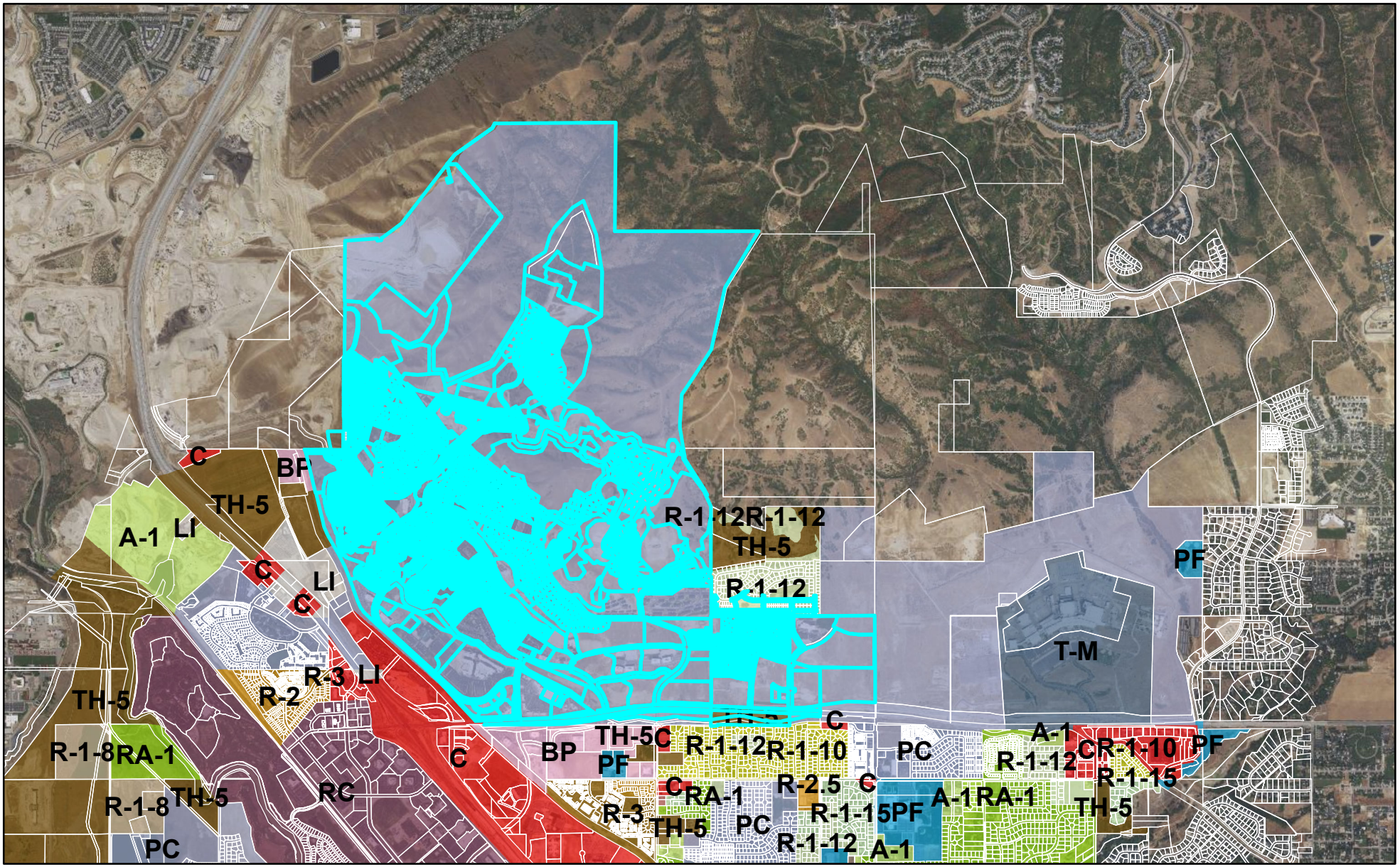
General Plan



LEHI CITY

Traverse Mountain Area Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Plat Amendment approval for the Lehi Plaza Plat B amended plat, dividing lot 1 of the Lehi Plaza Subdivision into two.

Suggested Action:

Attachments:

CC Staff Report Lehi Plaza Plat Amendment 01.12.21.docx

Lehi Plaza Plat B DRC 12.16.20.docx

Lehi Plaza Plat B Narrative.pdf

Lehi Plaza Plat B - Amended Final Plat.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

LEHI PLAZA PLAT B PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Matt Brown		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1085 East Main Street		
Existing General Plan Designation	Commercial		
Existing Zoning	Commercial		
Existing Land Use	Undeveloped		
Number of Lots/Units	3 Lots		
Adjacent Zoning and Land Use	*North*	Commercial	Undeveloped
	South	Commercial	Chuck-A-Rama/ Chevron
	East	Commercial	Lehi Crossing Shopping Center
	West	Commercial	I-15
Date of DRC Review	December 16, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

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

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

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

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

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

PROPERTY HISTORY

March 8, 1985	The majority of this property was annexed into the City as part of the East Industrial Park Annexation
May 8, 1987	The remaining area of this property was annexed into the City as part of the Yates Annexation
July 9, 2019	City Council approved the Lehi Plaza preliminary and final subdivision

REPORT ANALYSIS

The applicant requests approval of the Lehi Plaza Plat B, dividing Lot 1 of the Lehi Plaza Plat A into two lots. This commercial subdivision located just east of the northbound I-15 ramp on Main street, has the Fabulous Freddy's Carwash approved on Lot 2. The applicant wishes to divide what was previously Lot 1 into two lots, Lots 1 and 3. Creating this extra lot makes it easier to get an additional business in this subdivision. And the division does not impact utilities or easements, it primarily creates a separate parcel with a unique tax identification number.

DRC reviewed the proposed plat amendment and had five redline comments including:

1. Update "10' PUE" to say "10' PUE and Roadway Construction Easement"

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Lehi Plaza Plat B amended subdivision including the DRC comments from December 16, 2020. This recommendation is based on the following findings:

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

Lehi Plaza Plat B
DRC Redline Comments

Matt Brown- requests review and recommendation of the Lehi Plaza Plat B Amended Plat, dividing lot 1 of the Lehi Plaza subdivision into two.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed: 12/7/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Change note 4 on the plat to "retention" instead of "detention"

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
2. Update "10' PUE" to say "10' PUE and Roadway Construction Easement"

Kim – Planning:
3. Better delineate visually the boundaries of the lots.
4. Label the adjacent roadways on the plat.
5. In the title block, not that this is an amendment to Lehi Plaza Plat A.

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.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12th

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

MEMO

To: Lehi City
Date: December 1, 2020
Subject: Lehi Plaza Plat "B"

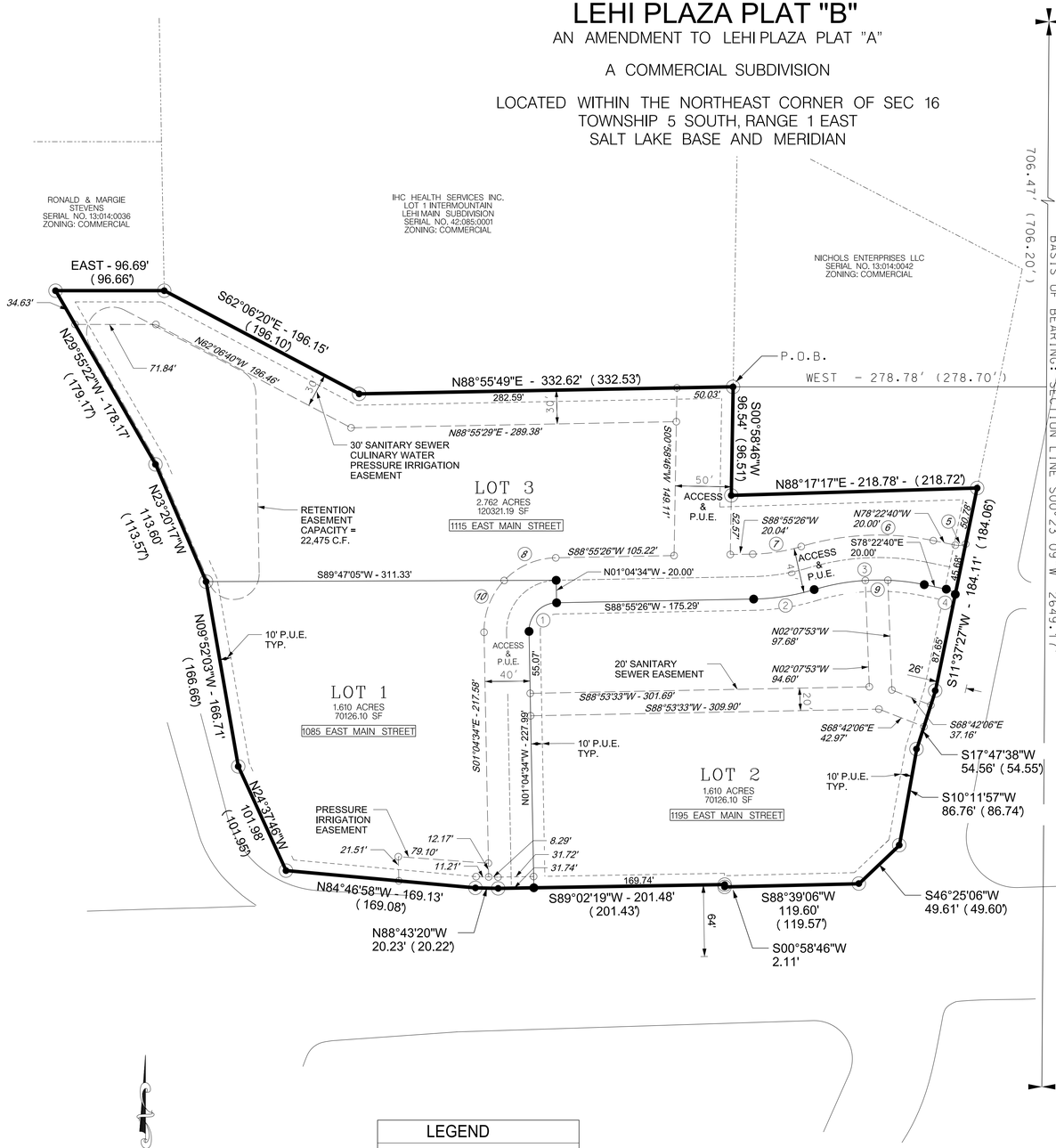
The Lehi Plaza Plat "B" is an amendment of Lehi Plaza Plat "A", which will subdivide the existing two-lot commercial subdivision plat into three lots. The third lot is being added to accommodate for future development. There are no changes to Lot 2 of the original plat, it is only shown to keep the boundary line and description the same as the original plat.

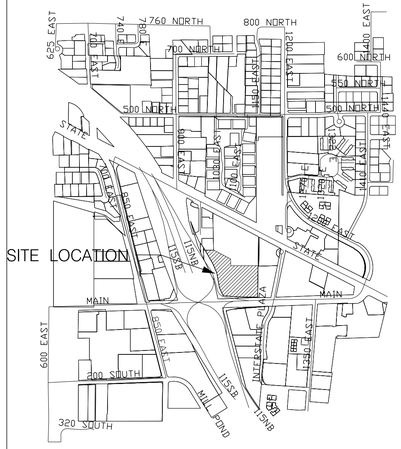
LEHI PLAZA PLAT "B"

AN AMENDMENT TO LEHI PLAZA PLAT "A"

A COMMERCIAL SUBDIVISION

LOCATED WITHIN THE NORTHEAST CORNER OF SEC 16
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN





Curve Table					
Curve	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	25.00	39.27	90°00'00"	35.36	S 43°55'26" W
C2	200.00	54.69	15°40'03"	54.52	S 81°05'24" W
C3	200.00	99.00	28°21'41"	98.00	S 87°26'28" W
C4	15.00	9.38	35°50'22"	9.23	N 60°27'59" W
C5	15.00	9.37	35°47'33"	9.22	S 83°43'33" W
C6	240.00	118.80	28°21'44"	117.59	S 87°26'28" W
C7	160.00	43.76	15°40'08"	43.62	S 81°05'22" W
C8	65.00	51.44	45°20'29"	50.11	S 66°15'09" W
C9	200.00	20.02	05°44'02"	20.01	N 89°23'43" E
C10	65.00	50.66	44°39'25"	49.39	S 21°15'11" W

ZONED: COMMERCIAL

NOTES

- ○ FOUND ⅝" REBAR AND CAP (FRONT LOTS MARKED WITH BRASS PINS IN CURB)
- • SET ⅝" REBAR AND CAP
- ⊙ SET 3" BRASS CAP

1. THE DISTANCES IN PARENTHESIS ARE GRID DISTNACES THE GRID FACTOR = 0.999728217.
2. THE PROPERTY IS IN ZONE C COMMERCIAL ZONE.
3. THERE IS NO ACCESS ALLOWED TO THE PROPERTY FROM MAIN STREET OR THE I-15 ON-RAMP.
4. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY, NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY AND CITY ENGINEER.

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- 10' PUE/ SIDEWALK EASEMENTS
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER
- SECTION QUARTER CORNER

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°23'09" West along the Section Line 706.47 feet and West 278.78 feet from the Northeast corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°58'46" West 96.54 feet; thence North 88°17'17" East 218.78 feet; thence South 11°37'27" West 184.11 feet; thence South 17°47'38" West 54.56 feet; thence South 10°11'57" West 86.76 feet; thence South 46°25'06" West 49.61 feet to the northerly right of way line of Lehi Main Street; thence along said right of way the following five (5) courses: (1) South 88°39'06" West 119.60 feet; (2) North 00°58'46" East 2.11 feet; (3) South 89°02'19" West 201.48 feet; (4) North 88°43'20" West 20.23 feet; (5) North 84°46'58" West 169.13 feet; thence North 24°37'46" West 101.98 feet; thence North 09°52'03" West 166.71 feet; thence North 23°20'17" West 113.60 feet; thence North 29°55'22" West 178.17 feet; thence East 96.69 feet; thence South 62°06'40" East 196.15 feet; thence North 88°55'49" East 332.62 feet to the point of beginning.

Area = 6.424 Acres

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20___

OWNERS NAME (AND POSITION IF LLC)

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ _____ NUMBER

NOTARY PUBLIC (SIGNATURE) PRINTED NAME
RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

PLAT "B"

LEHI PLAZA

A COMMERCIAL SUBDIVISION

LEHI CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

Lehi Plaza Plat B

Aerial

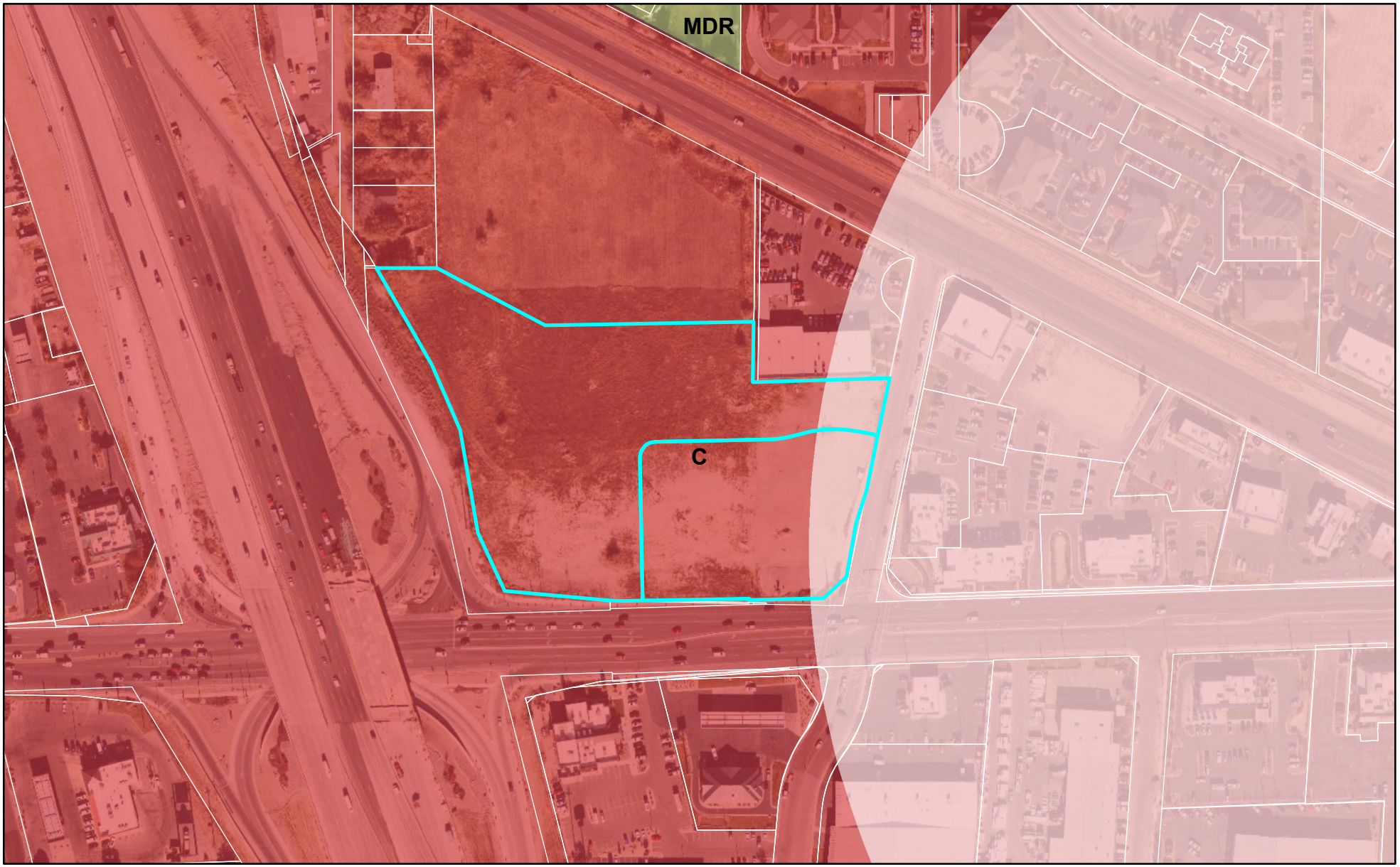


0 260 520 Feet

LEHI CITY

Lehi Plaza Plat B

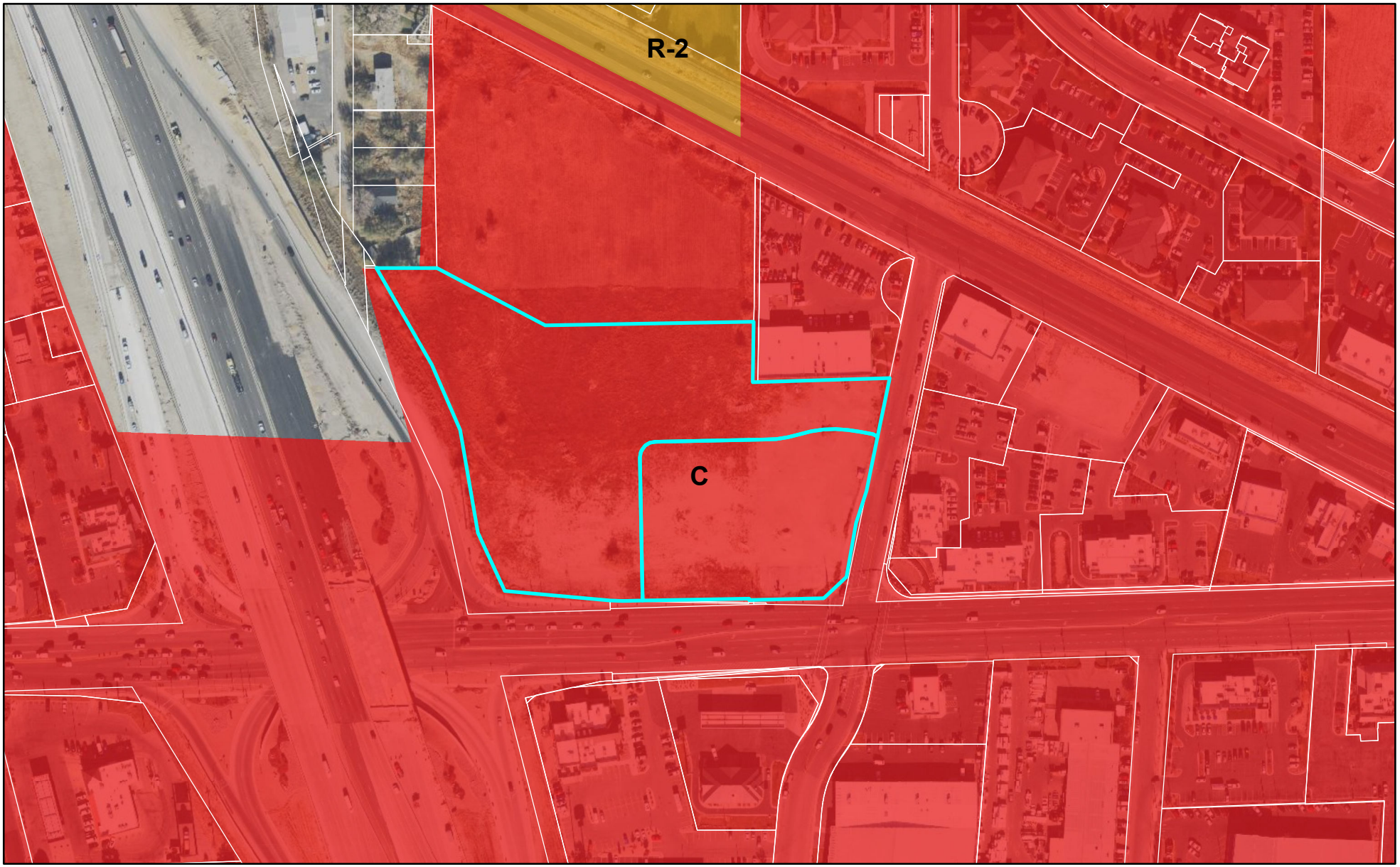
General Plan



LEHI CITY

Lehi Plaza Plat B

Zoning



0 260 520 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Timp Point Phase 2, an 80-unit condominium development located at approximately 3300 West 2100 North.

Suggested Action:

Attachments:

CC Staff Report Timp Point Phase 2 Final Subdivision 1.12.21.docx

Timp Point Phase 2 Final Subdivision DRC 12.02.2020.docx

Timp Point Phase 2 Final Subdivision -plans.pdf

Timp Point Phase 2 Final Subdivision - landscape plans.pdf

Timp Point Phase 2 Final Subdivision - elevations.pdf

Timp Point Phase 2 Final Subdivision Map - General Plan.pdf

Timp Point Phase 2 Final Subdivision Map - Zoning.pdf

Timp Point Phase 2 Final Subdivision Map - Aerial.pdf

TIMP POINT PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	3300 West 2100 North		
Existing Land Use	Undeveloped		
Existing Zoning	C (Commercial) and R-3 (High Density Residential)		
General Plan Land Use Designation	C (Commercial) and HDR (High Density Residential)		
Number of Lots/Units	80-units		
Adjacent Zoning and Land Use	*North*	C	2100 N
	South	TH-5	Undeveloped
	East	C and BP	Undeveloped
	West	C	Undeveloped
Date of DRC Review	December 2, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

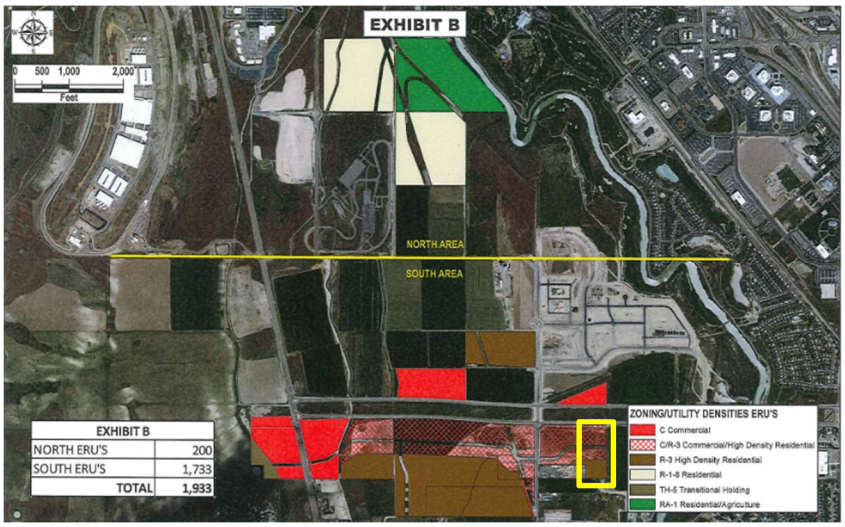
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement that was approved by the City Council.
July 21, 2018	This property was included in the Gardner-Plumb Development Agreement Amendment that was approved by the City Council.
May 12, 2020	The Timp Point Concept Plan was approved by the City Council.
September 22, 2020	The Timp Point Preliminary Subdivision was approved by the City Council.
December 8, 2020	The Timp Point Phase 1 Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the Timp Point Phase 2 Final Subdivision located at approximately 2100 North 3350 West. This is the second phase of the subdivision and consists of three-story condominium buildings, clubhouse, and open space. The proposed subdivision and proposed density are allowed under the Gardner-Plumb Agreement. This report will review the Gardner- Plumb Agreement, density, subdivision layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls within the Gardner-Plumb Development Agreement area. This agreement gave flexible ERUs to specific properties around 2100 North and the Jordan River. In 2018, an amendment was approved by the City Council to move some of the approved ERUs from the north to the south. The approved amendment also allowed for high density residential to be located on properties along 2100 North in addition to the originally allowed commercial uses. The map below shows the approved agreement with the location of properties allowing both high density residential and commercial. The location of the proposed subdivision is shown outlined in yellow.



As seen on the map, the proposed subdivision is located within the area along 2100 North that allows for both high density residential and commercial uses. Understanding this, while the current zoning is Commercial and High Density Residential, the Gardner-Plumb agreement allows for the high density proposed with the subdivision to be located on the entirety of the property.

Density

The proposed subdivision currently shows a density of 16.65 units per acre. While this is higher than the allowed 12 units per acre for High Density Residential (R-3), the Gardner-Plumb Agreement allows the proposed number of units and density due to the flexible ERUs designated for the southern properties.

Subdivision Layout

The layout of the proposed subdivision includes eight 3-story condominium buildings, clubhouse, and open space. The condominium buildings will front both open space and streets to provide an aesthetic streetscape and green space. Each condominium building will have sidewalk connections to connect into the open space areas and to the streets. This phase of the development will also construct the clubhouse along Hardman Way. The clubhouse will

include the clubhouse building, pool, and sports court. In addition, this phase is proposed to construct an open space area in the middle of the development that will include a playground.

This phase will provide a total of 135 parking spaces. These parking stalls will be provided through off-street parking and garages. The off-street parking is proposed to be located near the clubhouse to provide guest and resident parking. In addition, some off-street parking stalls will also be located near a few condominium buildings and detention pond at the south of the development. Each condominium will have a single-car garage and driveway to provide parking for the residents.

Architecture

The proposed development includes two different styles of architecture for the six condominium buildings. Each of the two styles will have three or four different color schemes to add variety to the buildings. The applicant has also included a plan in the packet showing what colors will be used for each condominium to show the variation between the buildings.

DRC Comments
The DRC had six comments including the following:

1. Please include power plan sheet for the overall, and a power plan sheet for the phase.
2. Submit an overall hydrant and blowoff plan all phases.
3. Add a note to plat of where the P.I. will be supplied from.

Please include the DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Timp Point Phase 2 final subdivision including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plumb Development Agreement.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Timp Point Phase 2 Final Subdivision
DRC Redline Comments

*Edge Homes – requests final subdivision review of **Timp Point Phase 2**, an 80-unit condominium development located at approximately 3300 West 2100 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: **11/24/2020**
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:

Glade – Power:

1. Please include power plan sheet for the over-all, and a power plan sheet for the phase.

Kerry – Fire:

2. Submit an overall hydrant and blowoff plan all phases

Greg – Water/Sewer:

3. I do not see a sewer lateral for building K?
4. PI main must end with a 2" temporary blow off. Provide traffic protection for both culinary and PI blow offs. This is the end of the your property? It should end with jersey barrier.

Trent – Parks: None

Gary – Building/Inspections:

5. Add note to plat of where the P.I. will be supplied from.

JD – Streets: No comment

Ross – Engineering:

6. Submit Long Term Storm Water Management Plan.

Kim – Planning: No comment

PRIOR TO PRECONSTRUCTION MEETING:

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

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

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

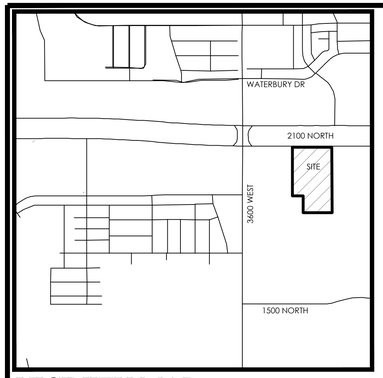
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12, 2021

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.

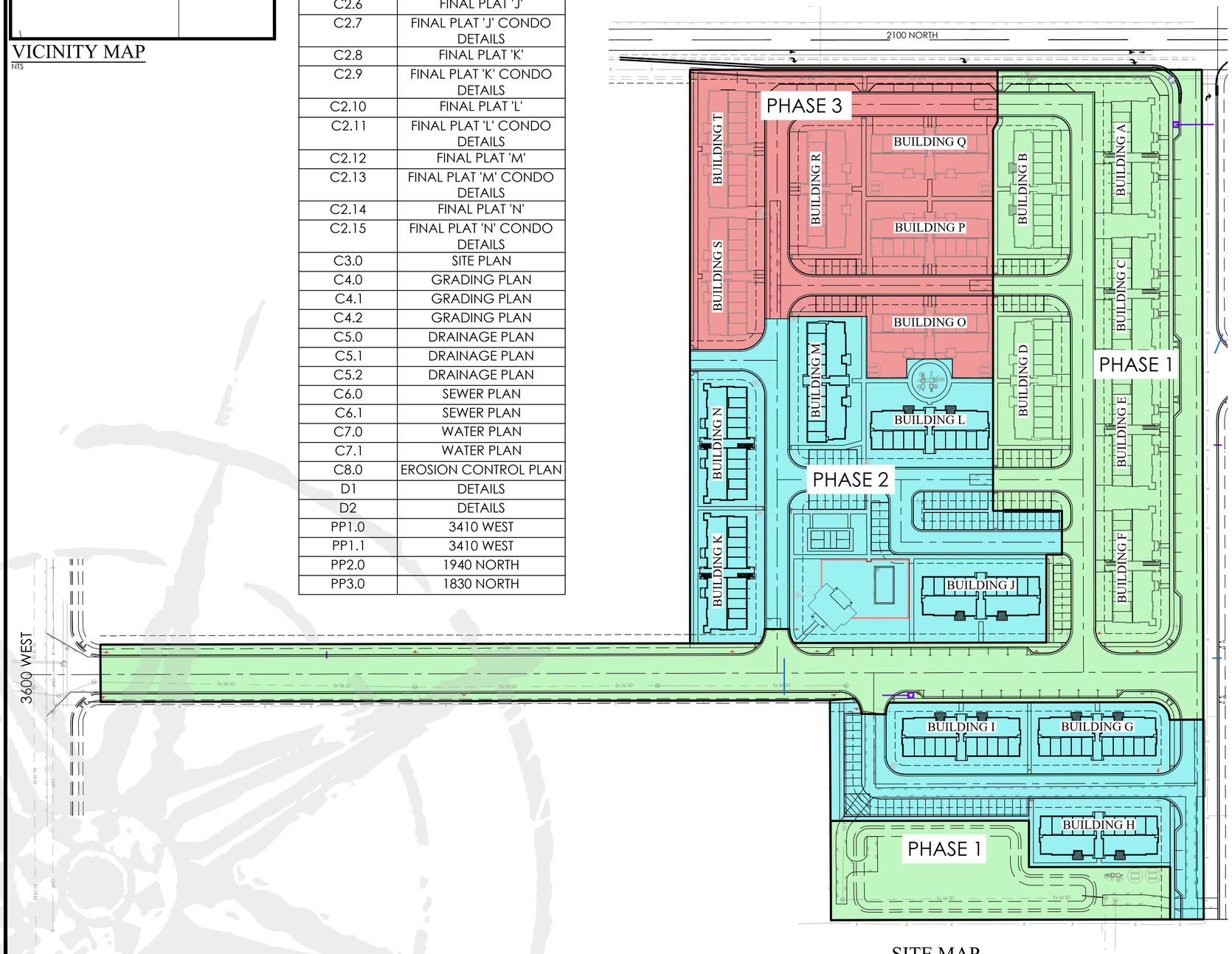
TIMP POINT PHASE 2

PREPARED FOR:
EDGE HOMES
LOCATED IN:
LEHI, UTAH



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C2.0	FINAL PLAT 'G'
C2.1	FINAL PLAT 'G' CONDO DETAILS
C2.2	FINAL PLAT 'H'
C2.3	FINAL PLAT 'H' CONDO DETAILS
C2.4	FINAL PLAT 'I'
C2.5	FINAL PLAT 'I' CONDO DETAILS
C2.6	FINAL PLAT 'J'
C2.7	FINAL PLAT 'J' CONDO DETAILS
C2.8	FINAL PLAT 'K'
C2.9	FINAL PLAT 'K' CONDO DETAILS
C2.10	FINAL PLAT 'L'
C2.11	FINAL PLAT 'L' CONDO DETAILS
C2.12	FINAL PLAT 'M'
C2.13	FINAL PLAT 'M' CONDO DETAILS
C2.14	FINAL PLAT 'N'
C2.15	FINAL PLAT 'N' CONDO DETAILS
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C6.0	SEWER PLAN
C6.1	SEWER PLAN
C7.0	WATER PLAN
C7.1	WATER PLAN
C8.0	EROSION CONTROL PLAN
D1	DETAILS
D2	DETAILS
PP1.0	3410 WEST
PP1.1	3410 WEST
PP2.0	1940 NORTH
PP3.0	1830 NORTH



SITE MAP

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: ERIC WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

N
S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCHMARK
EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

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

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

LICENSED PROFESSIONAL ENGINEER
No. 8028890-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2
LEHI, UTAH
COVER

REVISION BLOCK

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

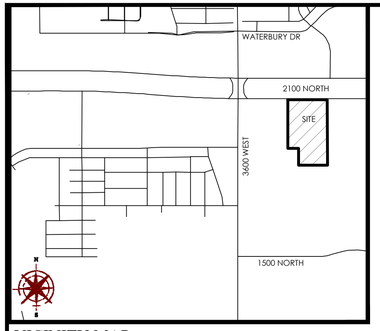
COVER

Scale:	1"=60'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C1.0		

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C1.0 - Cover.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'G'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

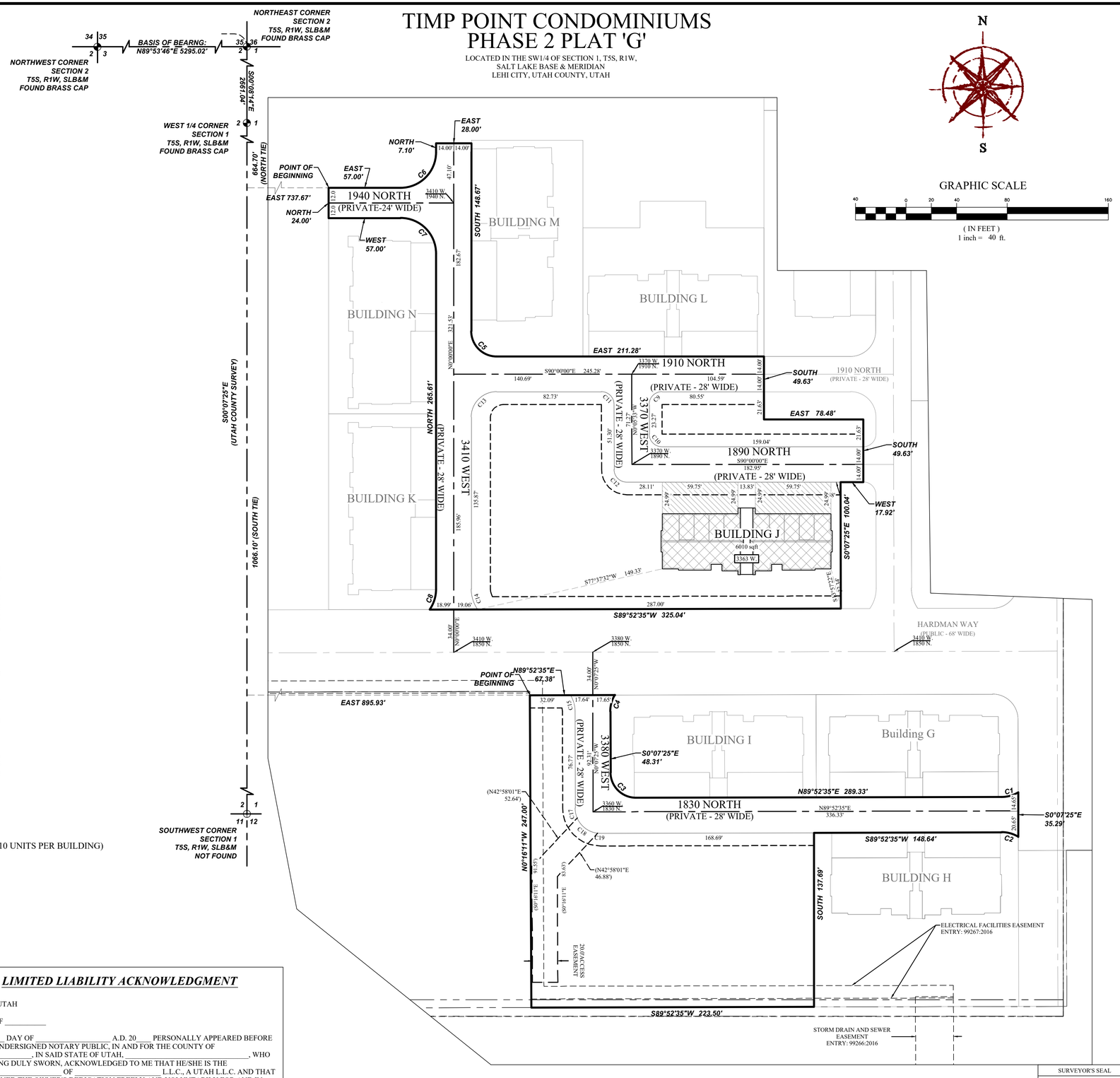
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	2.66	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	



SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'G'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

NORTH AREA

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 664.70 feet and thence East 737.67 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 57.00 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N45°00'00"E 39.60 feet; thence North 7.10 feet; thence East 28.00 feet; thence South 148.67 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"E 28.28 feet; thence East 211.28 feet; thence South 49.63 feet; thence East 78.48 feet; thence South 49.63 feet; thence West 17.92 feet; thence S00°07'25"E 100.04 feet; thence S89°52'35"W 325.04 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: N55°16'26"W) a distance of 16.98 feet through a central angle of 34°44'18" Chord: N17°21'25"E 16.72 feet; thence North 265.61 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N45°00'00"W 39.60 feet; thence West 57.00 feet; thence North 24.00 feet to the point of beginning.

Contains: 68,960 square feet or 1.58 acres+/-

SOUTH AREA

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the East line of Lot 1, Plat "A", HUNTER ESTATES, according to the Official Plat thereof recorded June 14, 1994 as Entry No. 49523:1994 in the Office of the Utah County Recorder, located S00°07'25"E along the Section line 1,066.10 feet and East 895.93 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 67.38 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 25.00 feet (radius bears: S58°47'30"E) a distance of 13.68 feet through a central angle of 31°20'35" Chord: S15°32'12"W 13.51 feet; thence S00°07'25"E 48.31 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°07'25"E 28.28 feet; thence N89°52'35"E 289.33 feet; thence along the arc of a curve to the left with a radius of 25.00 feet a distance of 13.67 feet through a central angle of 31°19'56" Chord: N74°12'37"E 13.50 feet; thence S00°07'25"E 35.29 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 25.00 feet (radius bears: S31°12'31"W) a distance of 13.67 feet through a central angle of 31°19'57" Chord: N74°27'27"W 13.50 feet; thence S89°52'35"W 148.64 feet; thence South 137.69 feet to the Northerly line of Lot 2 of said Plat "A", HUNTER ESTATES; thence along said plat the following two (2) courses: 1) S89°52'35"W 223.50 feet; 2) N00°16'11"W 247.00 feet to the point of beginning.

Contains: 46,926 square feet or 1.08 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'G'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) — CLERK/RECORDER (SEE SEAL BELOW)

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

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

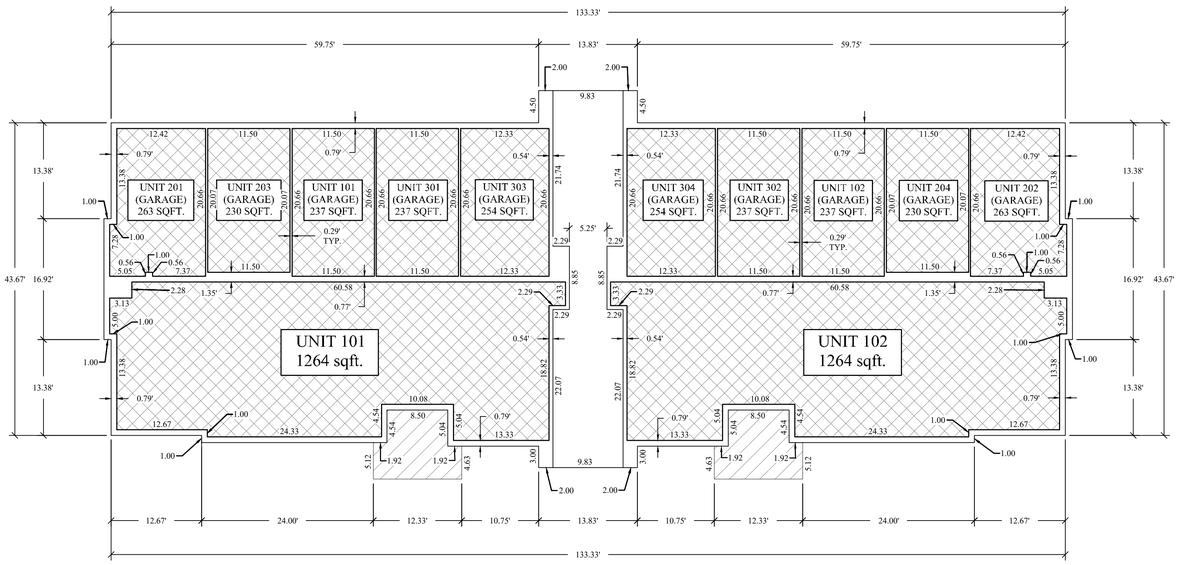
DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

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

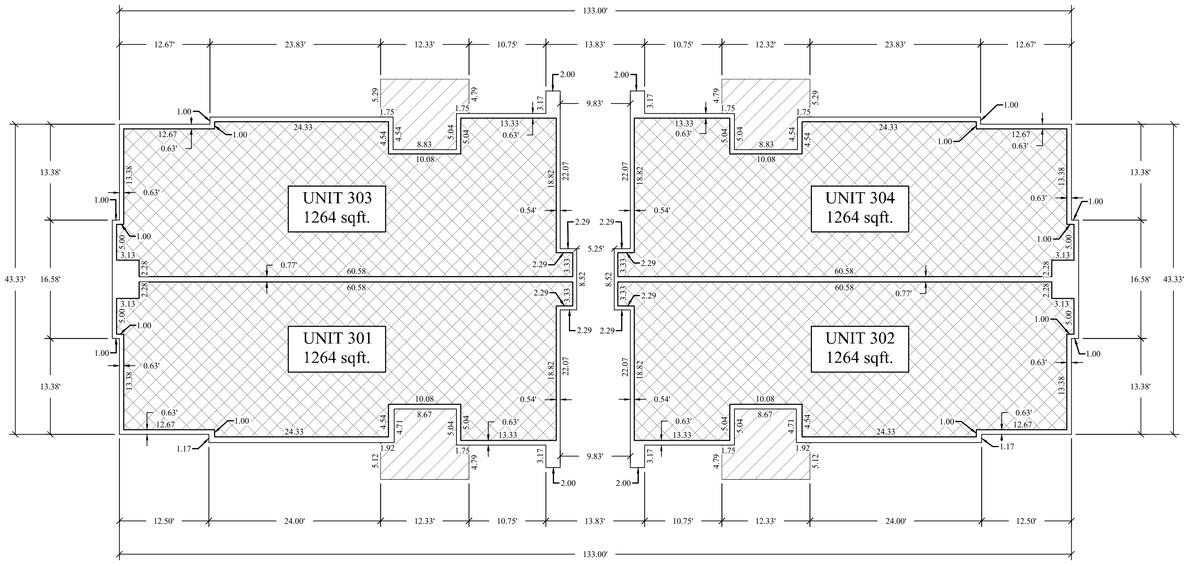
TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'G'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

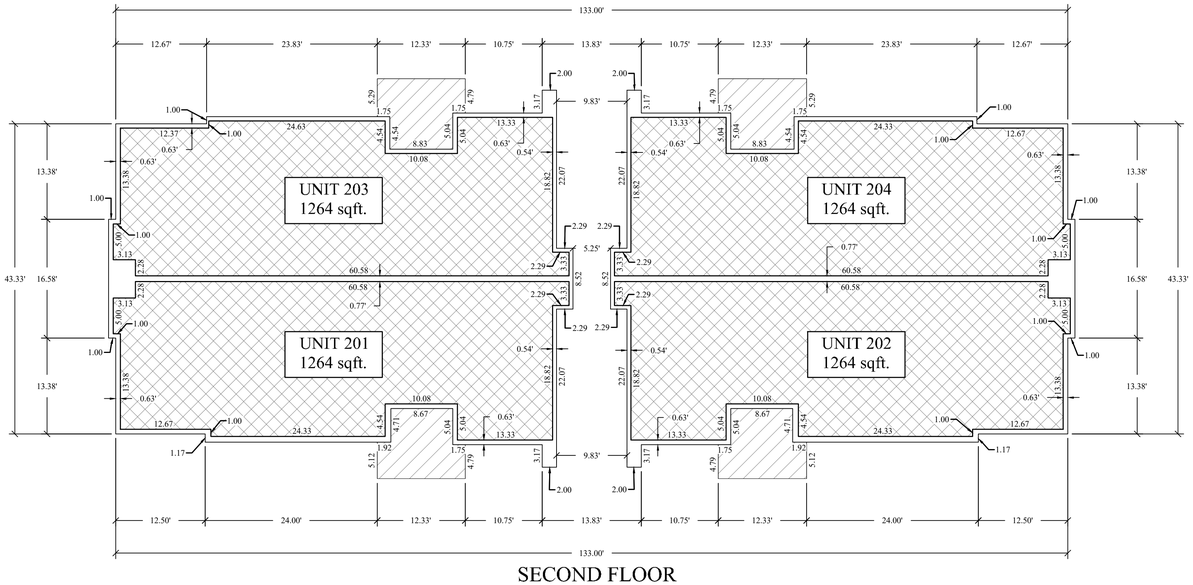
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.0 - Final Plat 'G'.dwg



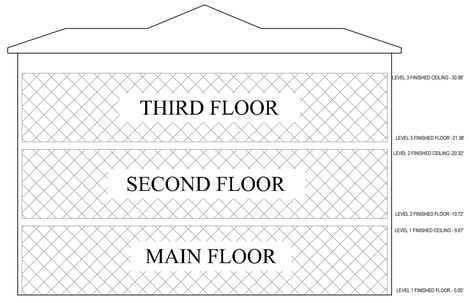
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'G'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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

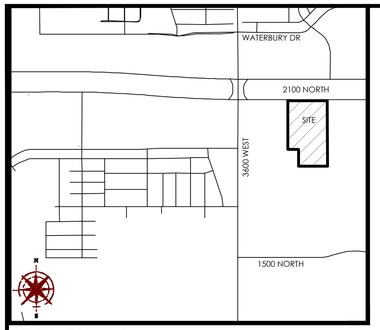
2 OF 2	9/21/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.1 - Final Plat 'G' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'H'

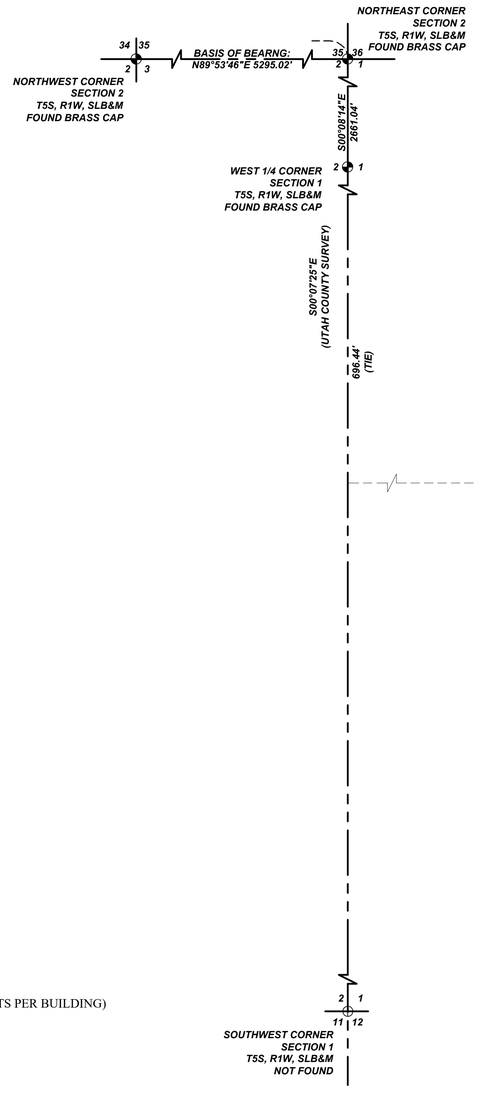
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

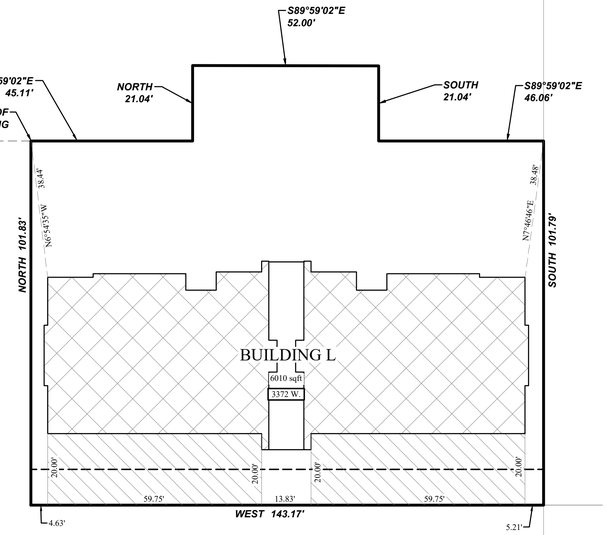


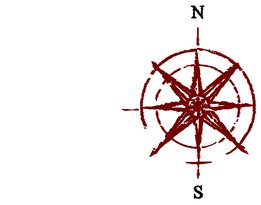
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
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TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.36	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

FOCUS ©
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'H'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 696.44 feet and thence East 938.71 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence S89°59'02"E 45.11 feet; thence North 21.04 feet; thence S89°59'02"E 52.00 feet; thence South 21.04 feet; thence S89°59'02"E 46.06 feet; thence South 101.79 feet; thence West 143.17 feet; thence North 101.83 feet to the point of beginning.

Contains: 15,670 square feet or 0.36 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'H'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

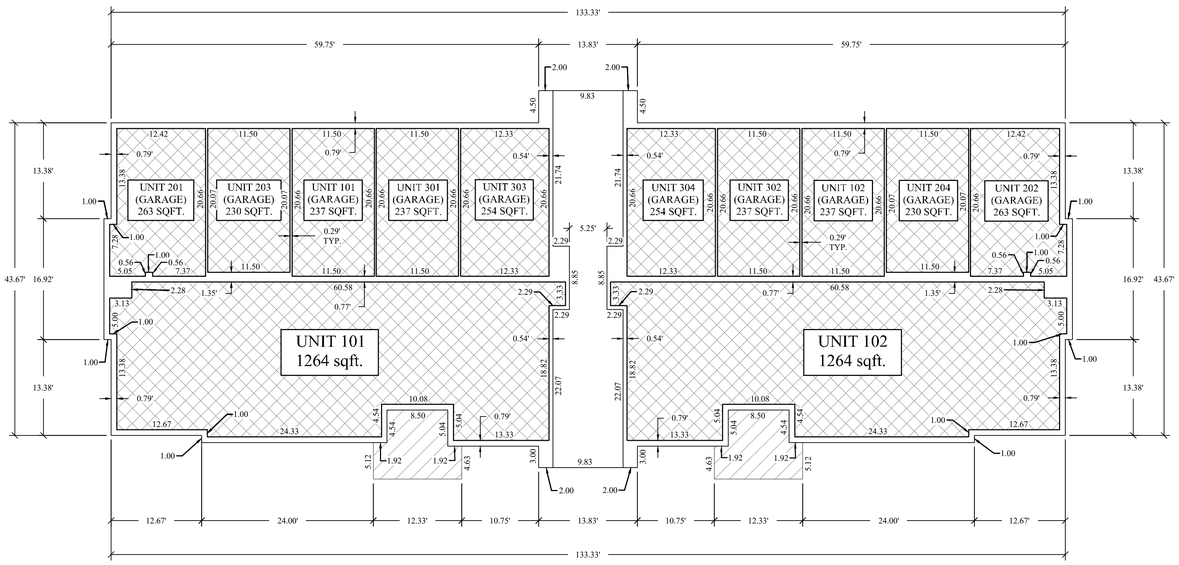
_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'H'

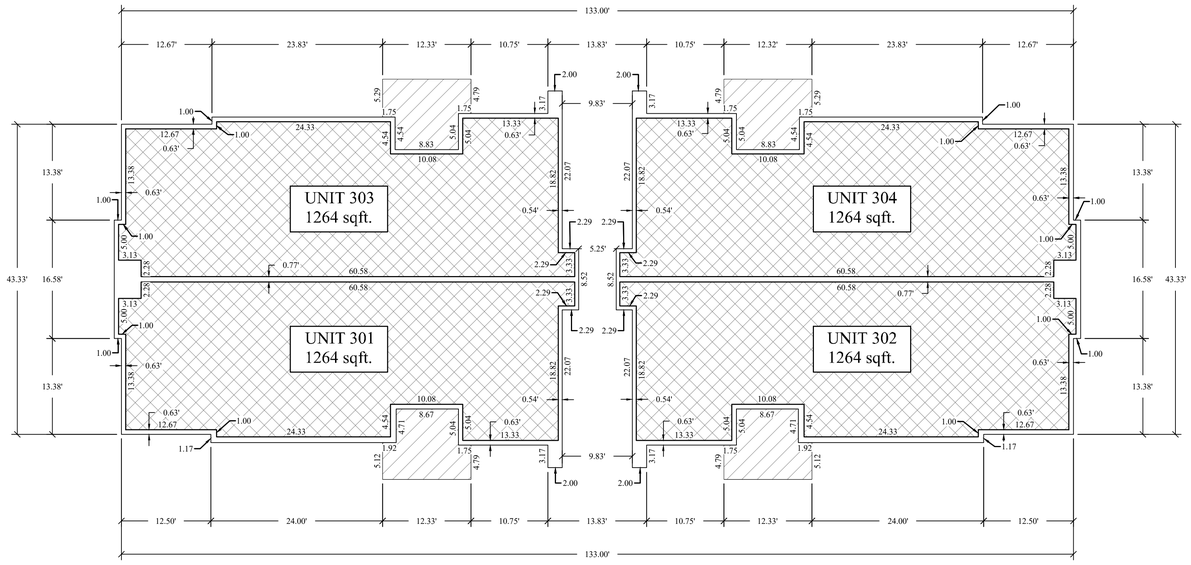
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

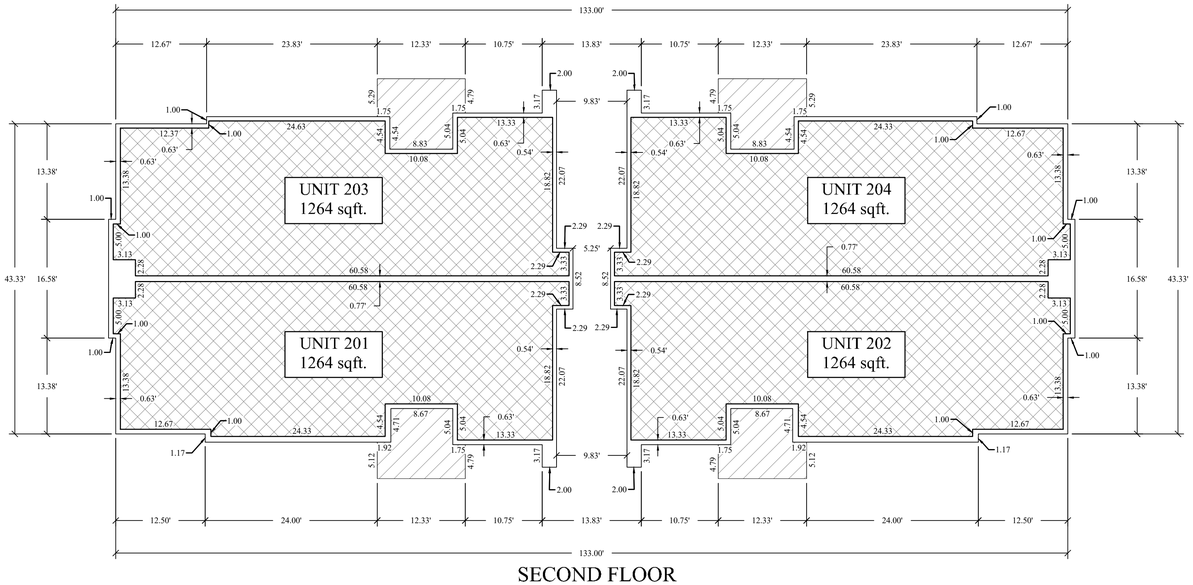
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.2 - Final Plat "H".dwg



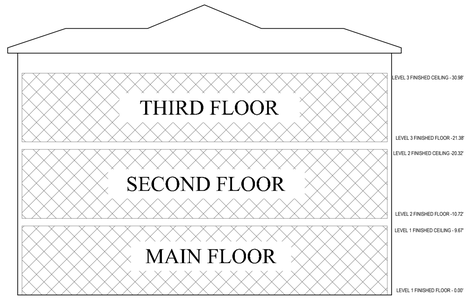
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'H'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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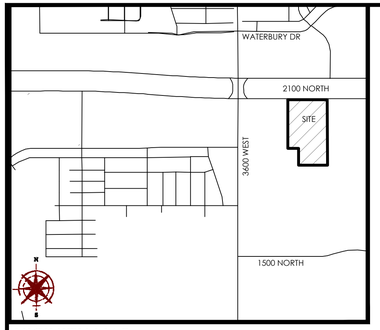
2 OF 2	11/5/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

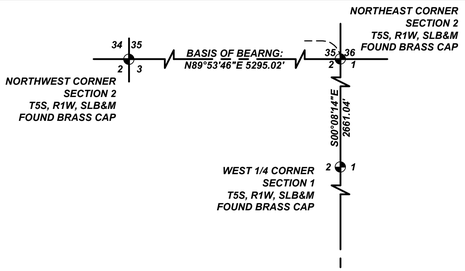
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.3 - Final Plat 'H' Condo Details.dwg

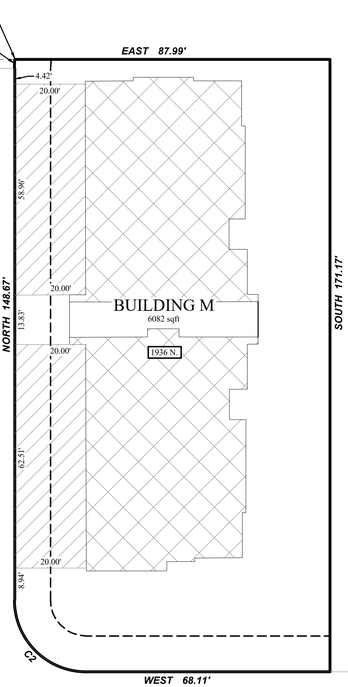
TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'I'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.34	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	23.72	6°02'55"	2.50	N02°45'32"E	2.50
C2	20.00	90°00'00"	31.42	N45°00'00"W	28.28

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'I'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 627.10 feet and thence East 850.87 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 87.99 feet; thence South 171.17 feet; thence West 68.11 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"W 28.28 feet; thence North 148.67 feet; thence along the arc of a curve to the right having a radius of 23.72 feet a distance of 2.50 feet through a central angle of 06°02'55" Chord: N02°45'32"E 2.50 feet to the point of beginning.

Contains: 14,996 square feet or 0.34 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'I'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

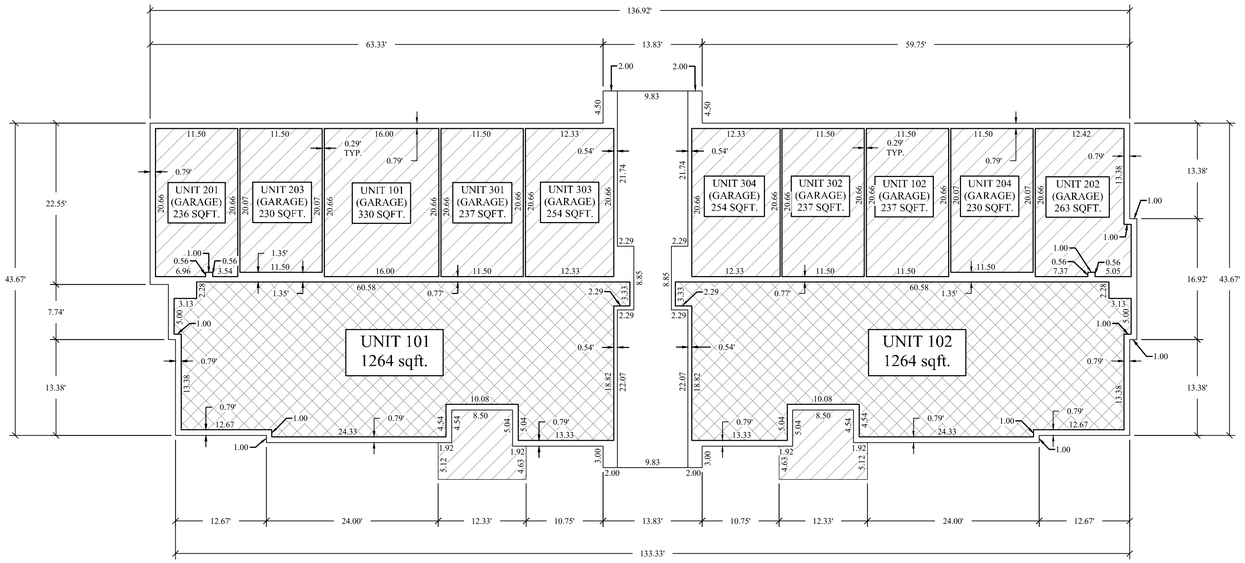
_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'I'

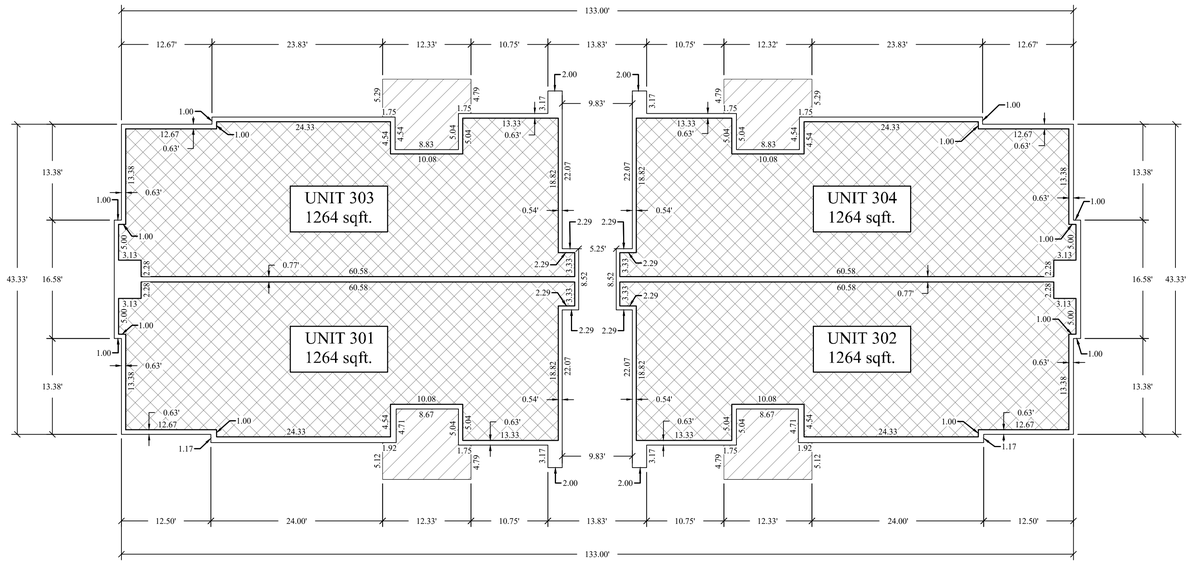
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

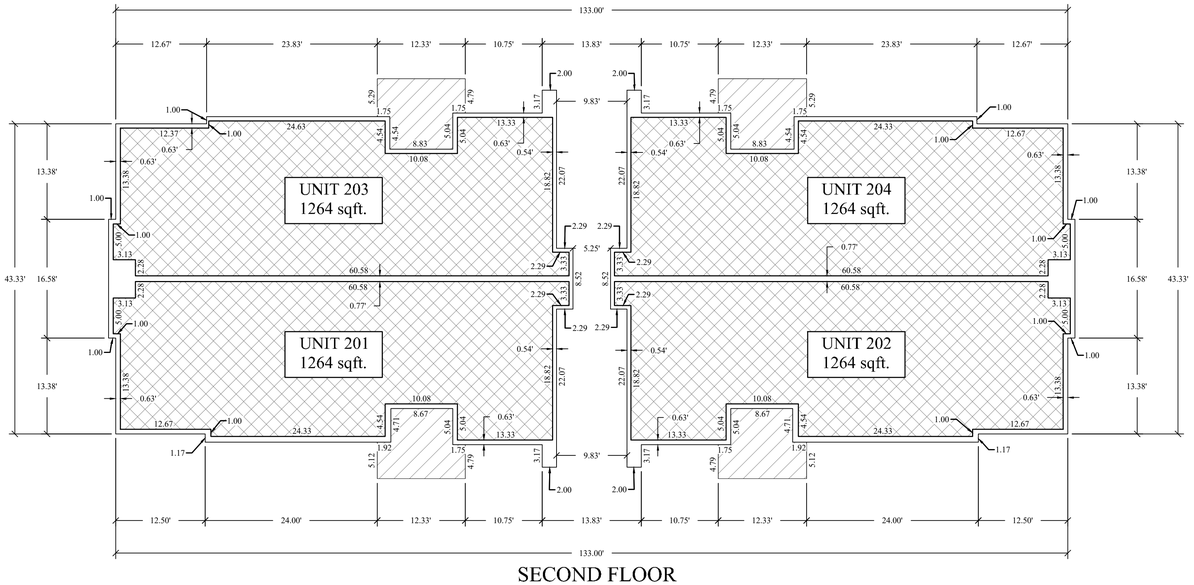
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\22.4 - Final Plat 'I'.dwg



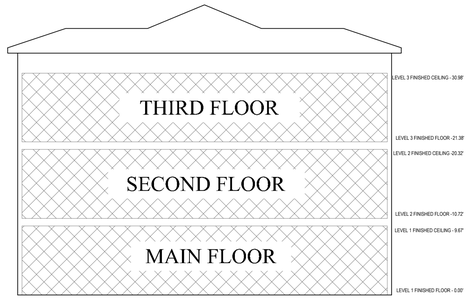
MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'I'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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ENGINEERING AND SURVEYING, LLC
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MIDVALE, UT 84047 PH: (801) 352-0075
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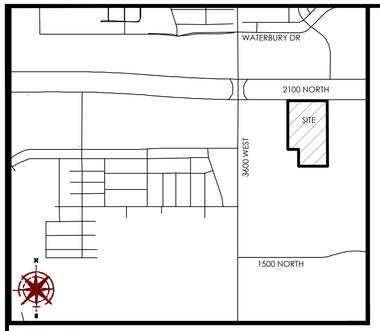
2 OF 2	9/21/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.5 - Final Plat 'I' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'J'

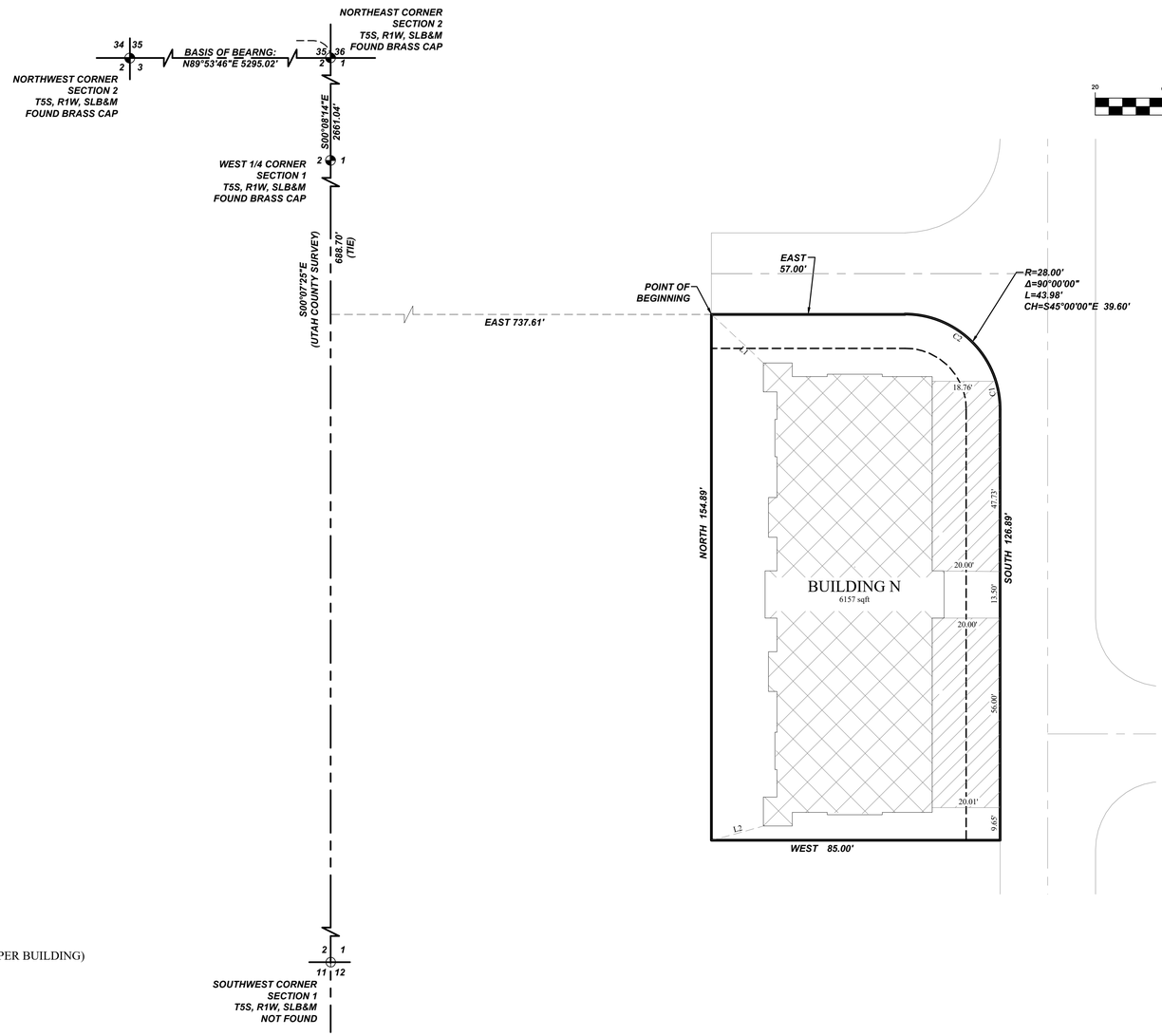
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

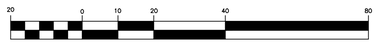
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

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TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.30	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'J'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ _____
Spencer W. Llewelyn Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

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Contains: 12,997 square feet or 0.30 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'J'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

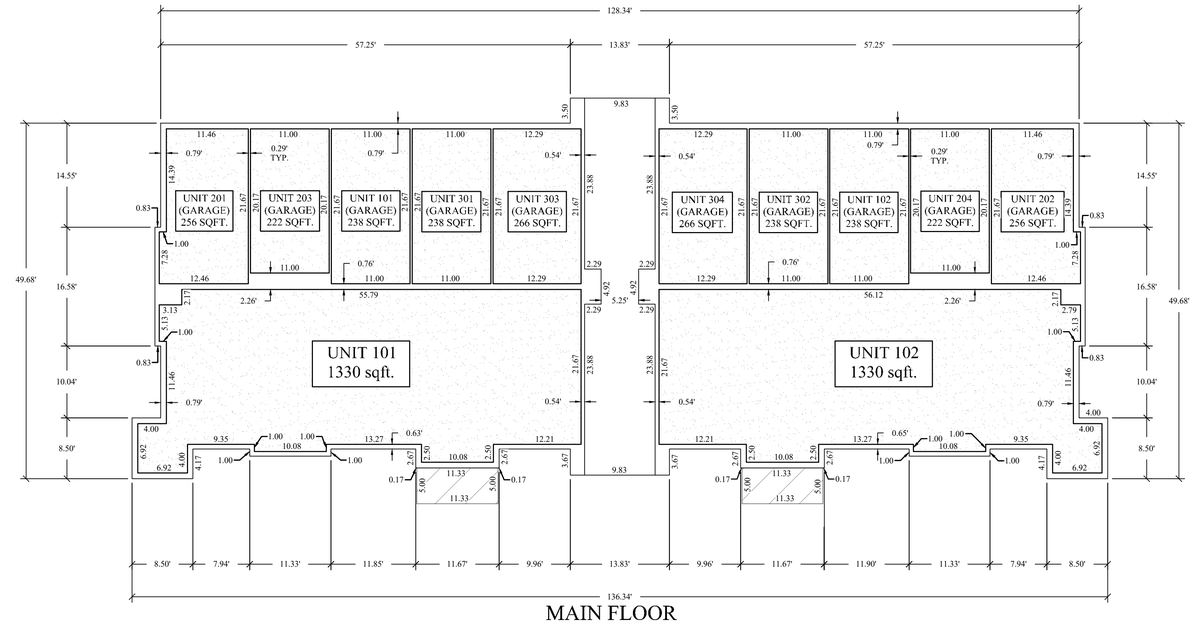
_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'J'

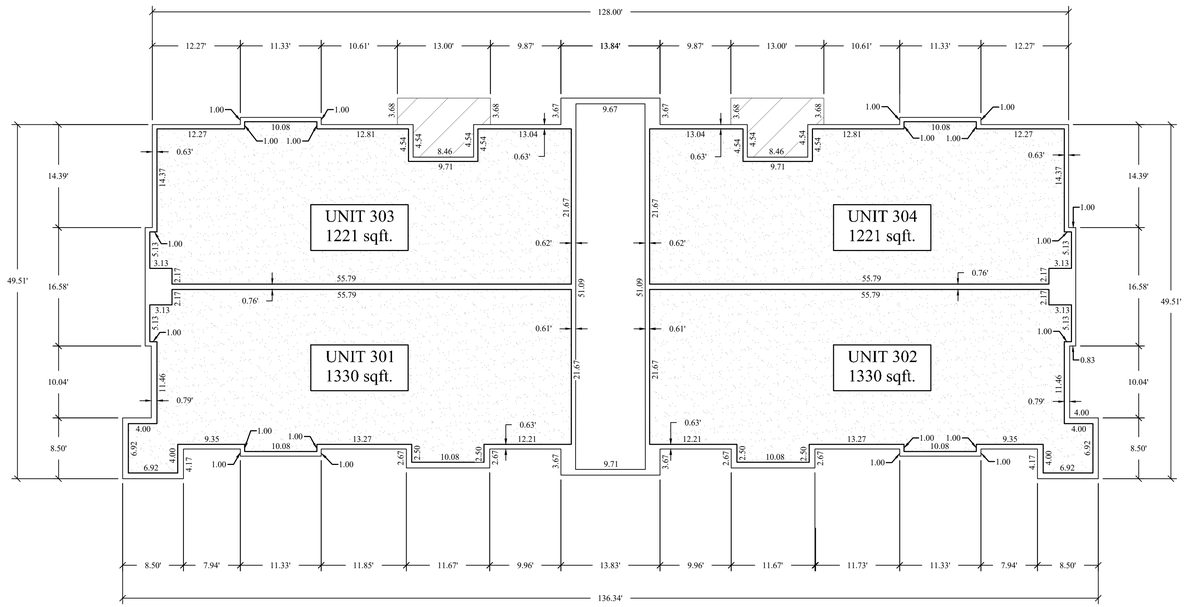
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

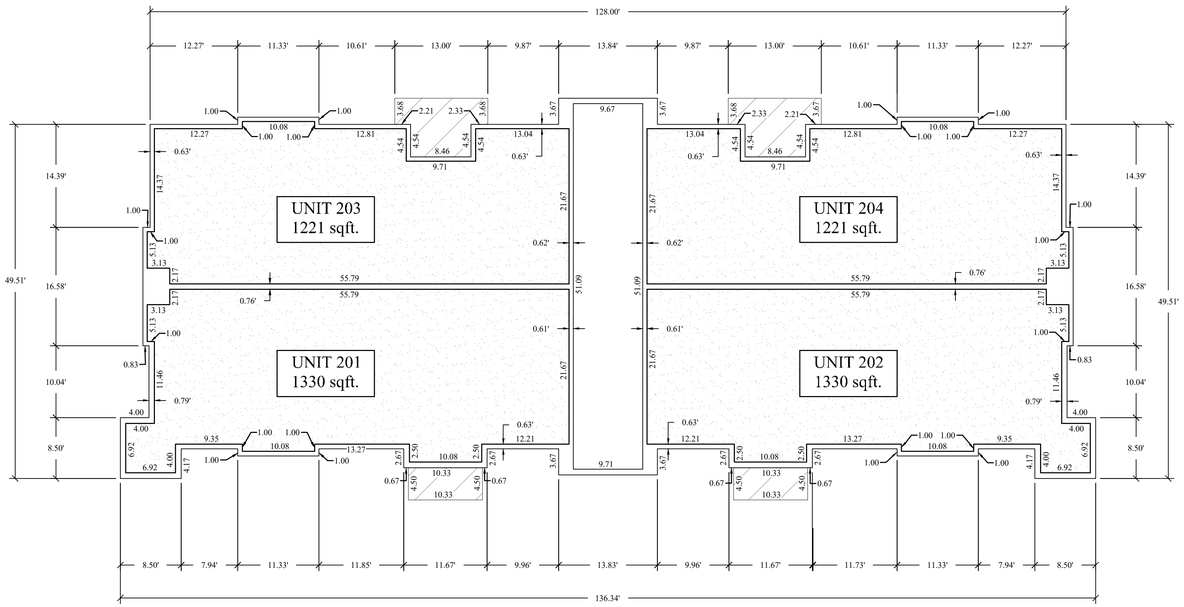
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.6 - Final Plat "J".dwg



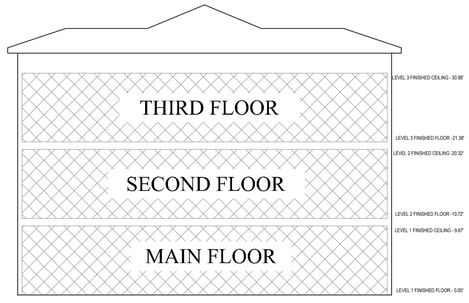
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'J'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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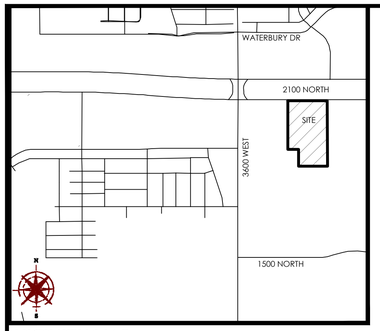
3 OF 3	9/21/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.7 - Final Plat 'J' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'K'

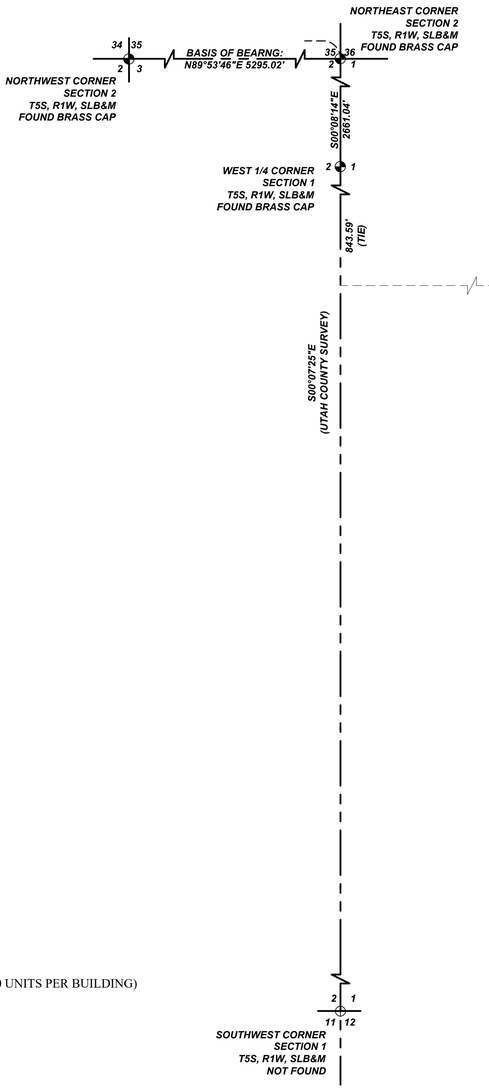
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

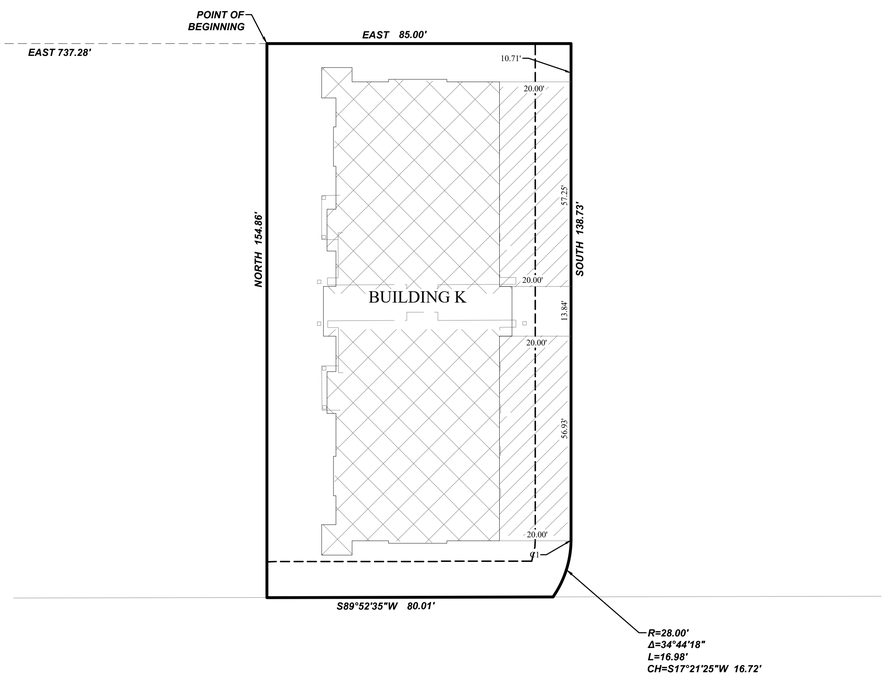


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA







GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	0.30	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'L'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 843.59 feet and thence East 737.28 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 85.00 feet; thence South 138.73 feet; thence Southerly along the arc of a curve to the right having a radius of 28.00 feet a distance of 16.98 feet through a central angle of 34°44'18" Chord: S17°21'25"W 16.72 feet; thence S89°52'35"W 80.01 feet; thence North 154.86 feet to the point of beginning.

Contains: 13,130 square feet or 0.30 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'K'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

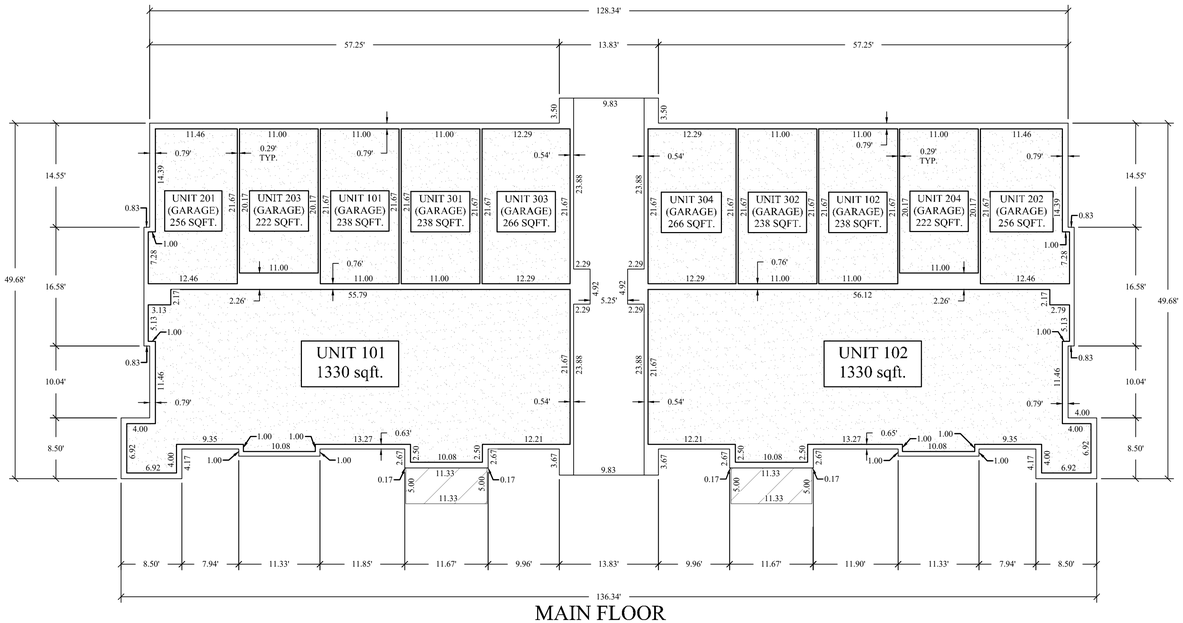
_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'K'

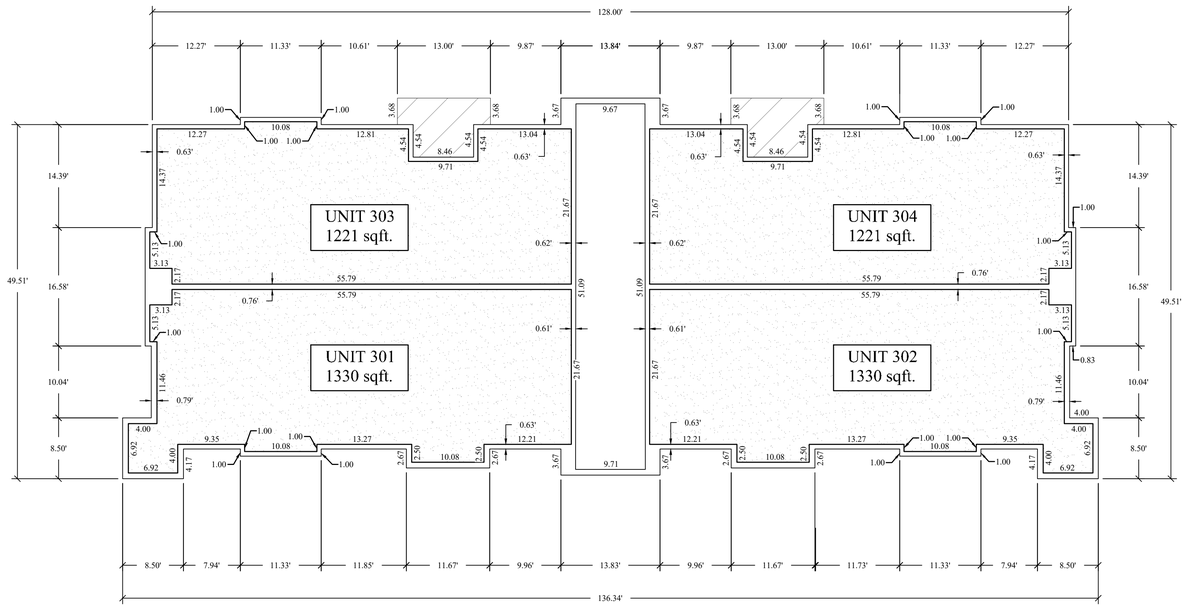
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

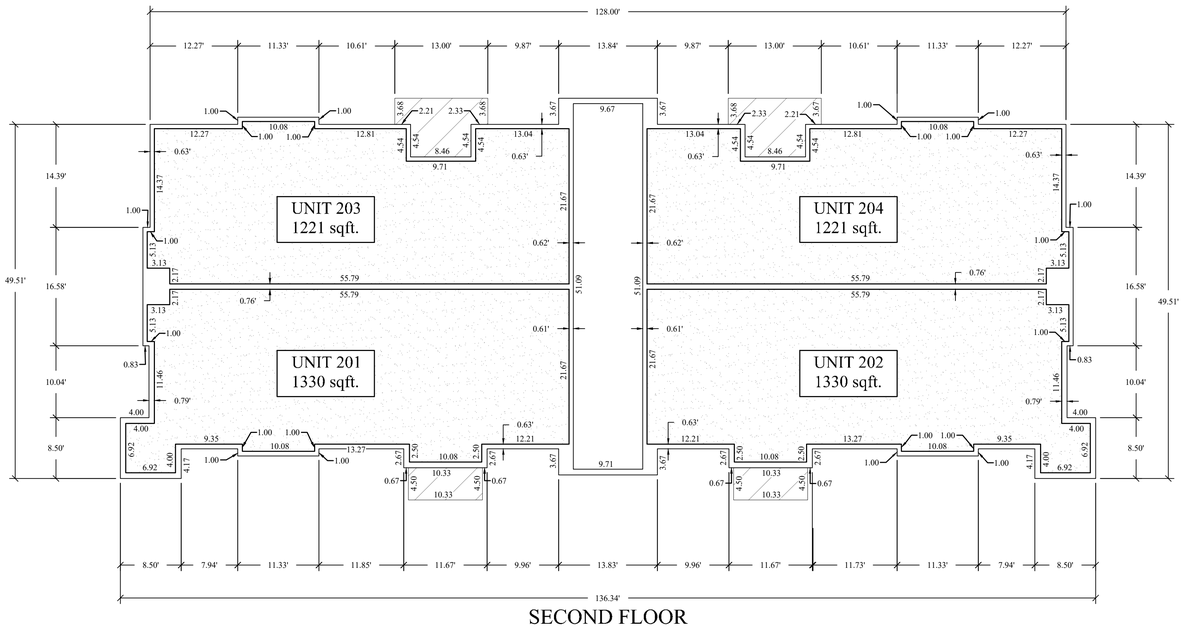
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.8 - Final Plat 'K'.dwg



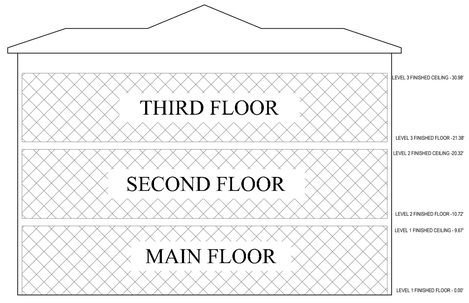
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'K'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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

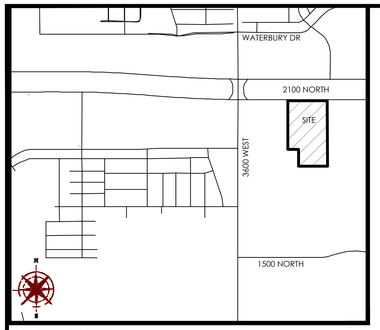
3 OF 3	9/21/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.9 - Final Plat 'K' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'L'

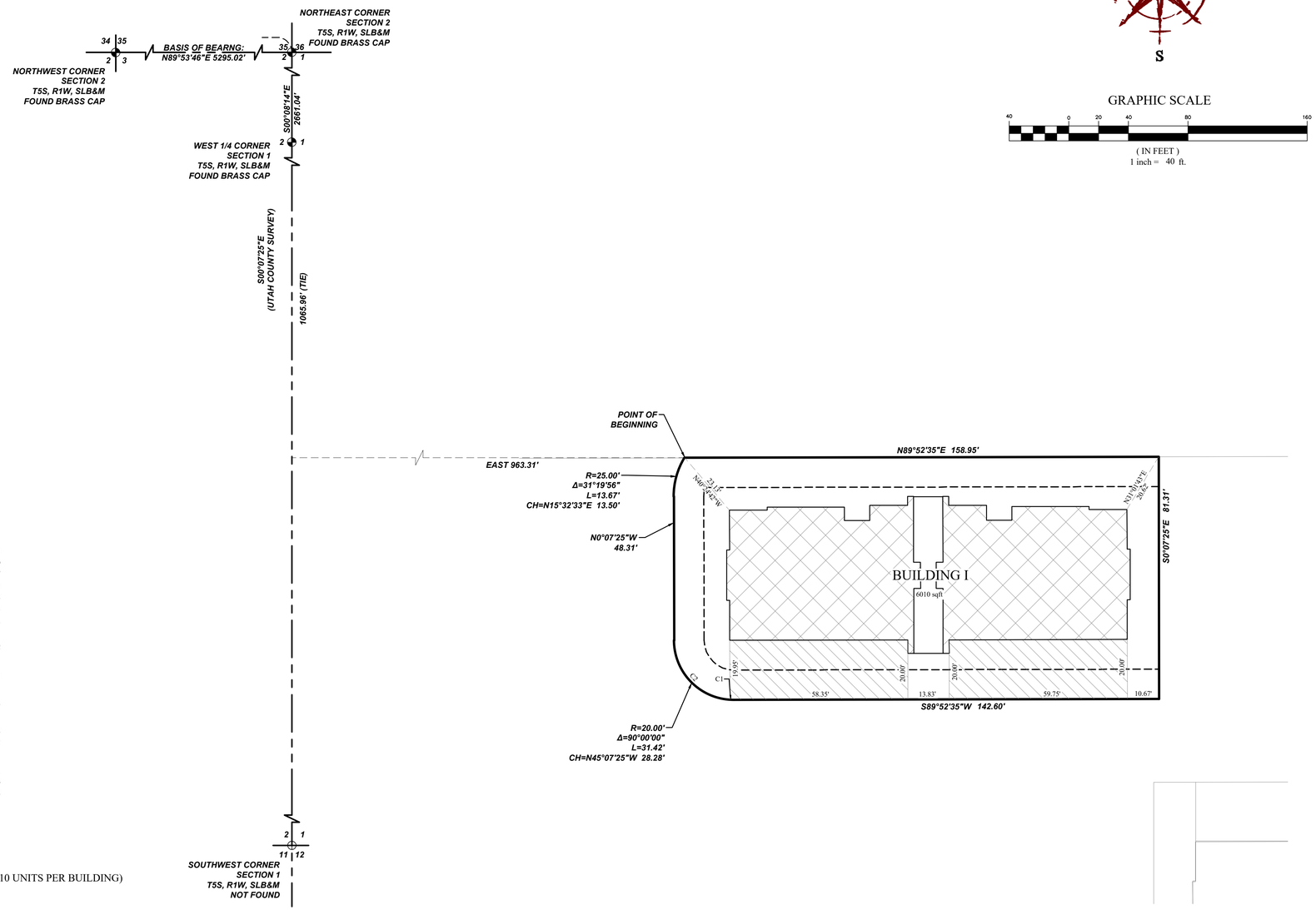
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.30	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'L'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 1,065.96 feet and thence East 963.31 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 158.95 feet; thence S00°07'25"E 81.31 feet; thence S89°52'35"W 142.60 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°07'25"W 28.28 feet; thence N00°07'25"W 48.31 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 13.67 feet through a central angle of 31°19'56" Chord: N15°32'33"E 13.50 feet to the point of beginning.

Contains: 13,120 square feet or 0.30 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'L'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

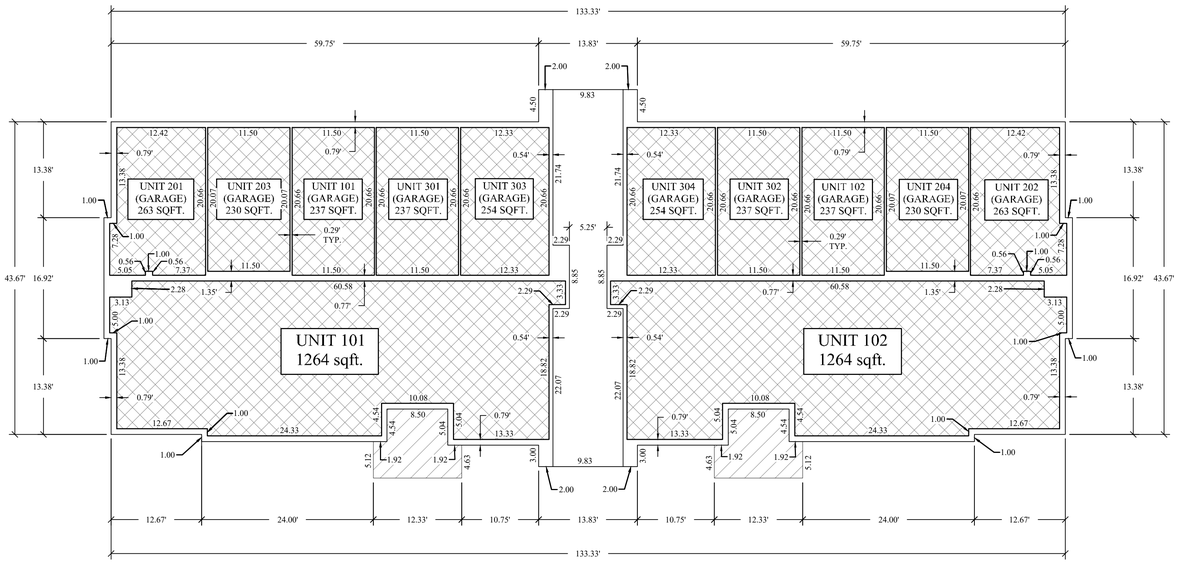
_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'L'

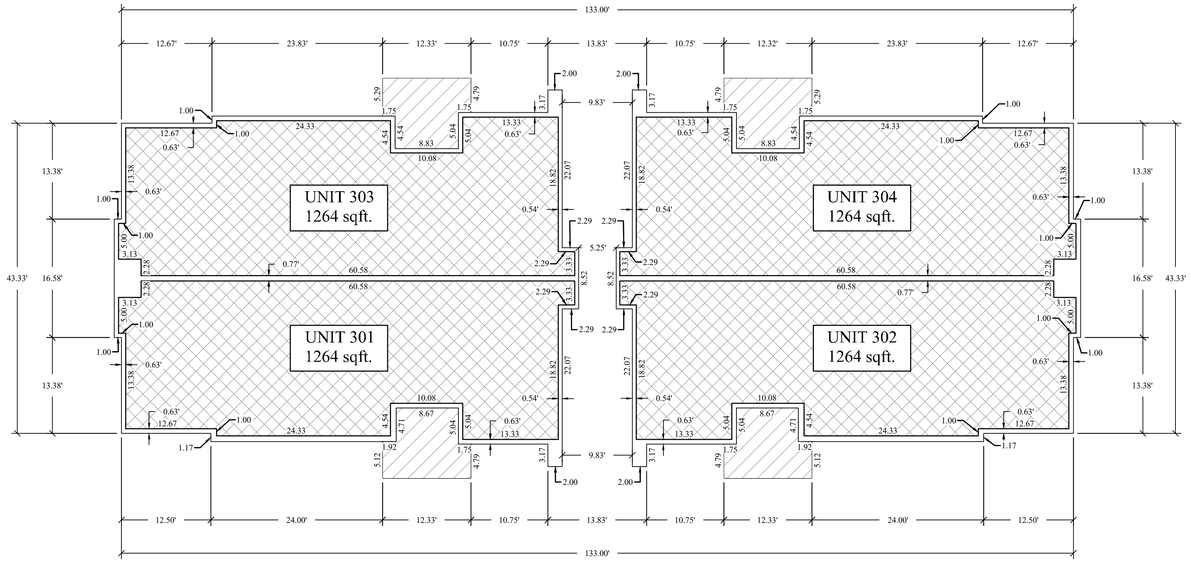
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

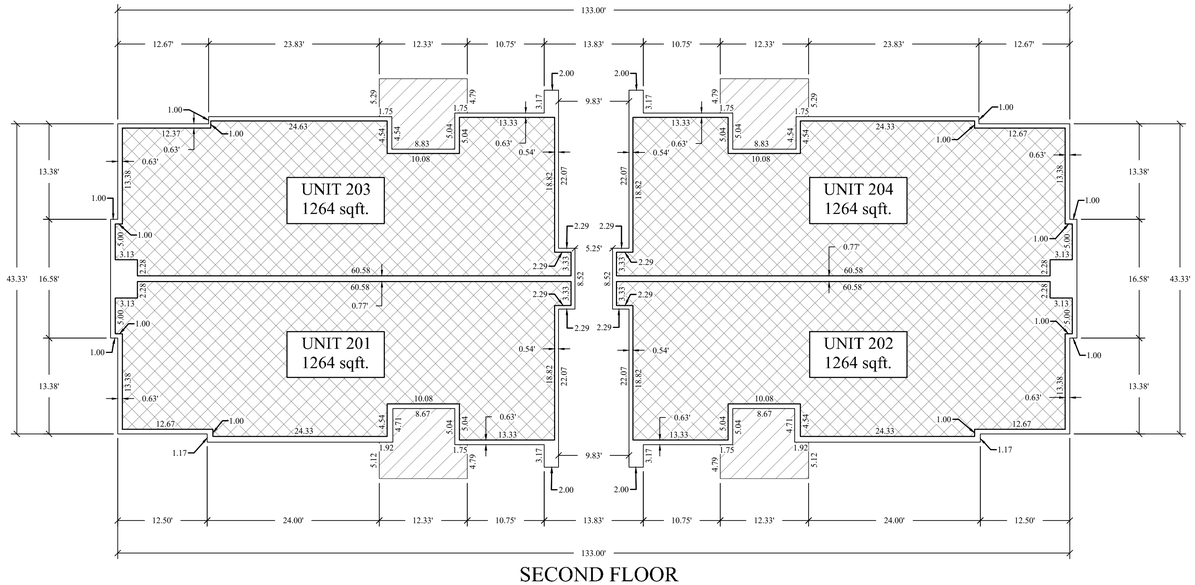
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\22.10 - Final Plat 'L'.dwg



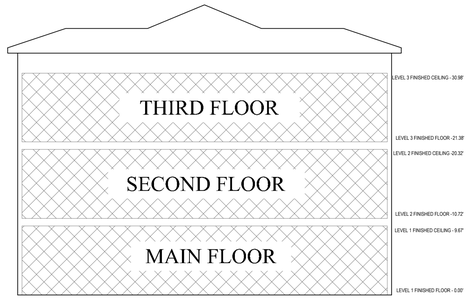
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'L'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
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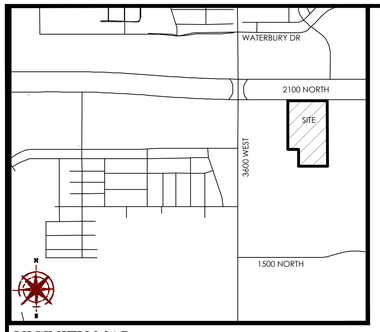
2 OF 2	11/5/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.11 – Final Plat 'L' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'M'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

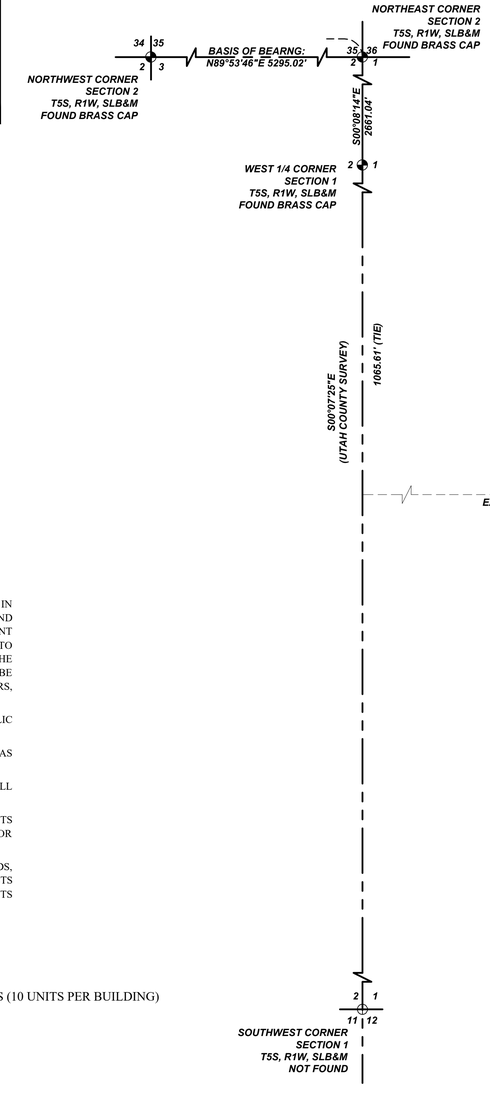
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

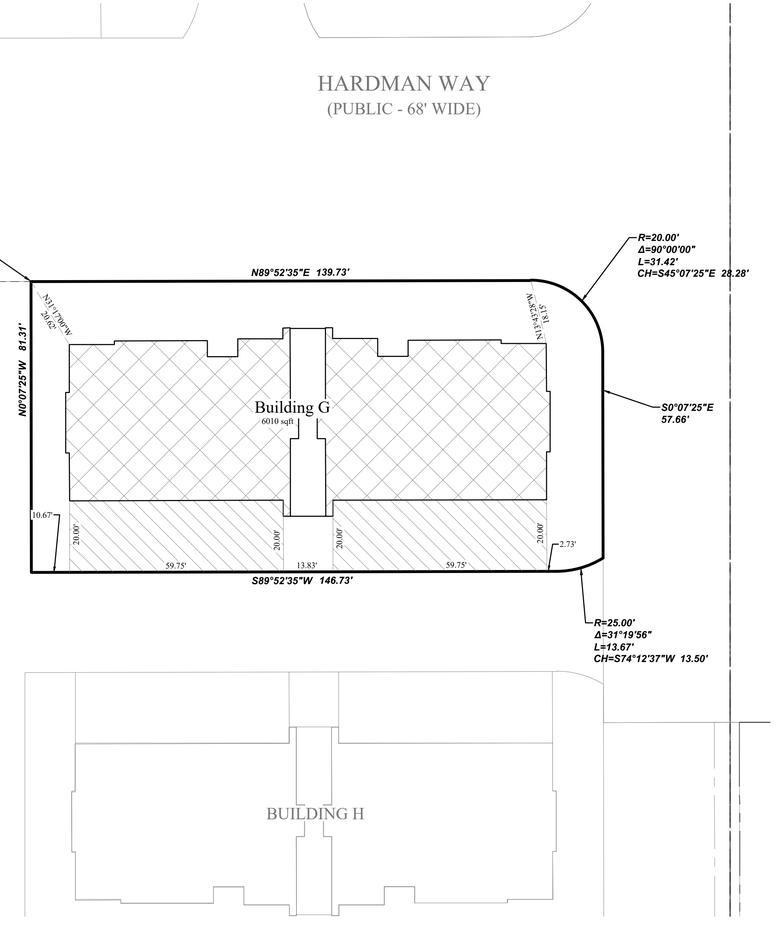
NOTES

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TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.30	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'M'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 1,065.61 feet and thence East 1,122.27 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 139.73 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°07'25"E 28.28 feet; thence S00°07'25"E 57.66 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: N31°27'21"W) a distance of 13.67 feet through a central angle of 31°19'56" Chord: S74°12'37"W 13.50 feet; thence S89°52'35"W 146.73 feet; thence N00°07'25"W 81.31 feet to the point of beginning.

Contains: 12,887 square feet or 0.30 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'M'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) — CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY — CHAIRMAN, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'M'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

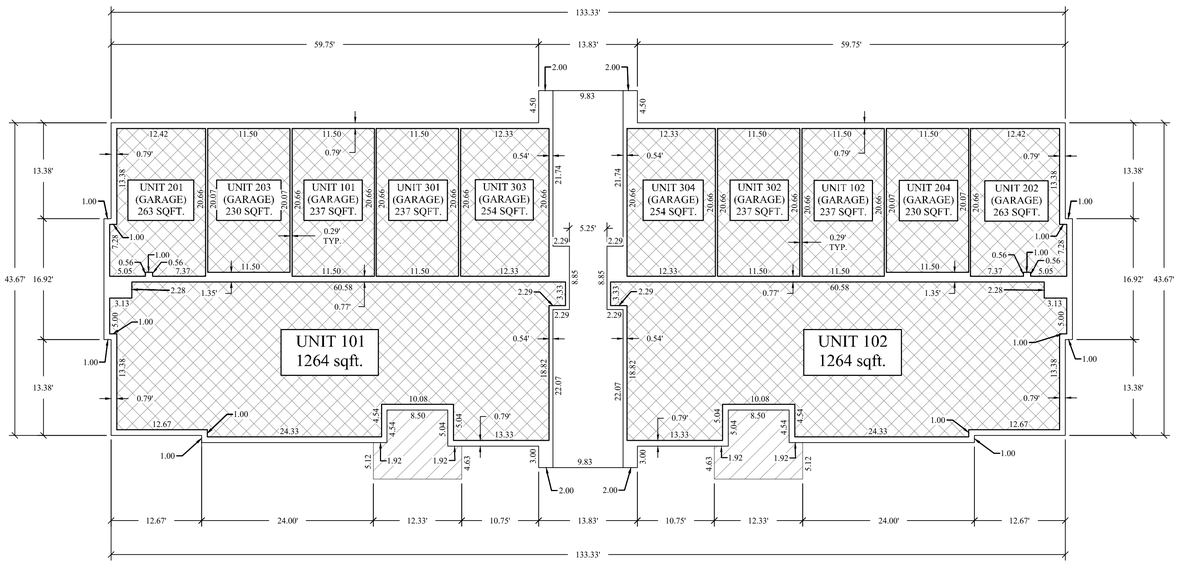
ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION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

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

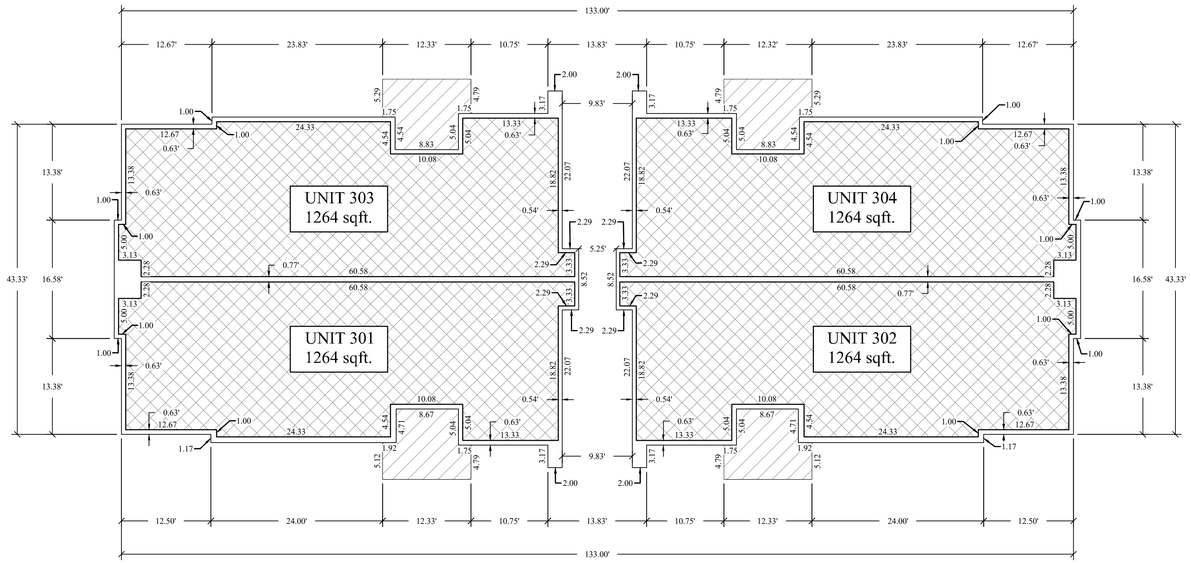
MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

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

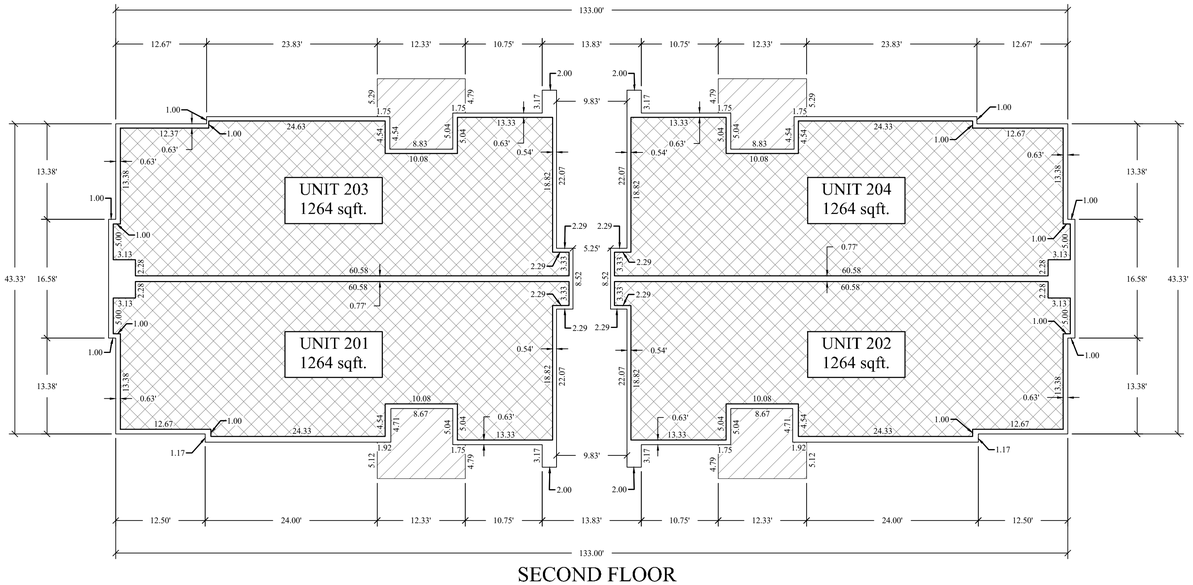
Z:_2020\20-0509 Lehi Multifomily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.12 - Final Plat 'M'.dwg



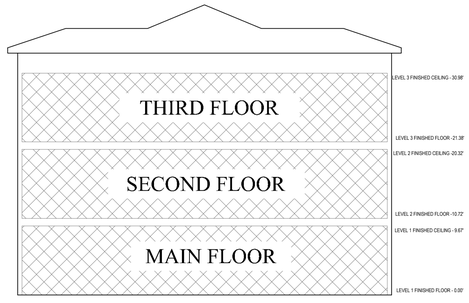
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'M'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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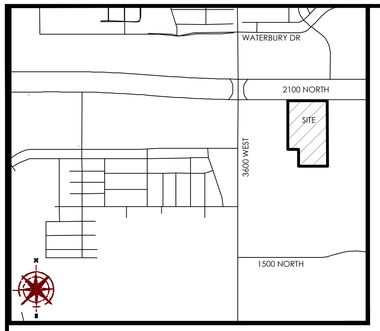
2 OF 2	11/5/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.13 - Final Plat 'M' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'N'

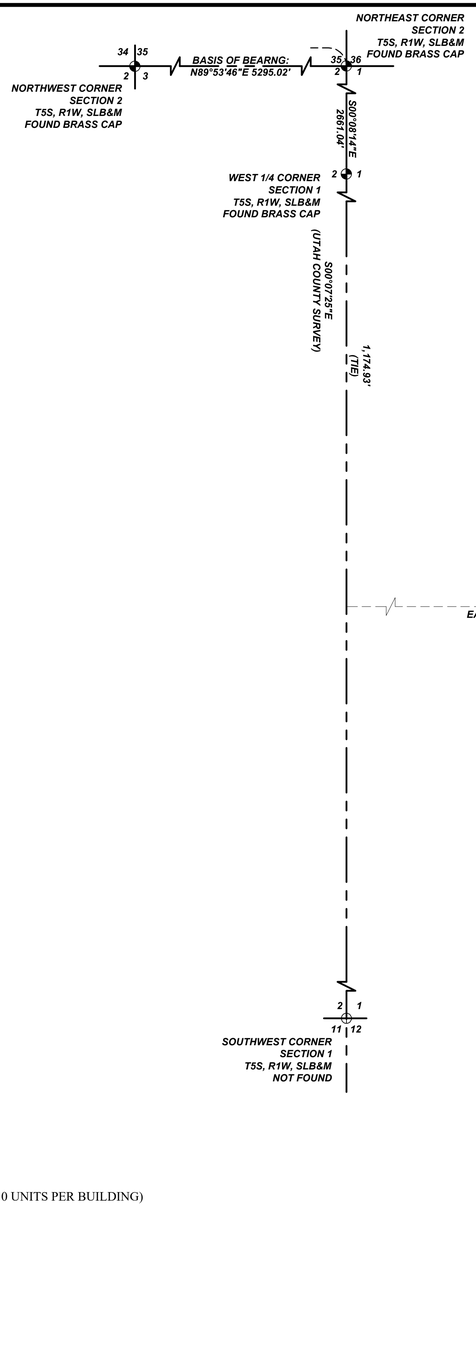
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

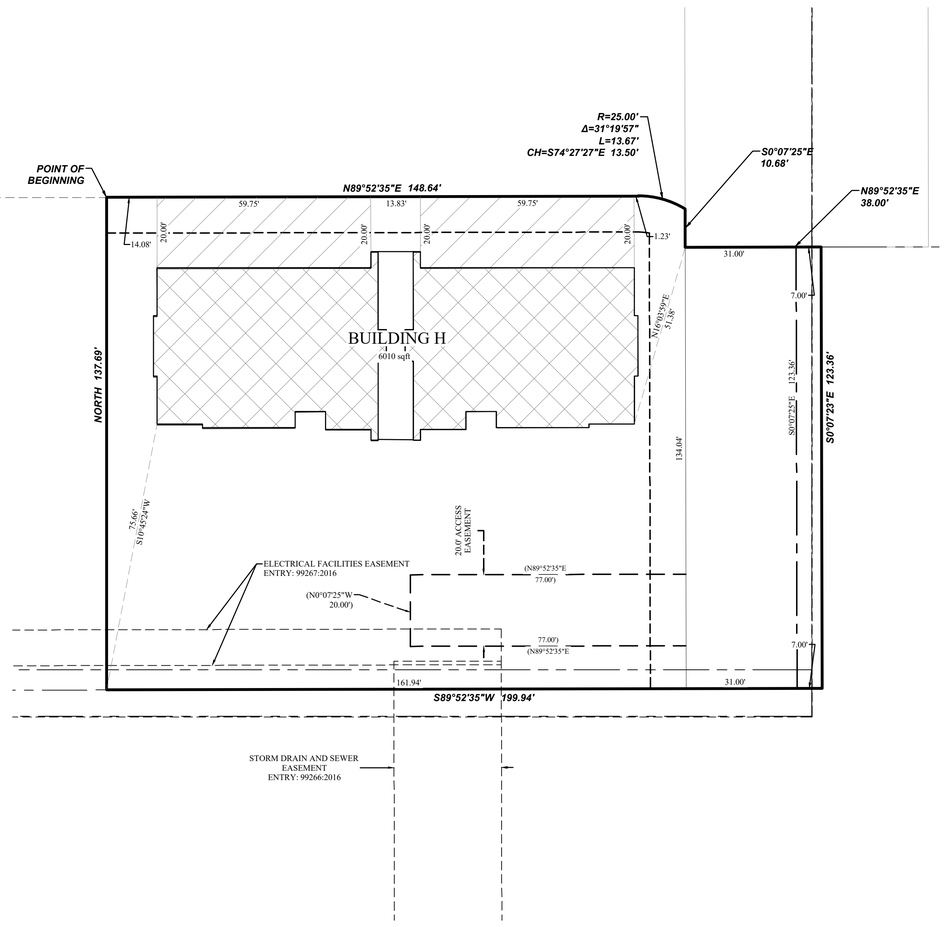


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA







GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

CURRENT ZONE:	C	
TOTAL AREA:	.62	ACRES
BUILDINGS:	1	BUILDINGS (10 UNITS PER BUILDING)
DEVELOPMENT TYPE:	CONDOMINIUM	

1 OF 2	11/7/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

FOCUS©
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'N'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

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Contains: 26,949 square feet or 0.62 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 2 PLAT 'N'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

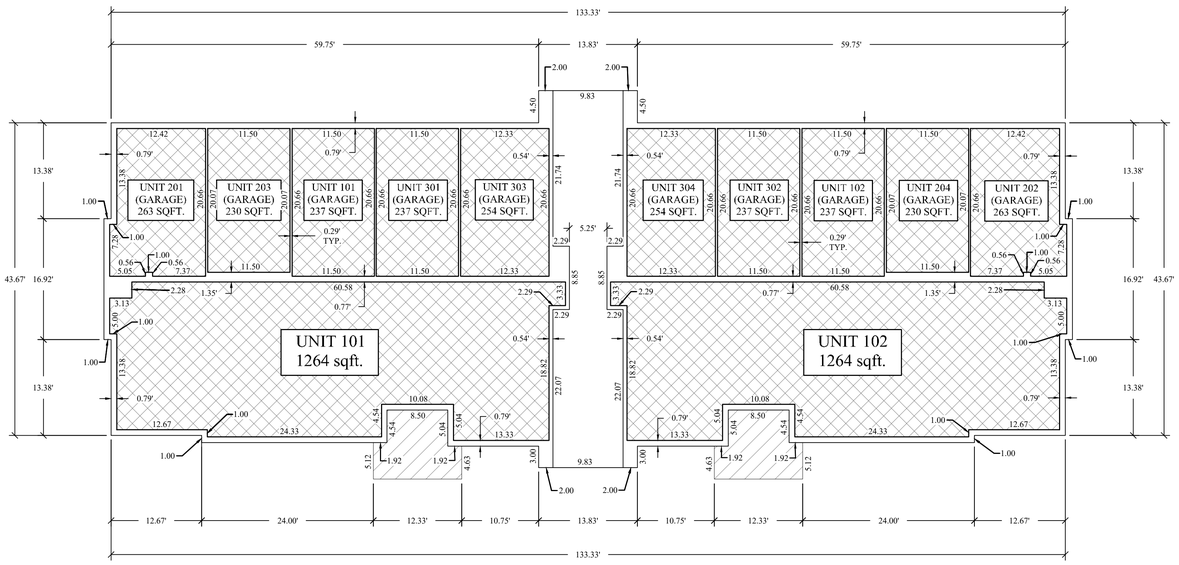
_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

TIMP POINT CONDOMINIUMS
PHASE 2 PLAT 'N'

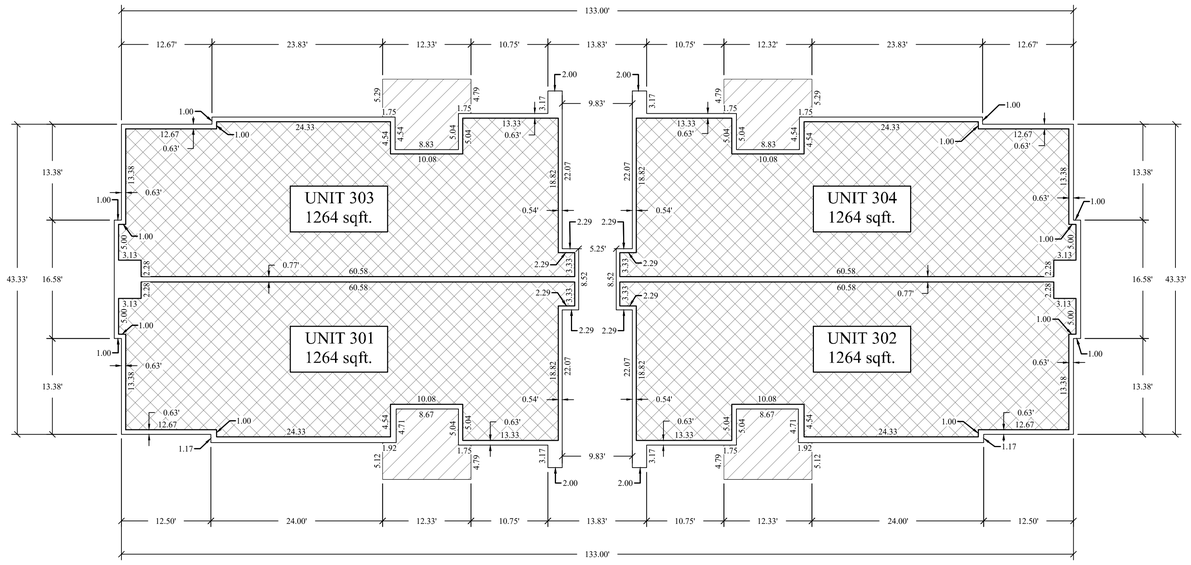
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

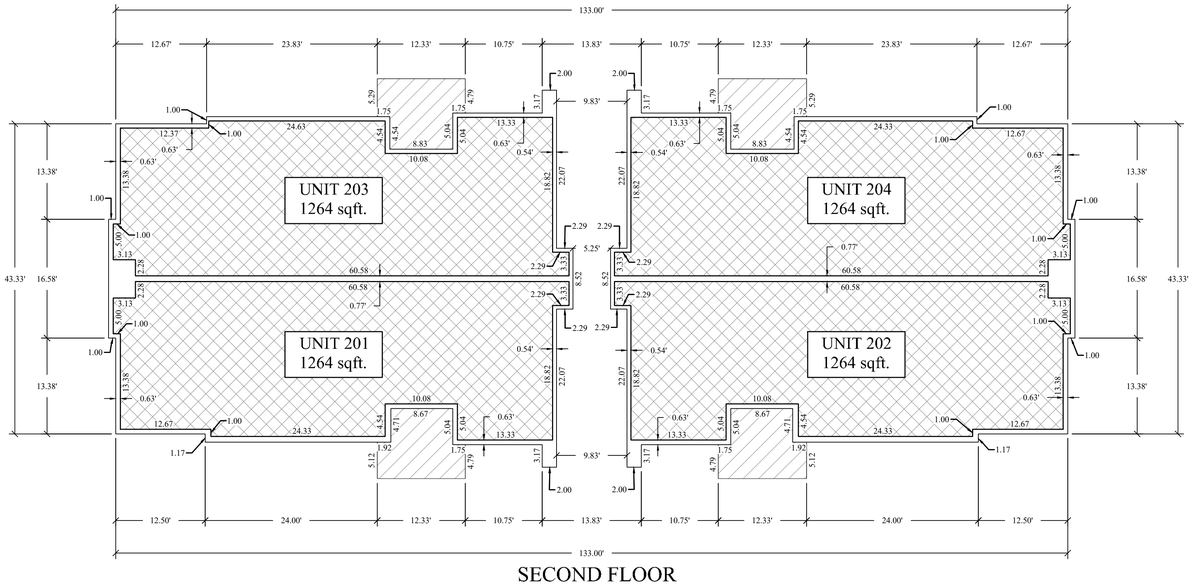
Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\22.14 - Final Plat 'N'.dwg



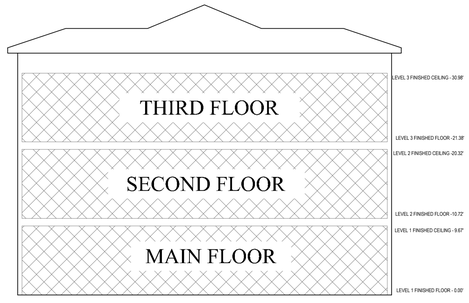
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

2 OF 2	11/5/2020

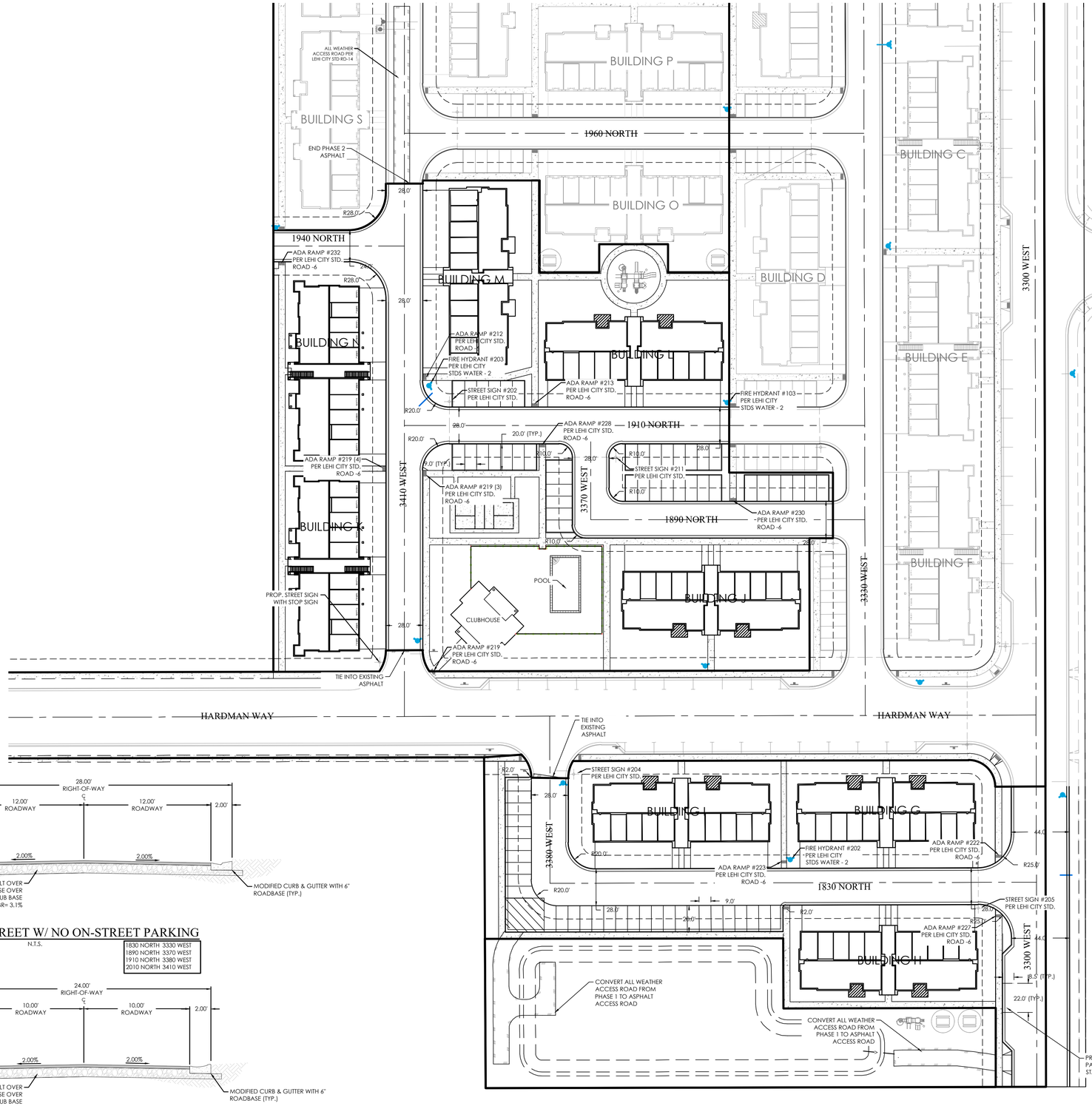
OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

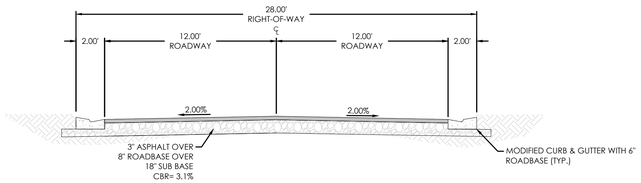
TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'N'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C2.15 - Final Plat 'N' Condo Details.dwg

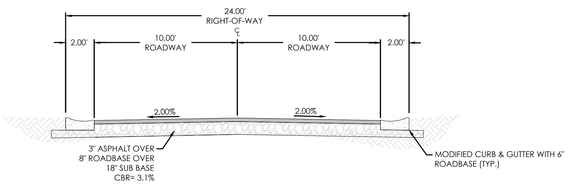




24' STREET W/ NO ON-STREET PARKING

N.T.S.

1830 NORTH 3330 WEST
1890 NORTH 3370 WEST
1910 NORTH 3380 WEST
2010 NORTH 3410 WEST



20' ALLEYWAY W/ NO ON-STREET PARKING

N.T.S.

1960 NORTH
1940 NORTH

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
- 8"W — 8" CULINARY WATER
- 8"SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

SITE TABULATION:

	SF	ACRES
TOTAL AREA:	198,278	4.55
	UNITS	UNITS/ACRES
TOTAL UNITS:	80	17.58
PARKING TABULATION		
OPEN PARKING:	55	
GARAGE PARKING:	80	
TOTAL:	135	

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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

LICENSED PROFESSIONAL ENGINEER
No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

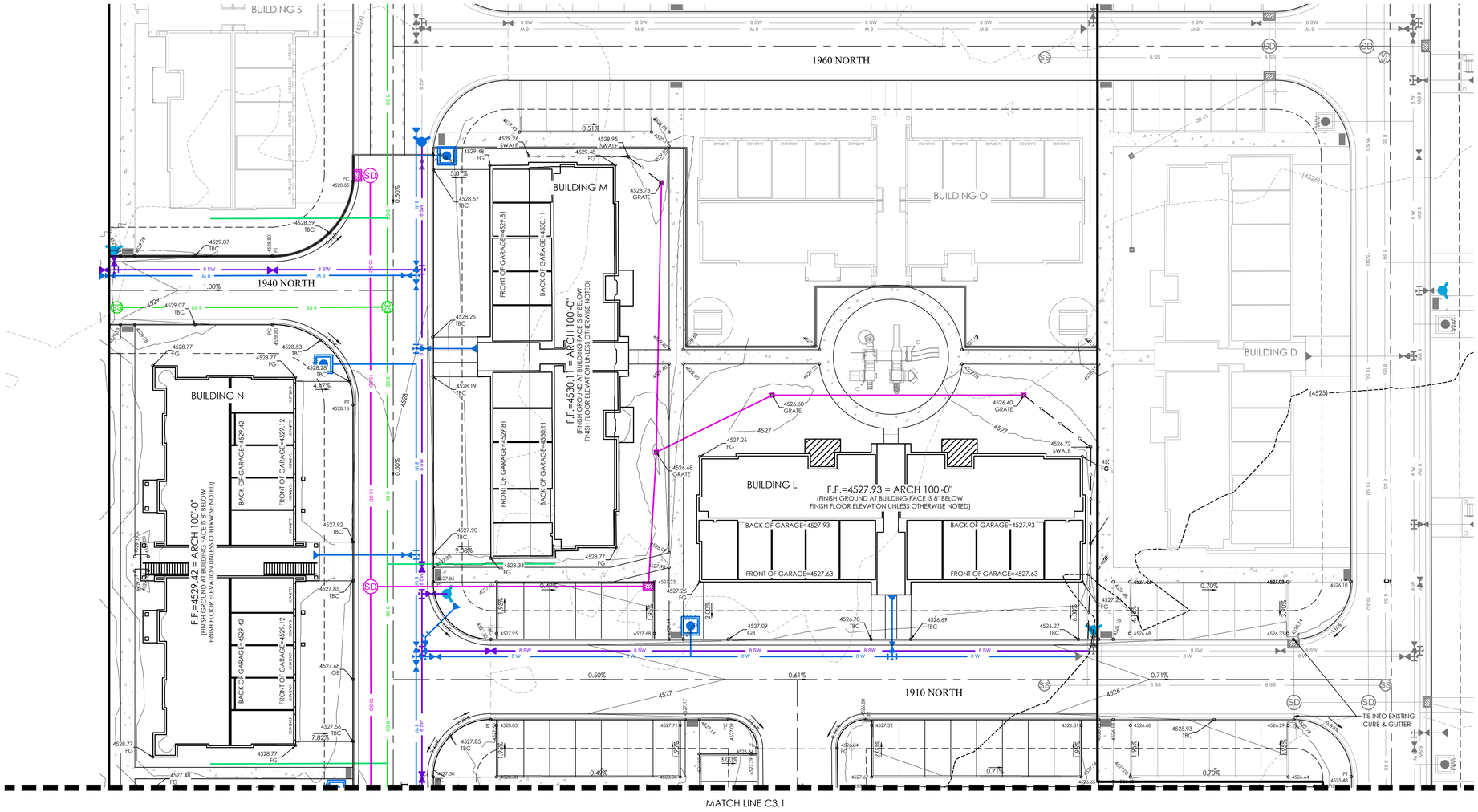
SITE PLAN

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

SITE PLAN

Scale:	1"=40'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C3.0		

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C3.0 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

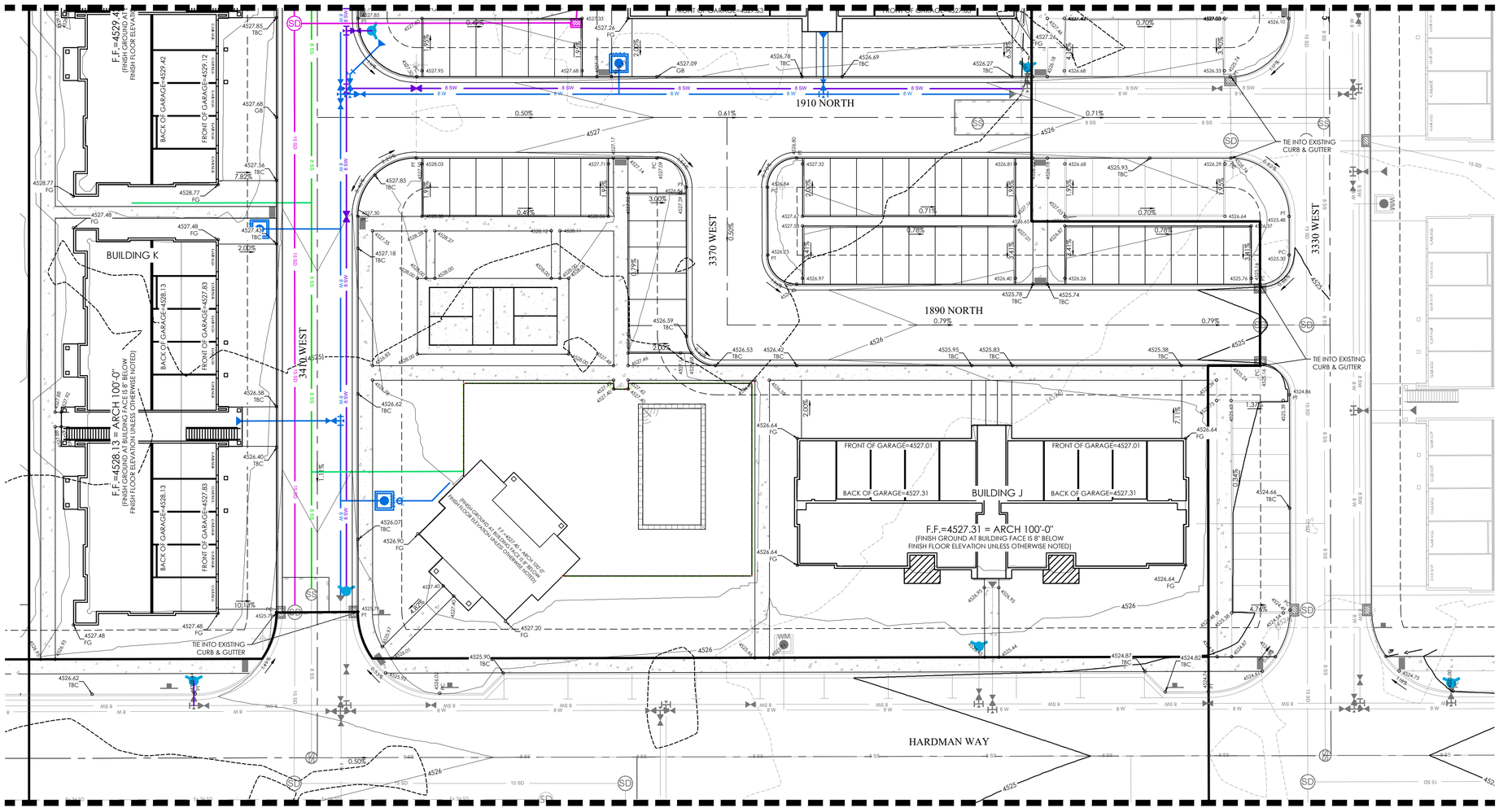
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GRADING PLAN

Scale:	1"=20'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C4.0		

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MATCH LINE C5.0



MATCH LINE C5.2

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
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GRADING PLAN

REVISION BLOCK

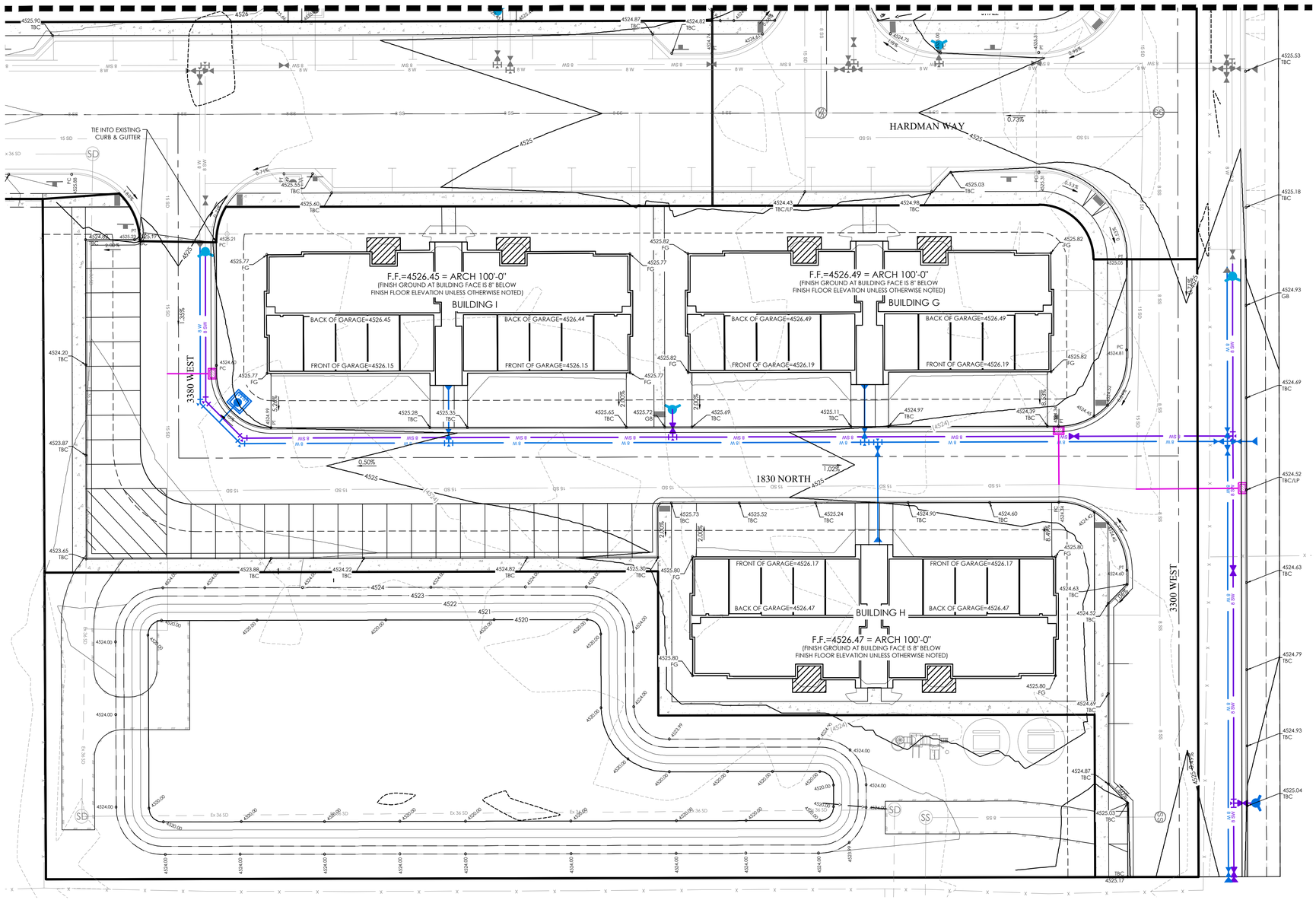
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GRADING PLAN

Scale: 1"=20'	Drawn: WE
Date: 11/23/20	Job #: 20-0509
Sheet: C4.1	

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MATCH LINE C3.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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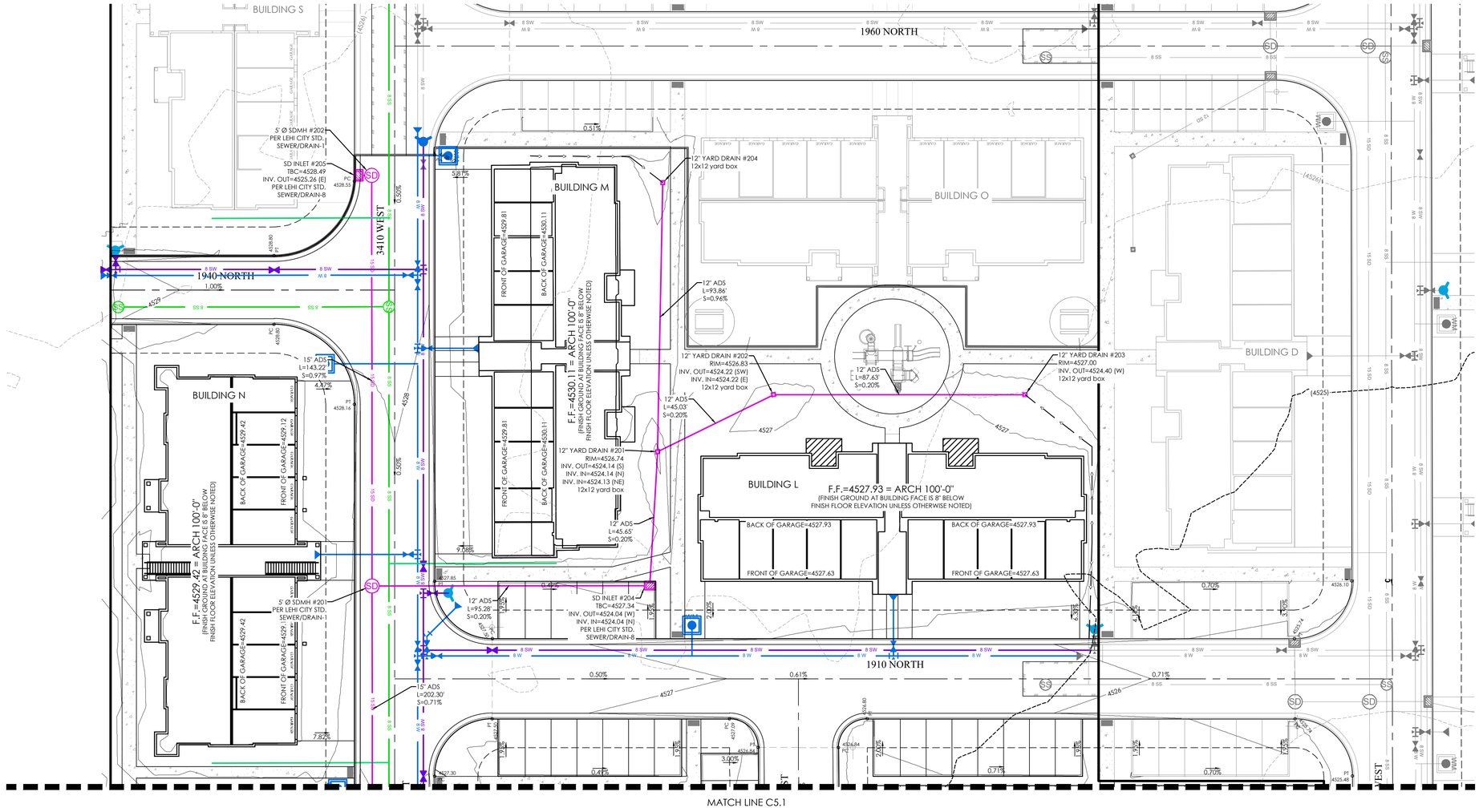
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GRADING PLAN

Scale:	1"=20'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C4.2		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
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- 15" STORM DRAIN
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NOTES:

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4. ALL DRAINAGE CONNECTS TO DETENTION POND CONSTRUCTED WITH TIMP POINT PHASE 1.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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No. 8028890-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

DRAINAGE PLAN

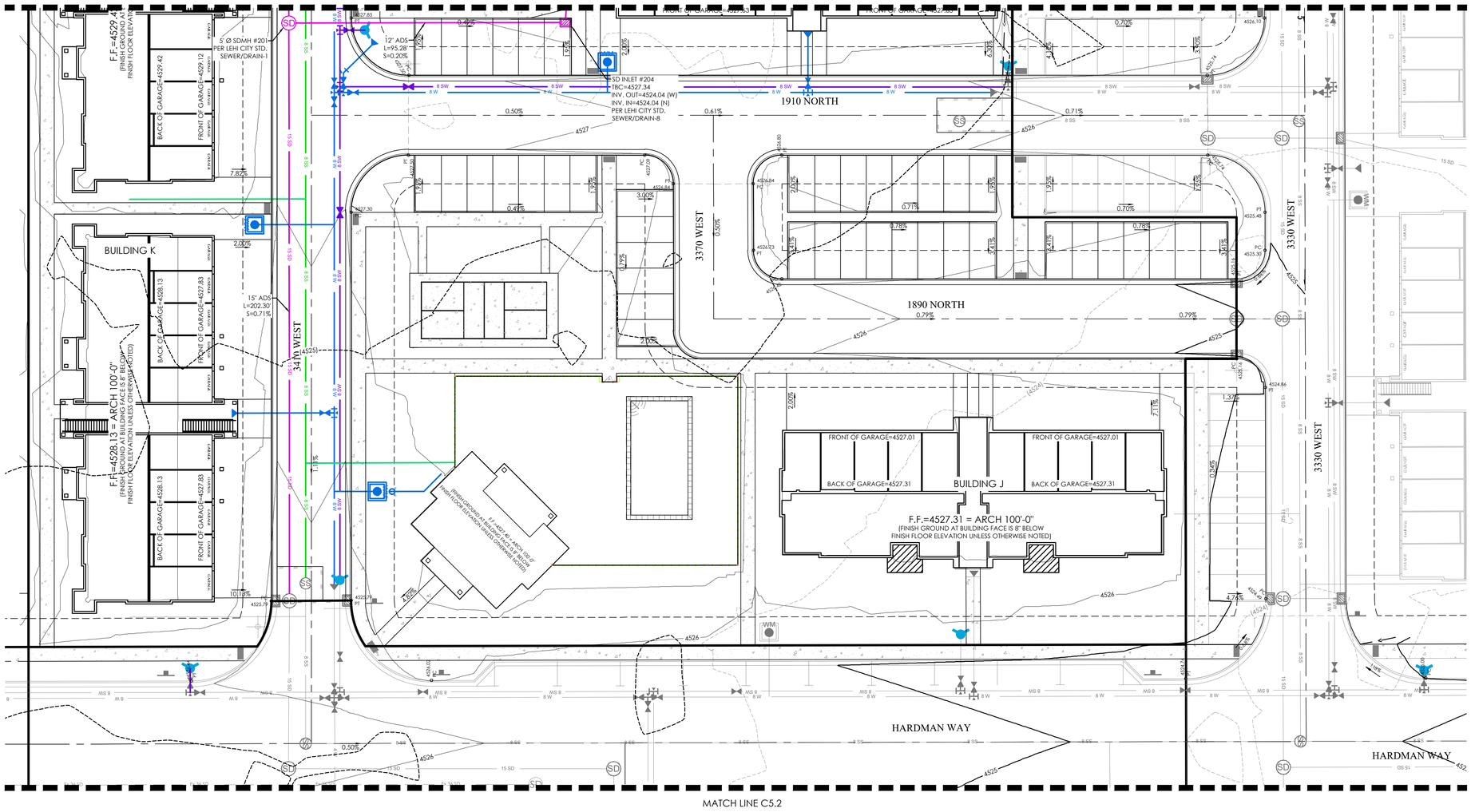
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DRAINAGE PLAN

Scale:	1"=20'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C5.0		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

DRAINAGE PLAN

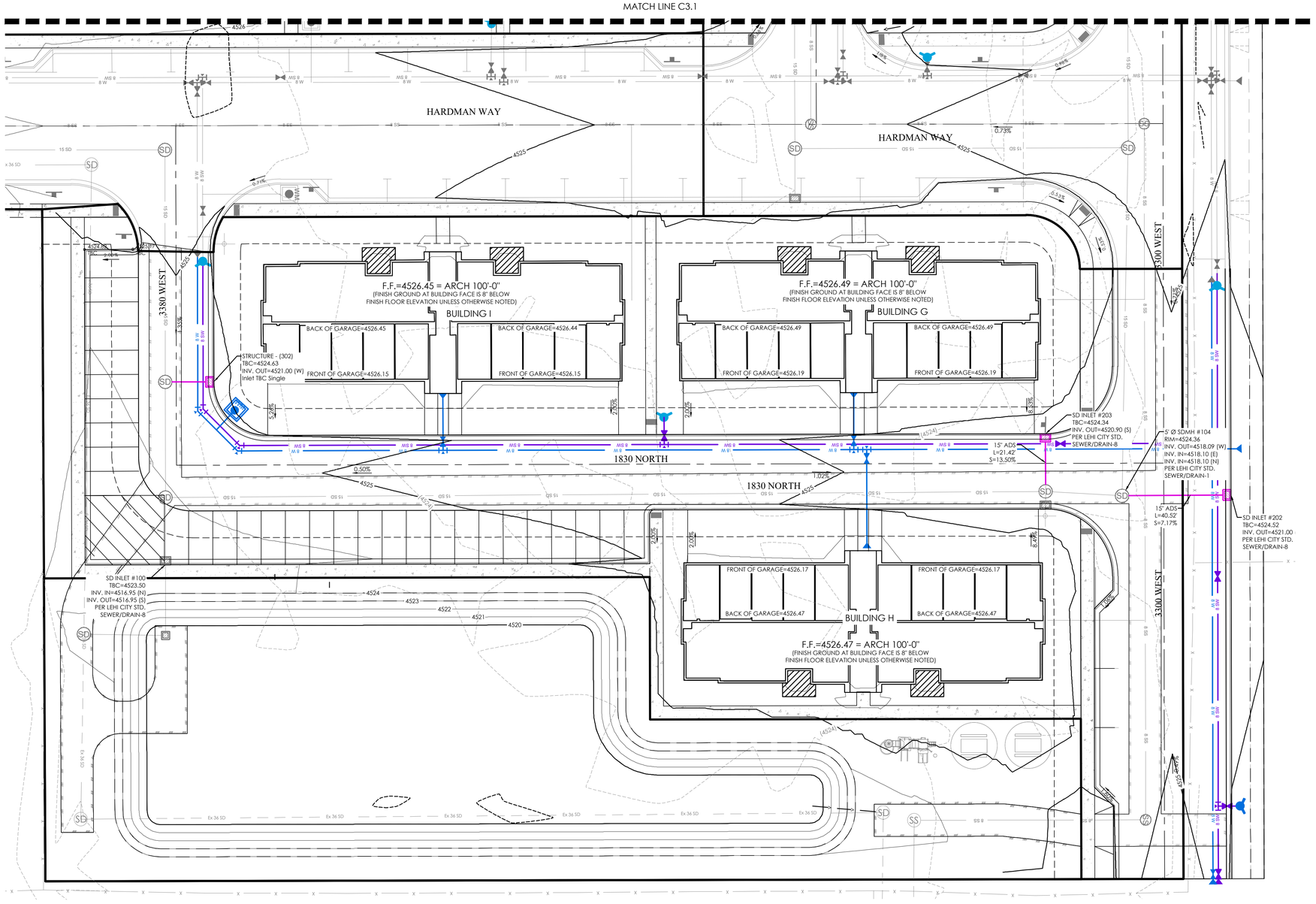
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DRAINAGE PLAN

Scale:	1"=20'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C5.1		

Z:_2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\C5.1 GRADING PLAN.dwg



LEGEND

- BOUNDARY
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- LOT LINE
- EASEMENT
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No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

DRAINAGE PLAN

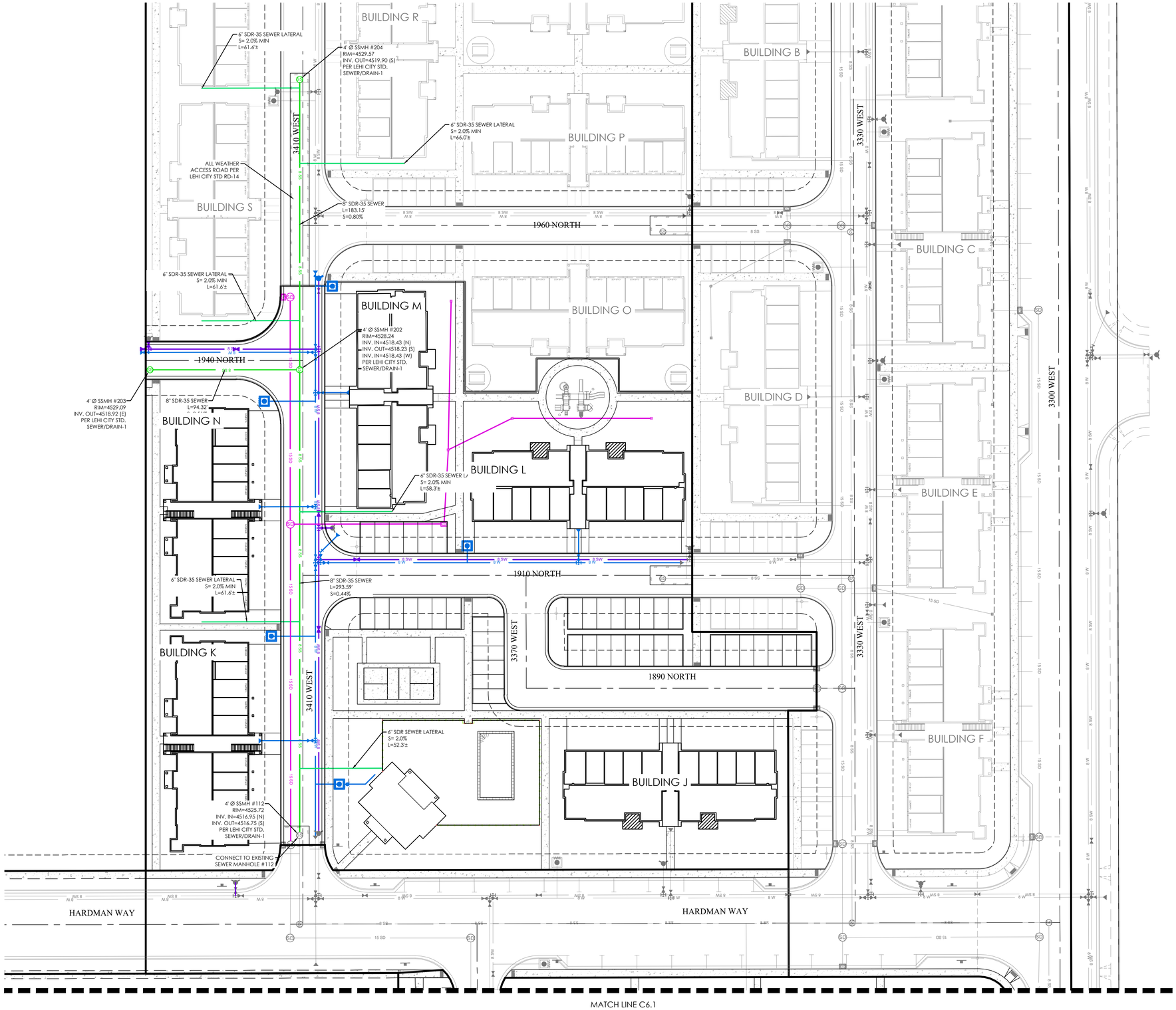
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DRAINAGE PLAN

Scale:	1"=XX'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C5.2		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

SEWER PLAN

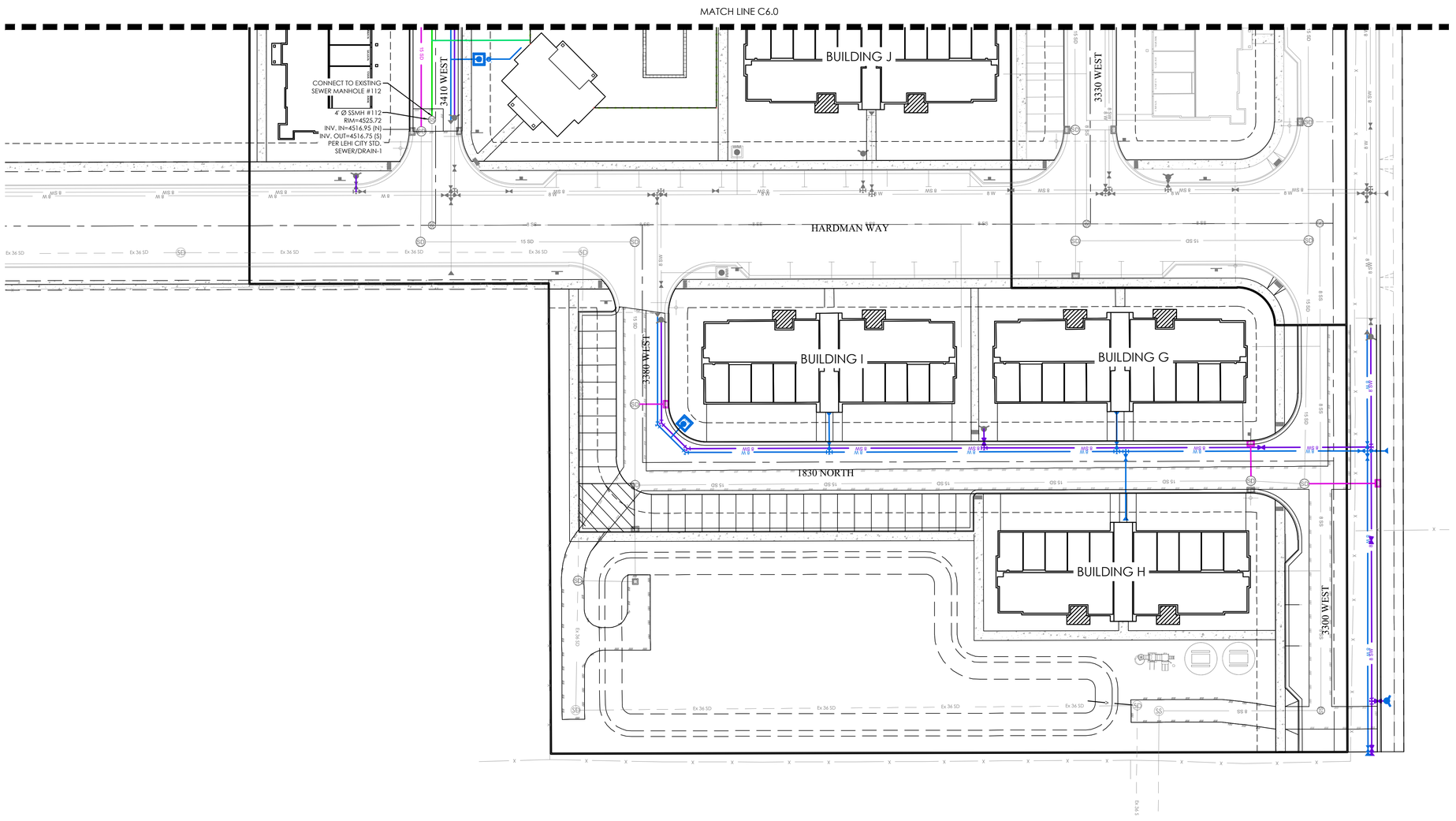
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SEWER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
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TIMP POINT PHASE 2

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SEWER PLAN

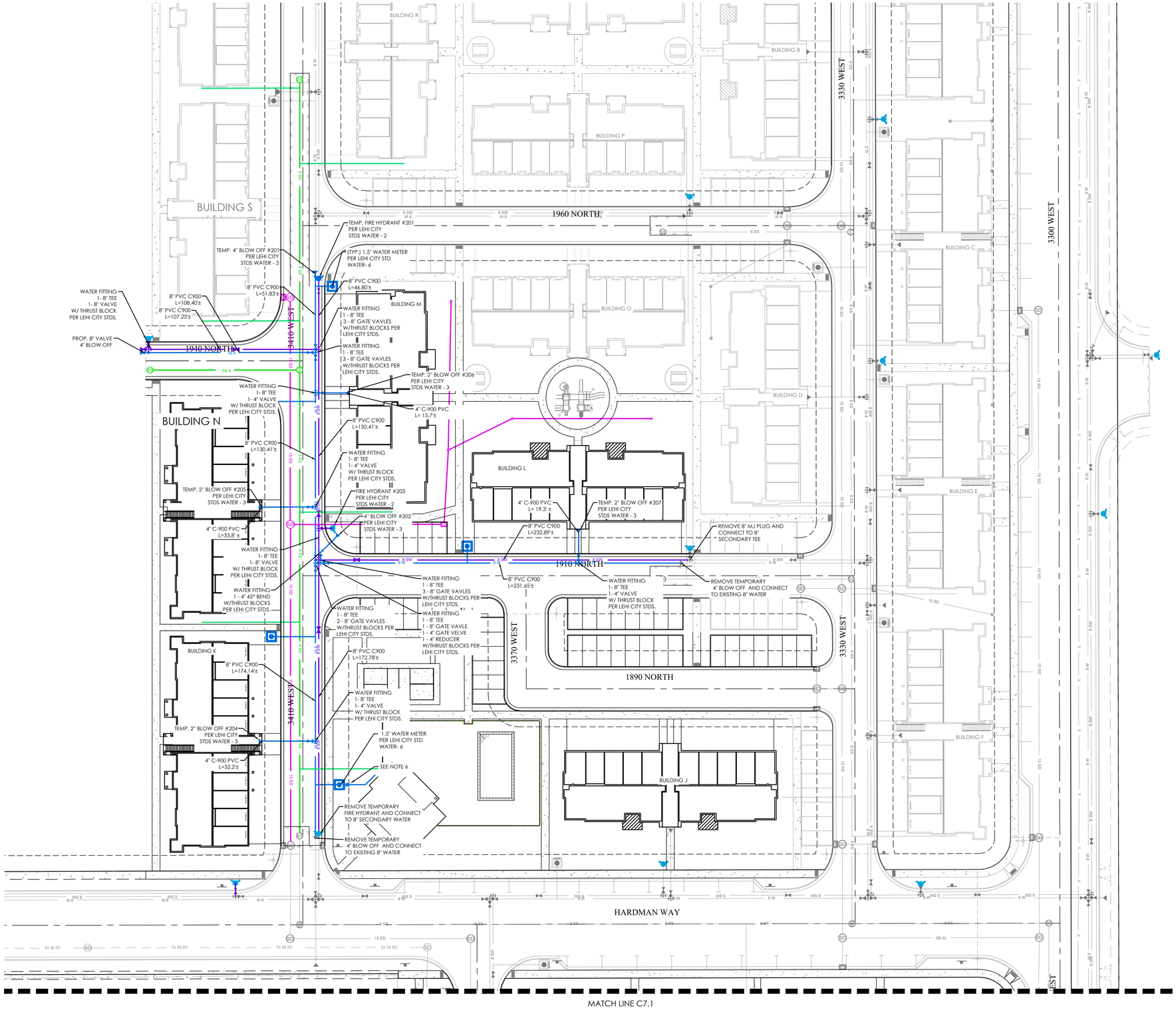
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SEWER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C6.1		

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LEGEND

- BOUNDARY
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4. ALL MAINLINE VALVES MUST BE FLANGED DIRECTLY TO THE TEE OR CROSS.

5. ALL MECHANICAL FITTINGS MUST BE INSTALLED AFTER THE VALVE.

6. A USC APPROVED RPZ BACK FLOW PREVENTER IN A HEATED ENCLOSURE; POWER MUST BE PROVIDED TO PREVENT FREEZING.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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TIMP POINT PHASE 2

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WATER PLAN

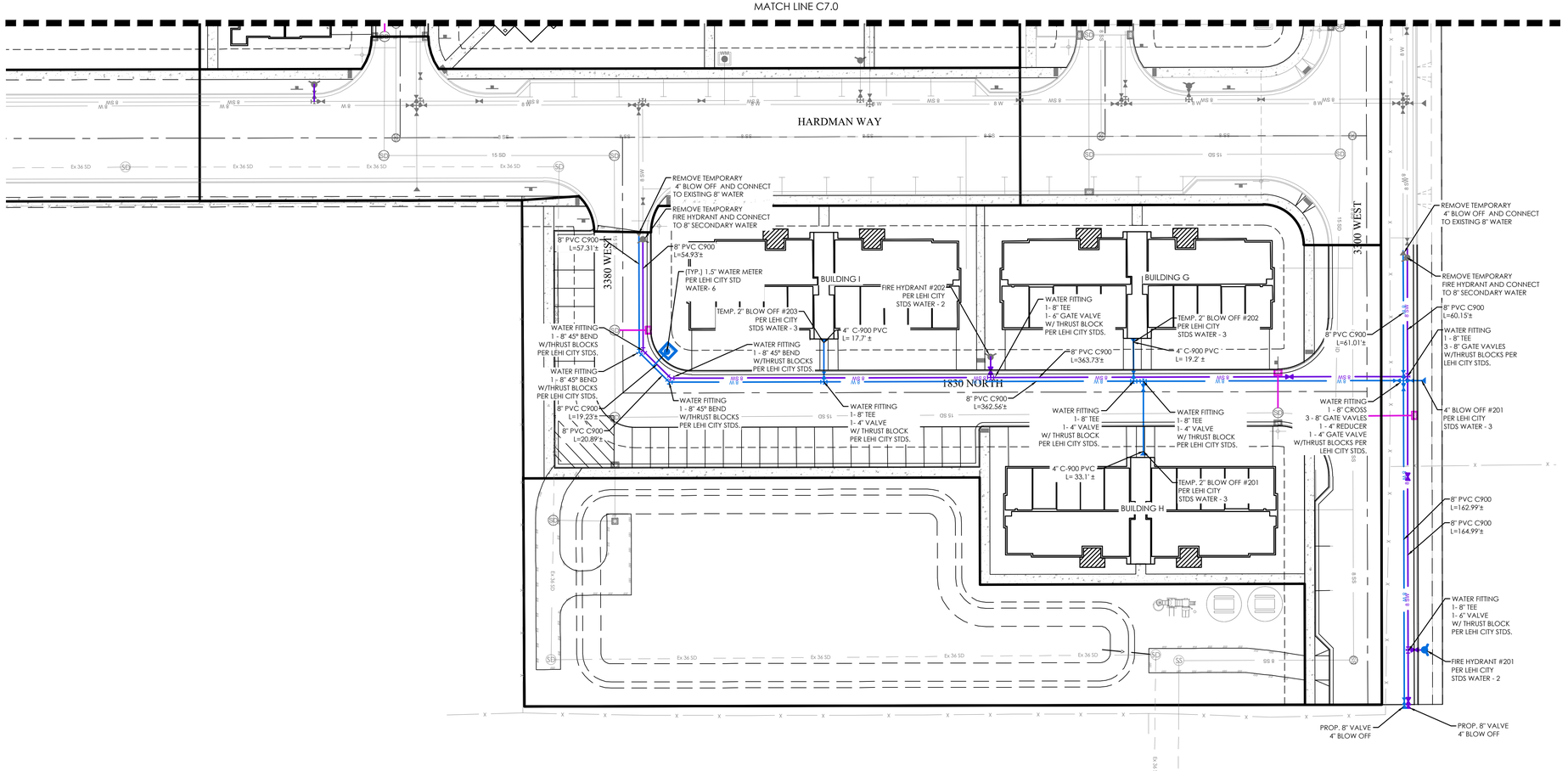
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WATER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C7.0		

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- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES

1. 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 DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL MAINLINE VALVES MUST BE FLANGED DIRECTLY TO THE TEE OR CROSS.

5. ALL MECHANICAL FITTINGS MUST BE INSTALLED AFTER THE VALVE.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINTE PHASE 2

LEHI, UTAH

WATER PLAN

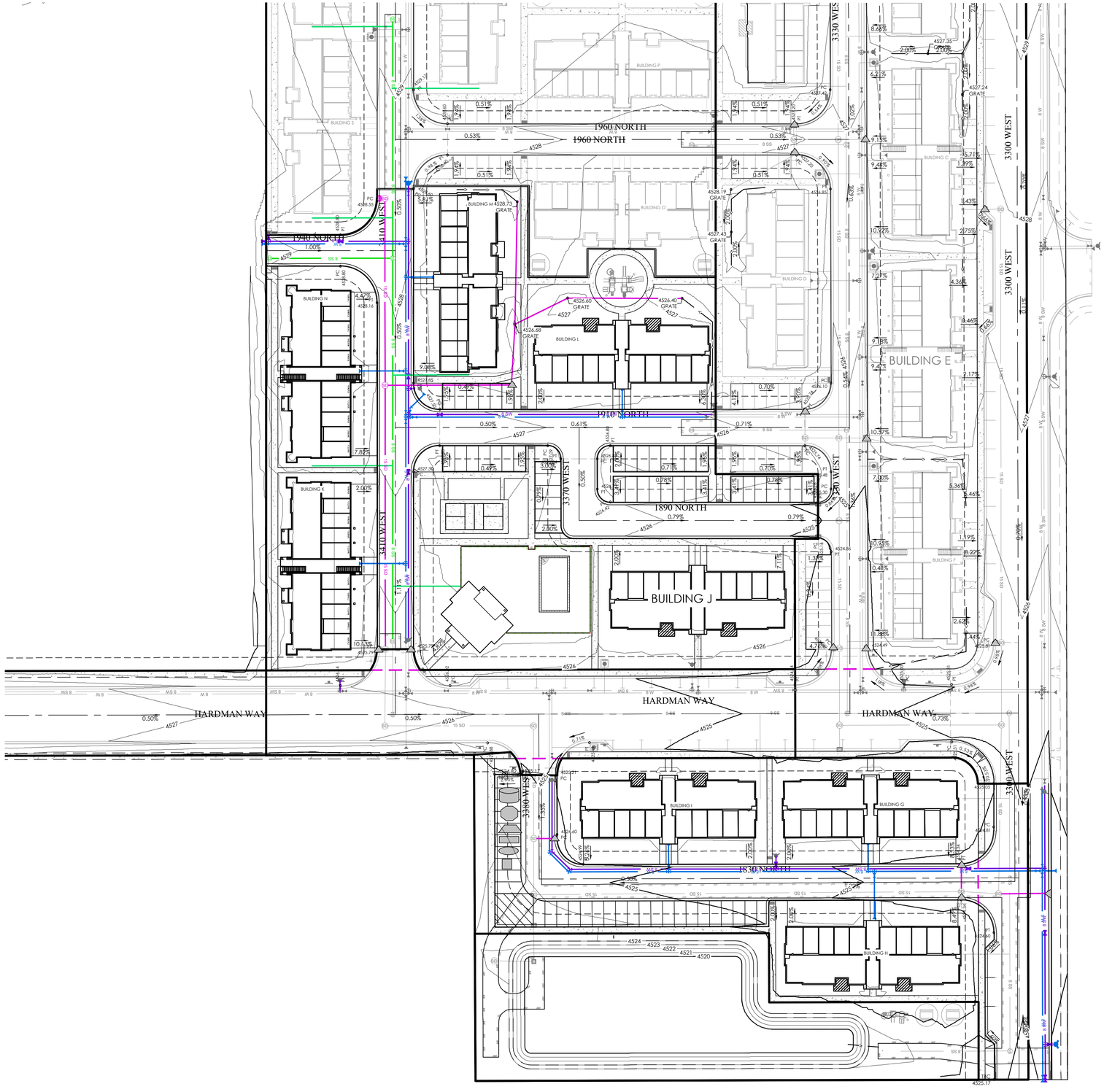
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WATER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	11/23/20	Job #:	20-0509
Sheet:	C7.1		

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EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'41" EASTING:-111°54'09"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 13.36 ACRES. AN ESTIMATED 13.36 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 7.5%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5-2.0% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 5% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF XX INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.66 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

EROSION CONTROL PLAN

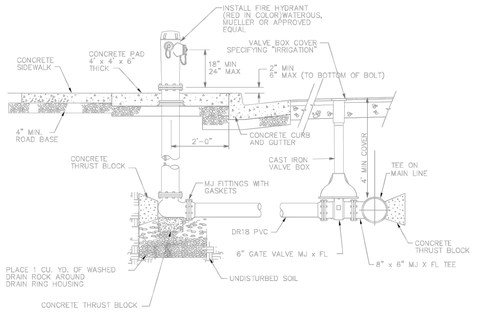
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EROSION CONTROL PLAN

Scale: 1"=40' | Drawn: WE
Date: 11/23/20 | Job #: 20-0509
Sheet: C8.0

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FIRE HYDRANT WITH VALVE

NOTES:

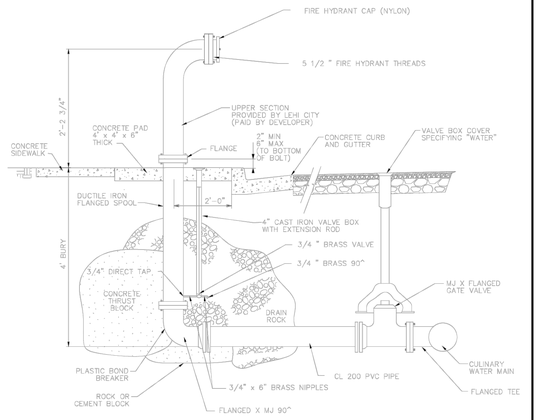
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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

LEHI CITY STANDARD DRAWINGS WATER-2



NOTE:

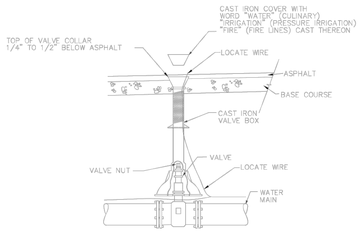
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

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

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

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

LEHI CITY

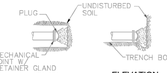
STANDARD DETAIL
VALVE BOX

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LEHI CITY STANDARD DRAWINGS WATER-4



THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS 90°	BENDS 45°	BENDS 22 1/2°	BENDS 11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ BRANCHED BRANCH PLUGGED	CROSS W/CROSS W/ BRANCHED BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.3	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		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	13.5	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE.

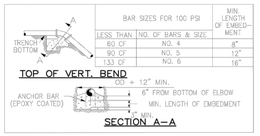
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

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

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



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



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
121 CF	NO. 6	16"

TOP OF VERT. BEND

SECTION A-A

SIZE	BENDS 45°	BENDS 22 1/2°	BENDS 11 1/2°
3	1.3	0.7	1.3
4	2.5	1.3	1.3
6	14.8	7.3	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.9
14	79.0	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.9
21			45.9
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

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

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

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

NOTES:

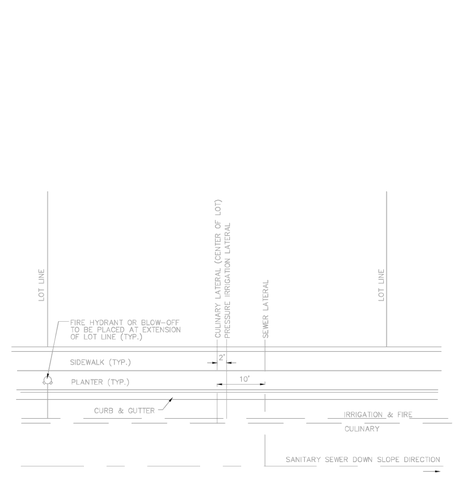
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL
THRUST BLOCKING

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LEHI CITY STANDARD DRAWINGS WATER-5



NOTES

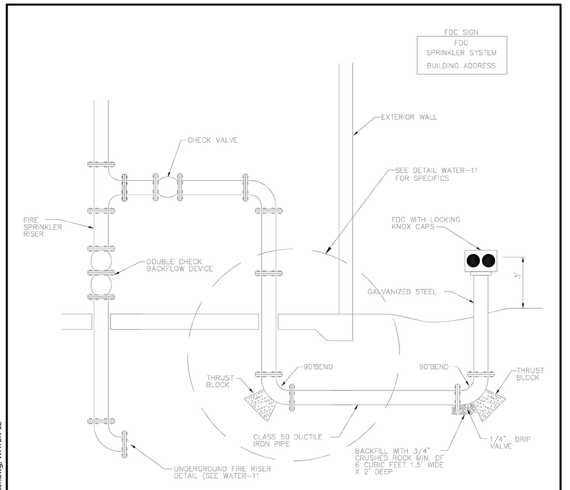
1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS WITHIN CUL-DE-SACS (OR LOTS WITH LESS THAN 50 FEET OF FRONTAGE) SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

STANDARD DETAIL
TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

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LEHI CITY STANDARD DRAWINGS WATER-10



REMOTE FIRE DEPARTMENT CONNECTION

NOTES:

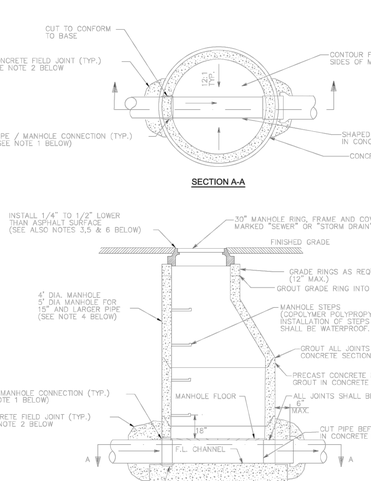
1. BY APPROVAL OF THE FIRE MARSHAL.
2. PROVIDE BUILDING ID ON FDC THE SIGN SHALL BE 12" x 12" x 2" WHITE LETTERS ON A RED REFLECTIVE BACKGROUND
3. NO OBSTRUCTIONS, PLANTS, ETC. WITHIN 5' OF THE FDC
4. 4'x 4'x 4" CONCRETE PAD AT BASE OF FDC
5. FDC SHALL BE WITHIN 100' OF A FIRE HYDRANT

LEHI CITY

STANDARD DETAIL
REMOTE FIRE DEPARTMENT CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-12



NOTES:

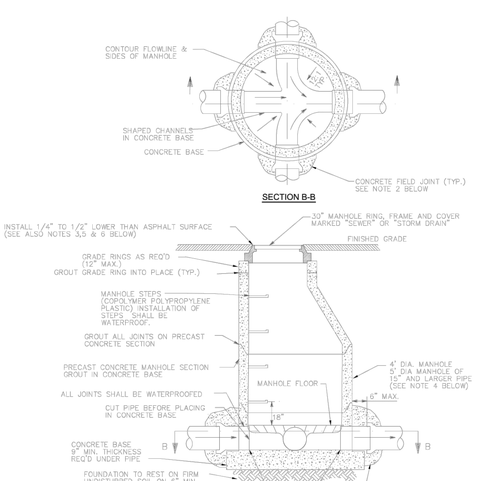
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE 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

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LICENSED PROFESSIONAL ENGINEER
No. 8028890-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

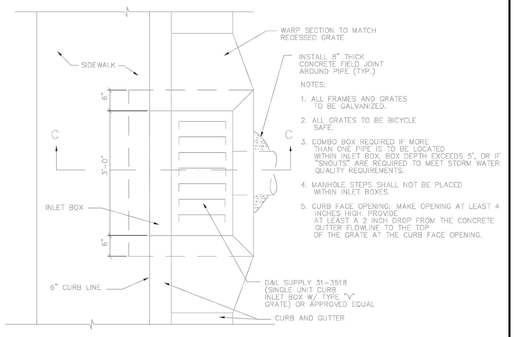
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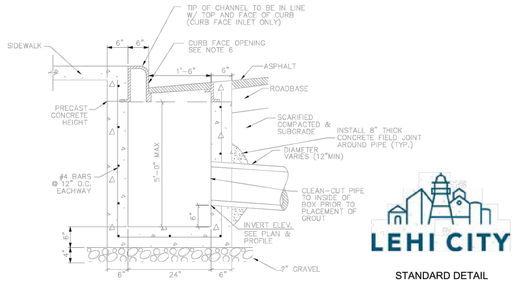
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Sheet: D1	

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PLAN VIEW



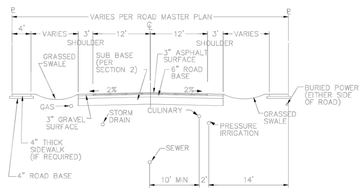
SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

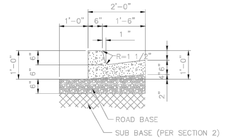
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



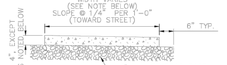
LEHI CITY

RURAL STREET CROSS SECTION AND UTILITY LOCATIONS

LEHI CITY STANDARD DRAWINGS ROAD-4

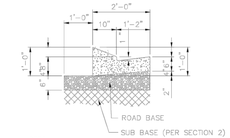


HIGH BACK CURB & GUTTER



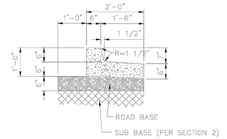
NOTES:
1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE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

SIDEWALK

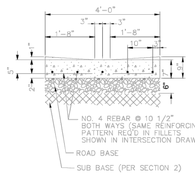


NOTES:
1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



REVERSE SLOPE CURB & GUTTER



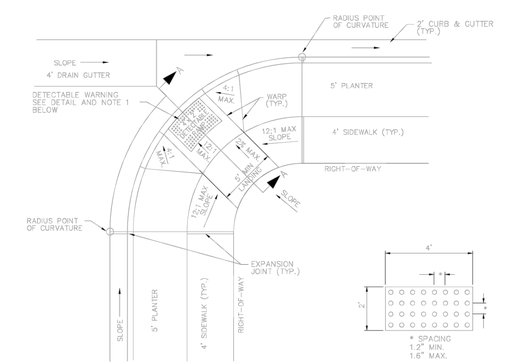
4' DRAIN GUTTER

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

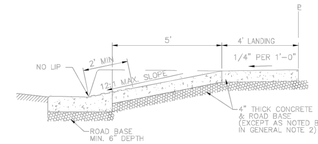
LEHI CITY

CURB, GUTTER AND SIDEWALK

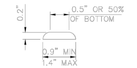
LEHI CITY STANDARD DRAWINGS ROAD-5



DETECTABLE RAMP DETAIL



SECTION A-A



DOME DETAIL

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

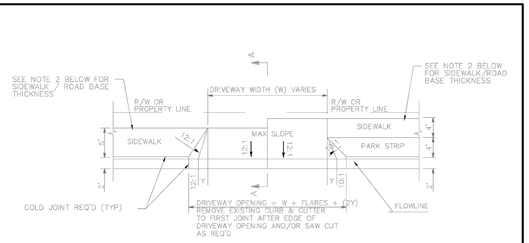
DETECTABLE WARNING DETAILS
- RAISED TRUNCATED DOMES -

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

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

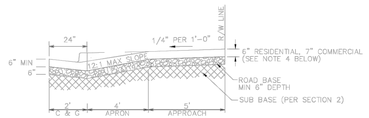
LEHI CITY STANDARD DRAWINGS ROAD-6



PLAN VIEW



ELEVATION



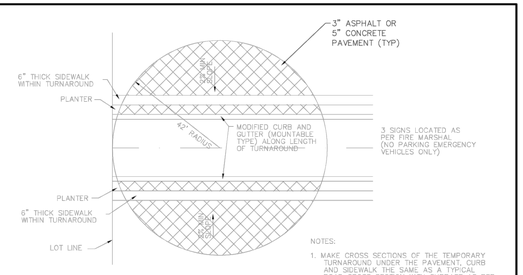
SECTION A-A

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 26' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

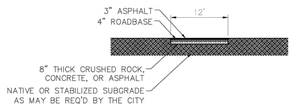
LEHI CITY

FLARED DRIVE APPROACH

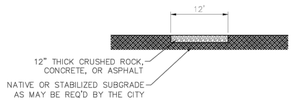
LEHI CITY STANDARD DRAWINGS ROAD-11



NOTES:
1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14

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LICENSED PROFESSIONAL ENGINEER
No. 8028890-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

DETAILS

REVISION BLOCK

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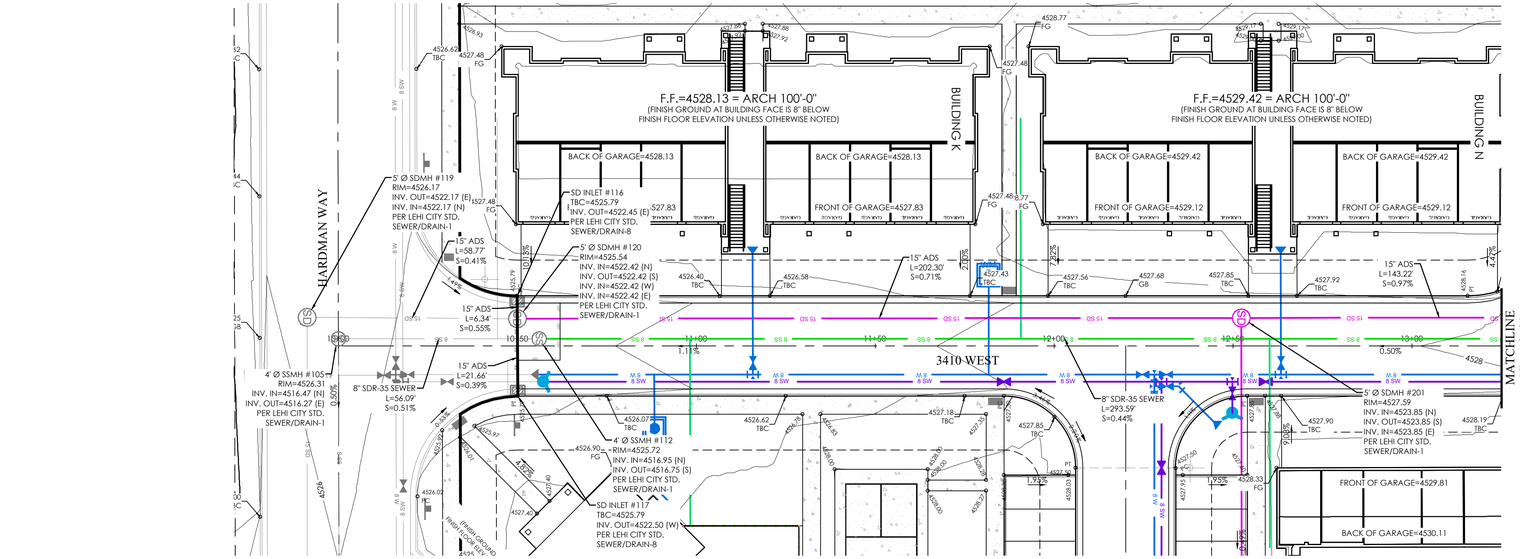
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Sheet: D2

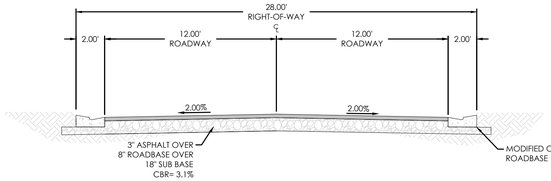
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X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi Road.dwg, ROAD-11



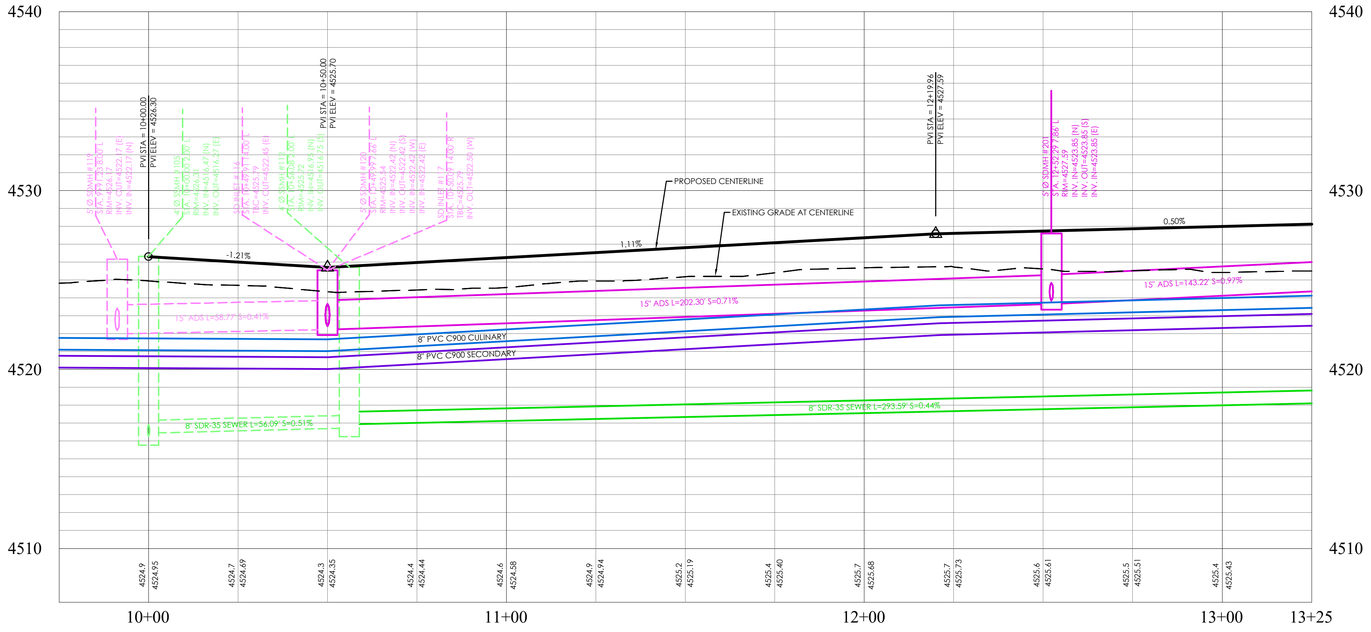
3410 WEST PLAN



24' STREET W/ NO ON-STREET PARKING

N.T.S.

1830 NORTH	3330 WEST
1890 NORTH	3370 WEST
1910 NORTH	3380 WEST
2010 NORTH	3410 WEST



3410 WEST PROFILE

NOTES:

1. ALL ROADWAYS MUST BE BUILT TO SUB GRADE ELEVATION PRIOR TO INSTALLATION OF ANY UTILITIES.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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No. 8028980-2202
THOMAS M. ROMNEY
11/23/2020
STATE OF UTAH

TIMP POINT PHASE 2

LEHI, UTAH

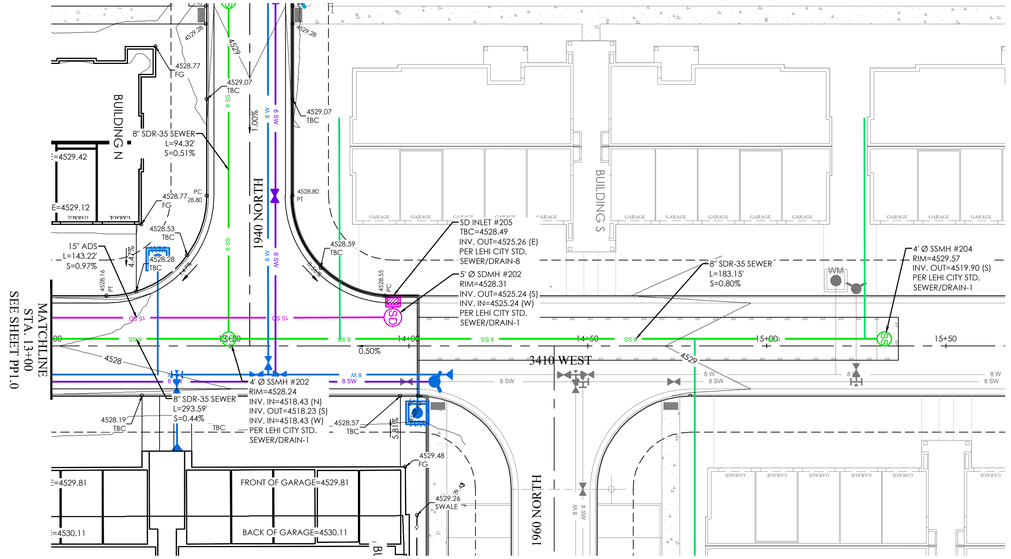
3410 WEST

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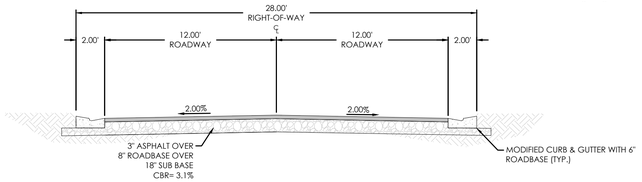
3410 WEST

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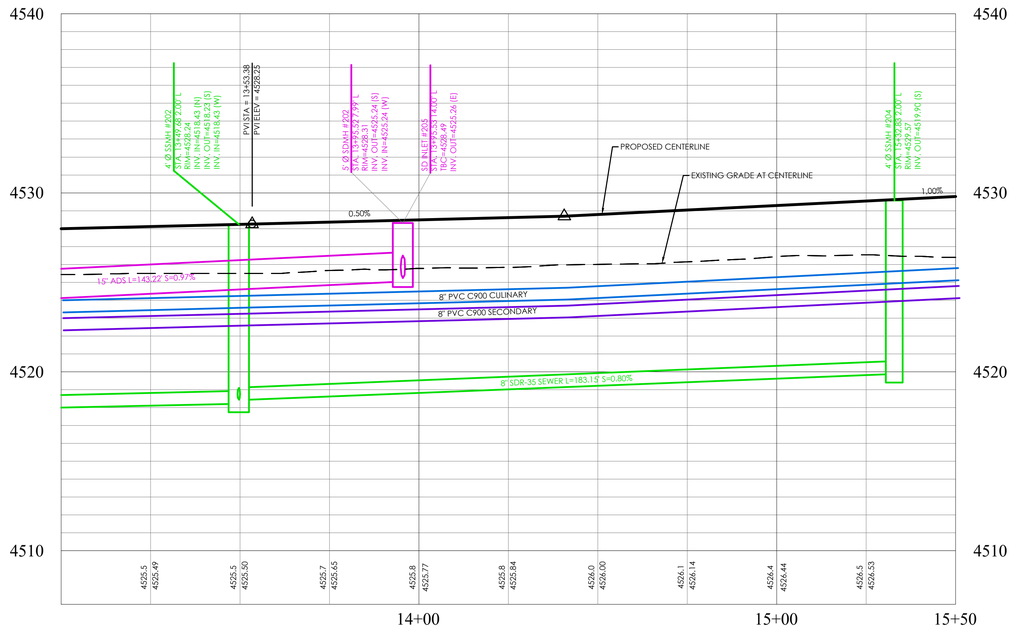
3410 WEST PLAN



24' STREET W/ NO ON-STREET PARKING

N.T.S.

1830 NORTH	3330 WEST
1890 NORTH	3370 WEST
1910 NORTH	3380 WEST
2010 NORTH	3410 WEST



3410 WEST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION

NOTES:

1. ALL ROADWAYS MUST BE BUILT TO SUB GRADE ELEVATION PRIOR TO INSTALLATION OF ANY UTILITIES.

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TIMP POINT PHASE 2

LEHI, UTAH

3410 WEST

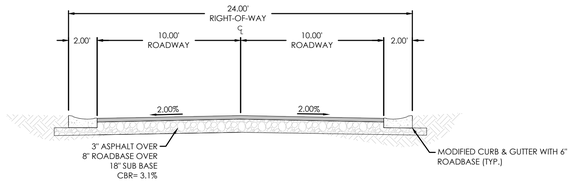
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3410 WEST

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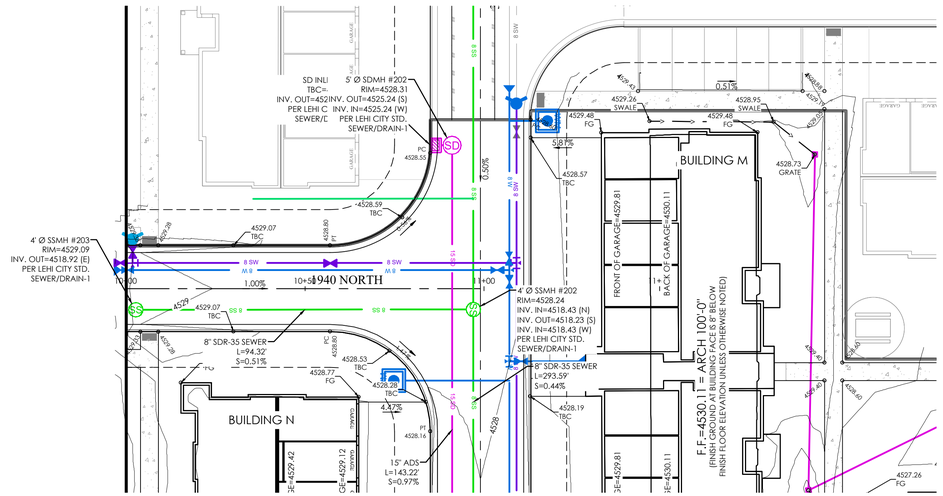
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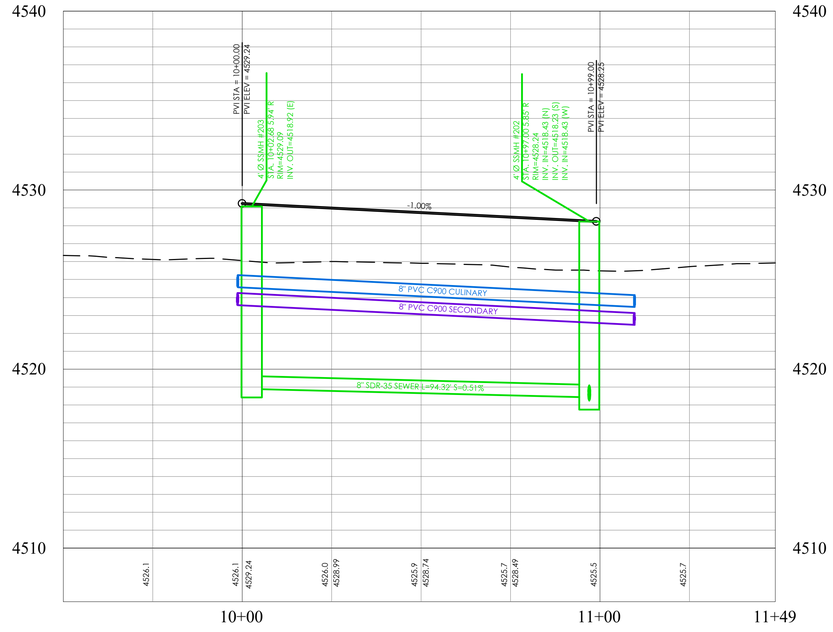
20' ALLEYWAY W/ NO ON-STREET PARKING

N.T.S.

1960 NORTH
1940 NORTH



1940 NORTH PLAN



1940 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION

NOTES:

1. ALL ROADWAYS MUST BE BUILT TO SUB GRADE ELEVATION PRIOR TO INSTALLATION OF ANY UTILITIES.

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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11/23/2020
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TIMP POINT PHASE 2

LEHI, UTAH

1940 NORTH

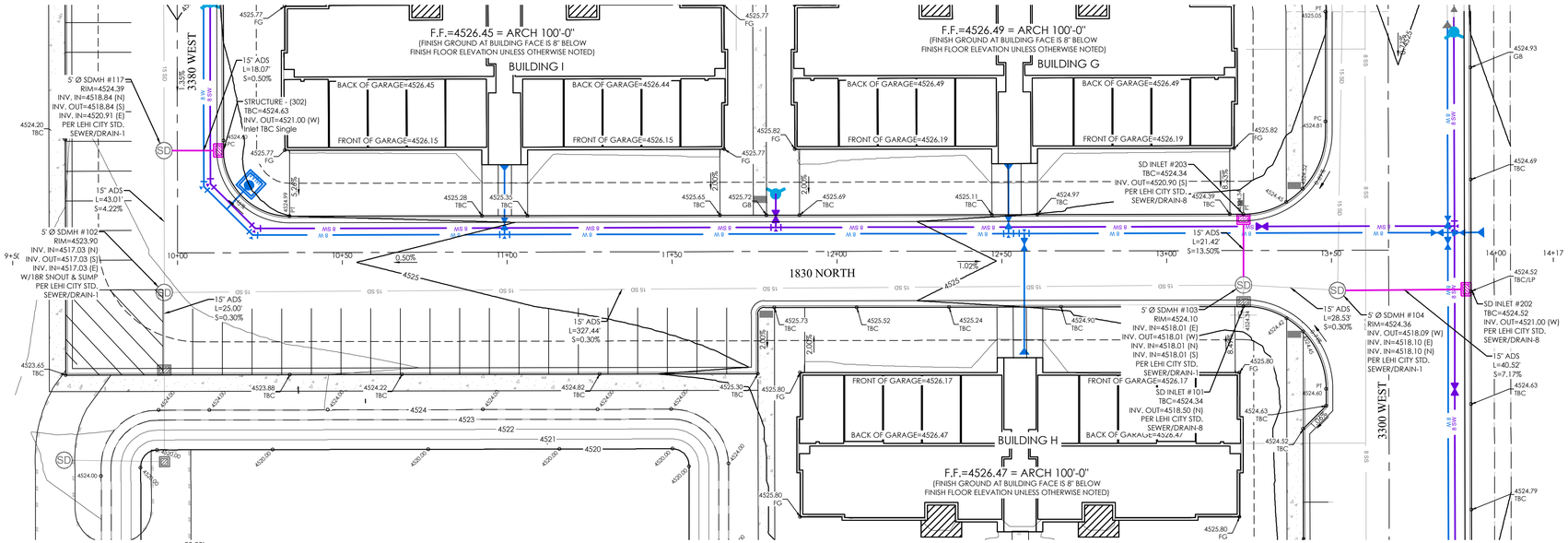
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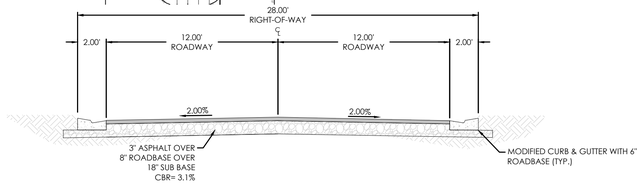
1940 NORTH

Scale:	1"=20'	Drawn:	WE
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Sheet:	PP2.0		

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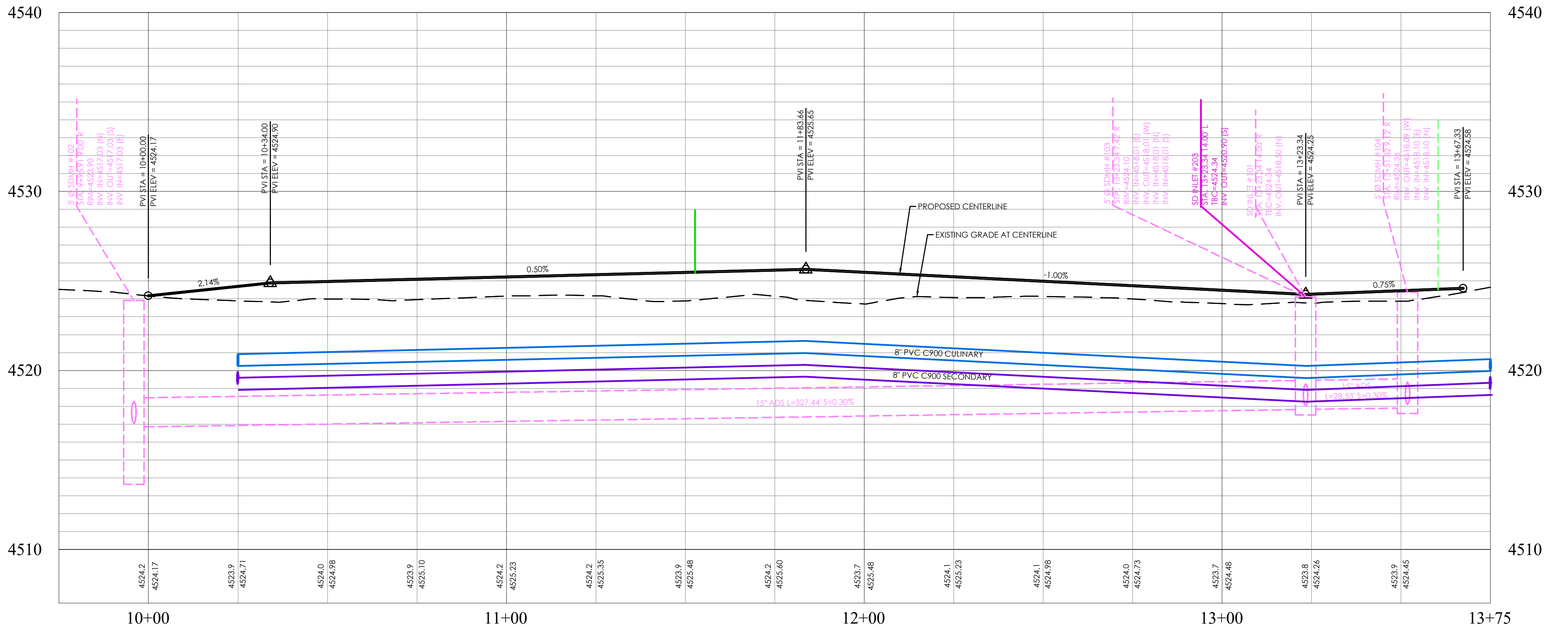
1830 NORTH PLAN



24' STREET W/ NO ON-STREET PARKING

N.T.S.

1830 NORTH 3330 WEST
1890 NORTH 3370 WEST
1910 NORTH 3380 WEST
2010 NORTH 3410 WEST



1830 NORTH PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. ALL ROADWAYS MUST BE BUILT TO SUB GRADE ELEVATION PRIOR TO INSTALLATION OF ANY UTILITIES.

BENCHMARK

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TIMP POINT PHASE 2

LEHI, UTAH

1830 NORTH

REVISION BLOCK

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1830 NORTH

Scale: 1"=20' | Drawn: WE
Date: 11/23/20 | Job #: 20-0509
Sheet: PP3.0

Z:\...2020\20-0509 Lehi Multifamily Edge Homes Phase 2\design 20-0509\dwg\sheets\PP2.0 1830 NORTH.dwg

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE.NEVER USE MECHANICAL COMPACTION.TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE, THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

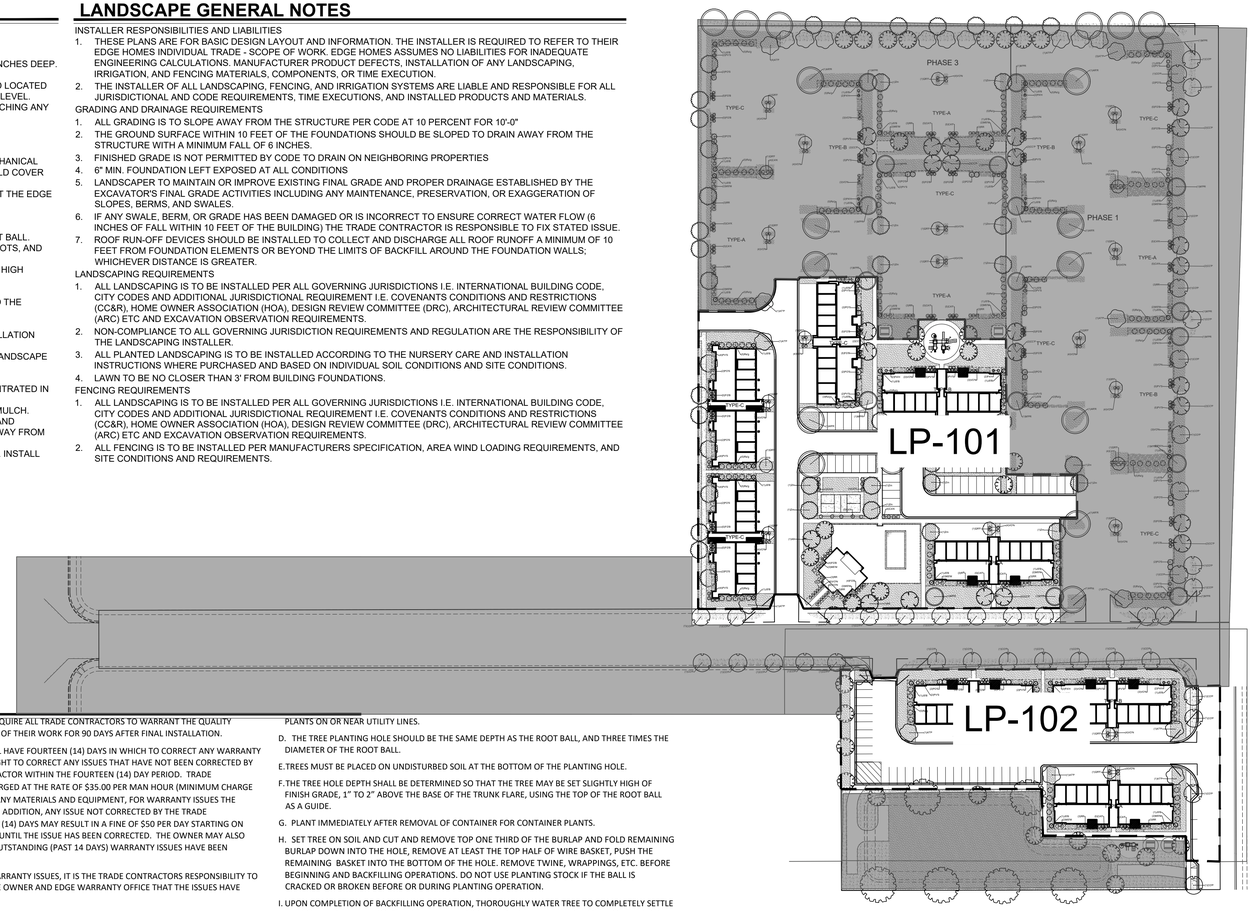
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.



LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY
1.2 SITE CONDITIONS
1.3 PERMITS
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
1.5 FINAL INSPECTION
1.6 LANDSCAPE SUBSTANTIAL COMPLETION
1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONCKLY OBVIOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2' OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

TOTAL LANDSCAPED AREA:

LANDSCAPE AREA = 30,204 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA) =15,102 SQ.FT.
GRASS AREA = 99,709 SQ.FT.
IRRIGATED AREA = 114,811 SQ. FT.
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE

PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	As	7	Acer griseum `JFS KW8AGRI` TM Firebursrt Paperbark Maple	2" Cal
	Ar'r	3	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	AT'P	8	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	3	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	GD	11	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2" Cal
	M'PR	4	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	Qr'f	9	Quercus robur `Fastigiata` Pyramidal English Oak	2" Cal
	Zm	18	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JS'B	16	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PV'S	44	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	5 gal
	PO'S	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	76	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	18	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal
	VO'N	56	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	35	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	5 gal
	FG'B	48	Festuca glauca `Cascal1` Beyond Blue Fescue	2 gal
	MS'M	14	Miscanthus sinensis `Morning Light` Eulalia Grass	2 gal
	PA'H	8	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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.	27,554 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") QQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	2,819 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	5,732 sf
1-04	CUT EDGE	1,888 lf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	7,298 sf

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

ISSUE DATE	PROJECT NUMBER
11-10-2020	UT20037

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PLAN INFORMATION

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

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

TIMP POINT
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

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

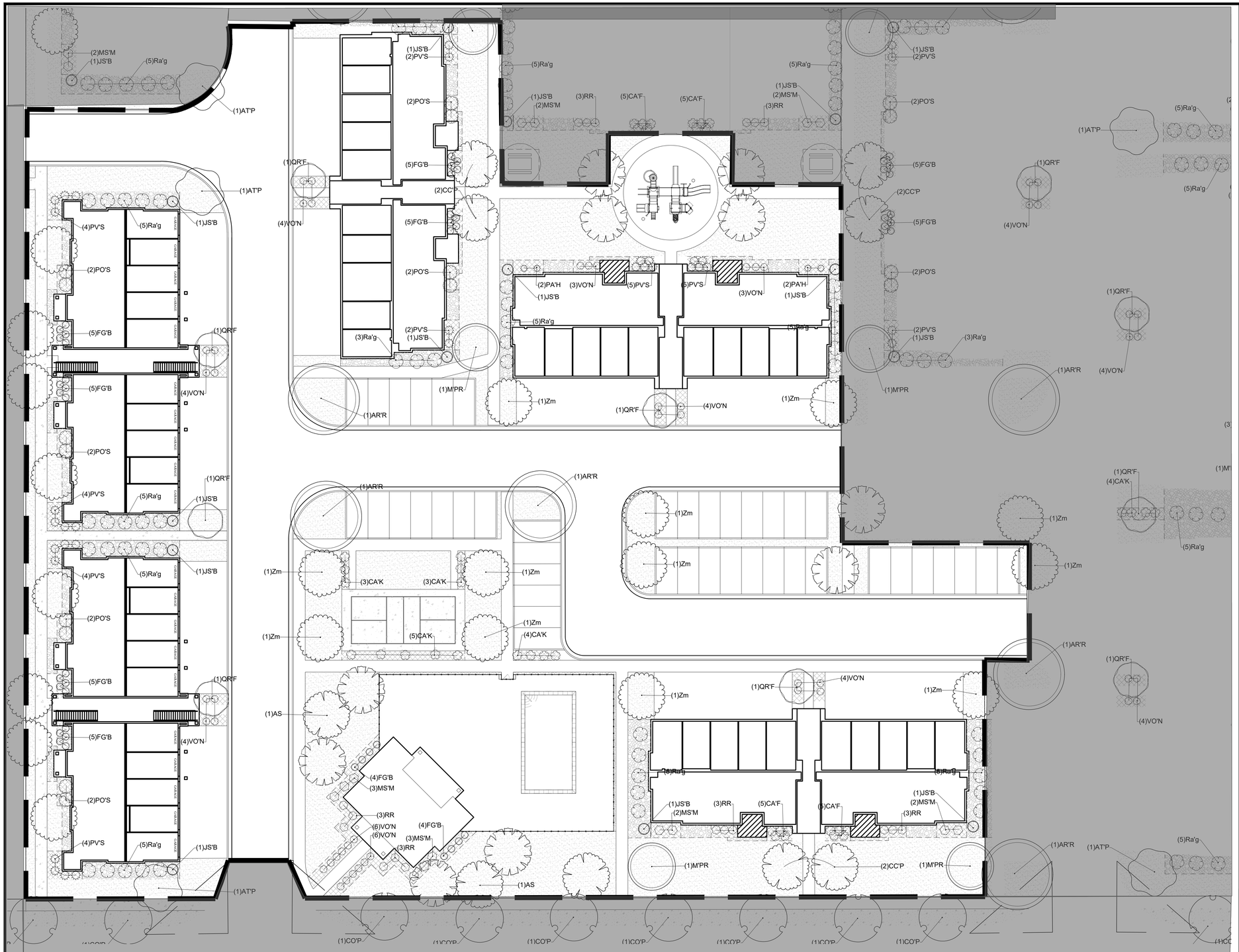


DRAWING INFO

PM: JTA
DRAWN: AP
CHECKED: JTA
PLOT DATE: 11/10/2020

LANDSCAPE PLAN

LP-100



PLANT SCHEDULE TIMP POINT

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	As	25	Acer griseum `JFS KW8AGRI` TM Fireburst Paperbark Maple	2" Cal
	Ar'r	18	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	AT'P	22	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	40	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	GD	32	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2" Cal
	M'PR	18	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	Pa'b	6	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
	Qr'f	20	Quercus robur `Fastigiata` Pyramidal English Oak	2" Cal
	Zm	41	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JS'B	40	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PV'S	92	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	5 gal
	PO'S	32	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	177	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	42	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal
	VO'N	124	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	87	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	5 gal
	FG'B	88	Festuca glauca `Casca11` Beyond Blue Fescue	2 gal
	MS'M	30	Miscanthus sinensis `Morning Light` Eulalia Grass	2 gal
	PA'H	24	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	2 gal

REFERENCE NOTES SCHEDULE TIMP P

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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 CHOCCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	86,150 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	22,897 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	12,015 sf
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ISSUE DATE 11-10-2020

PROJECT NUMBER UT20037

NO.	REVISION	DATE
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2		
3		
4		
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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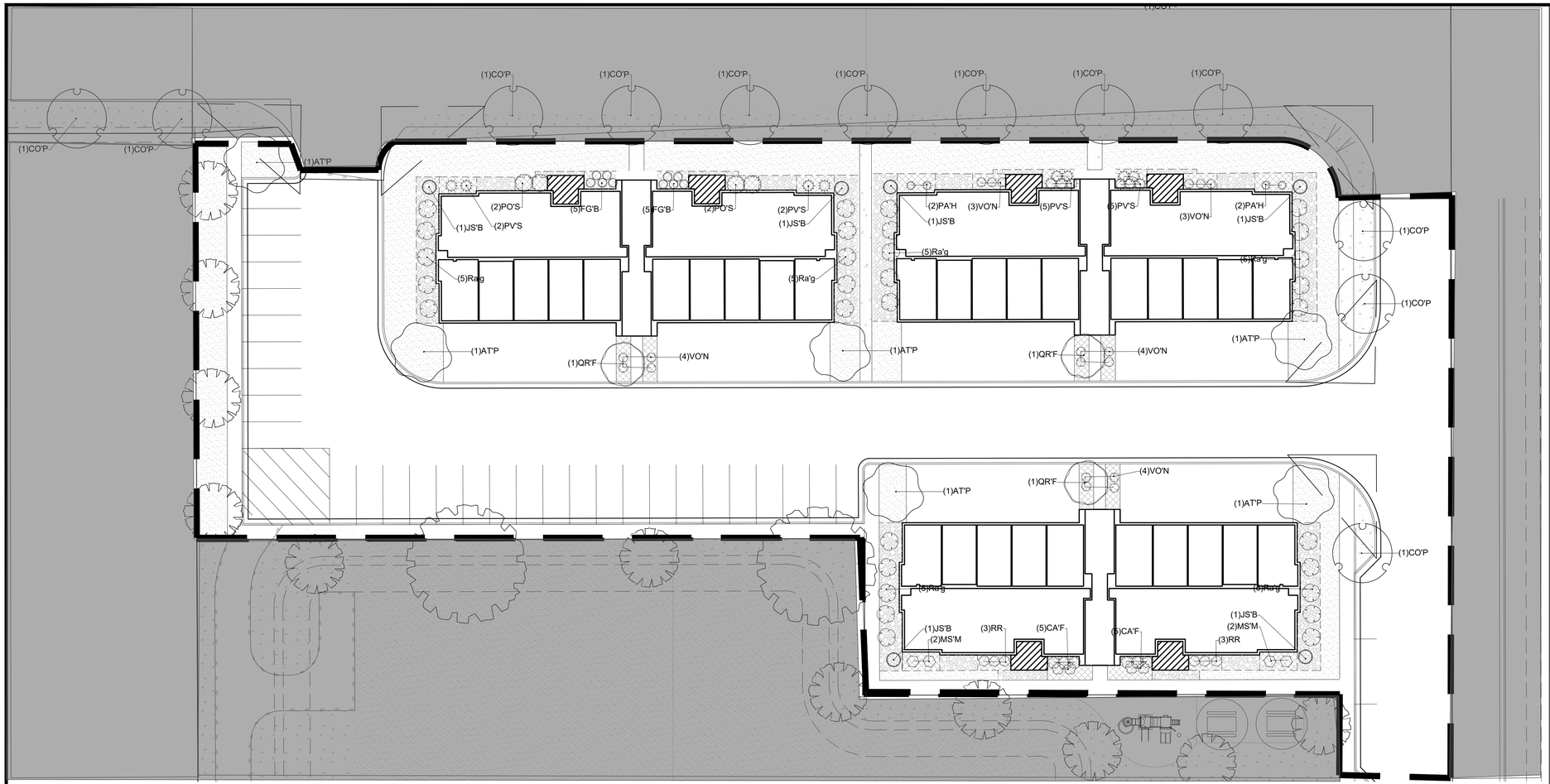
LICENSED LANDSCAPE ARCHITECT
TYLER
AINSWORTH
11/10/2020
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	JTA
PLOT DATE:	11/10/2020

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE TIMP POINT

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ISSUE DATE 11-10-2020 **PROJECT NUMBER** UT20037

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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT KEVIN AINSWORTH 8139417-5301 11/10/2020 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	JTA
PLOT DATE:	11/10/2020

LANDSCAPE PLAN

LP-102



Ammon (10 Plex)
Color 1



Ammon (10 Plex)
Color 2



Ammon (10 Plex)
Color 3



Ammon (10 Plex)
Color 4



Ammon
Back Elevation



Ammon
Side Elevation



Abby (10 Plex)
Color FF



Abby
Back Elevation





Abby
Side Elevation

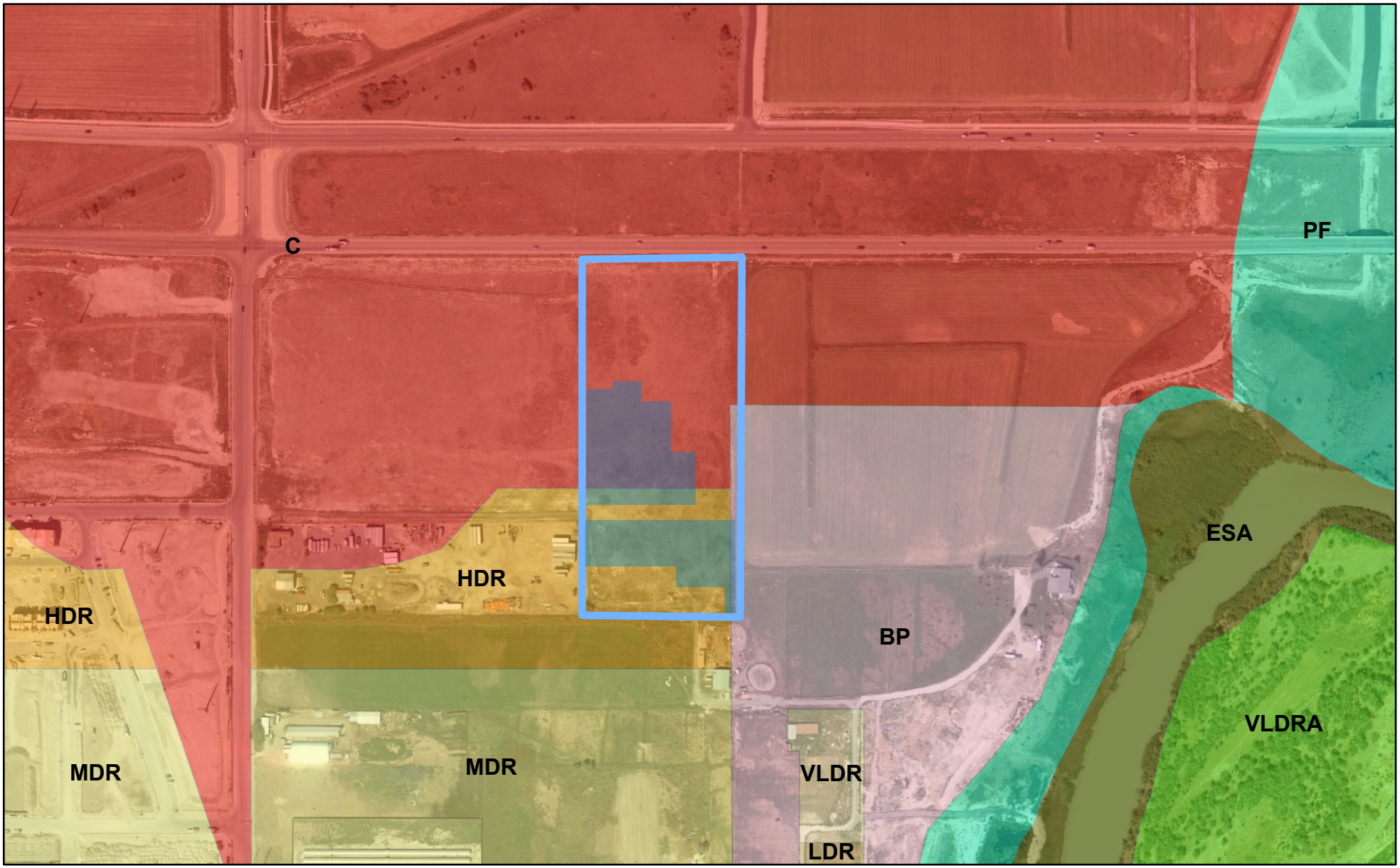


Abby (10 Plex)
Color HH

Abby (10 Plex)
Color GG

Timp Point Phase 2 Final Subdivision

General Plan

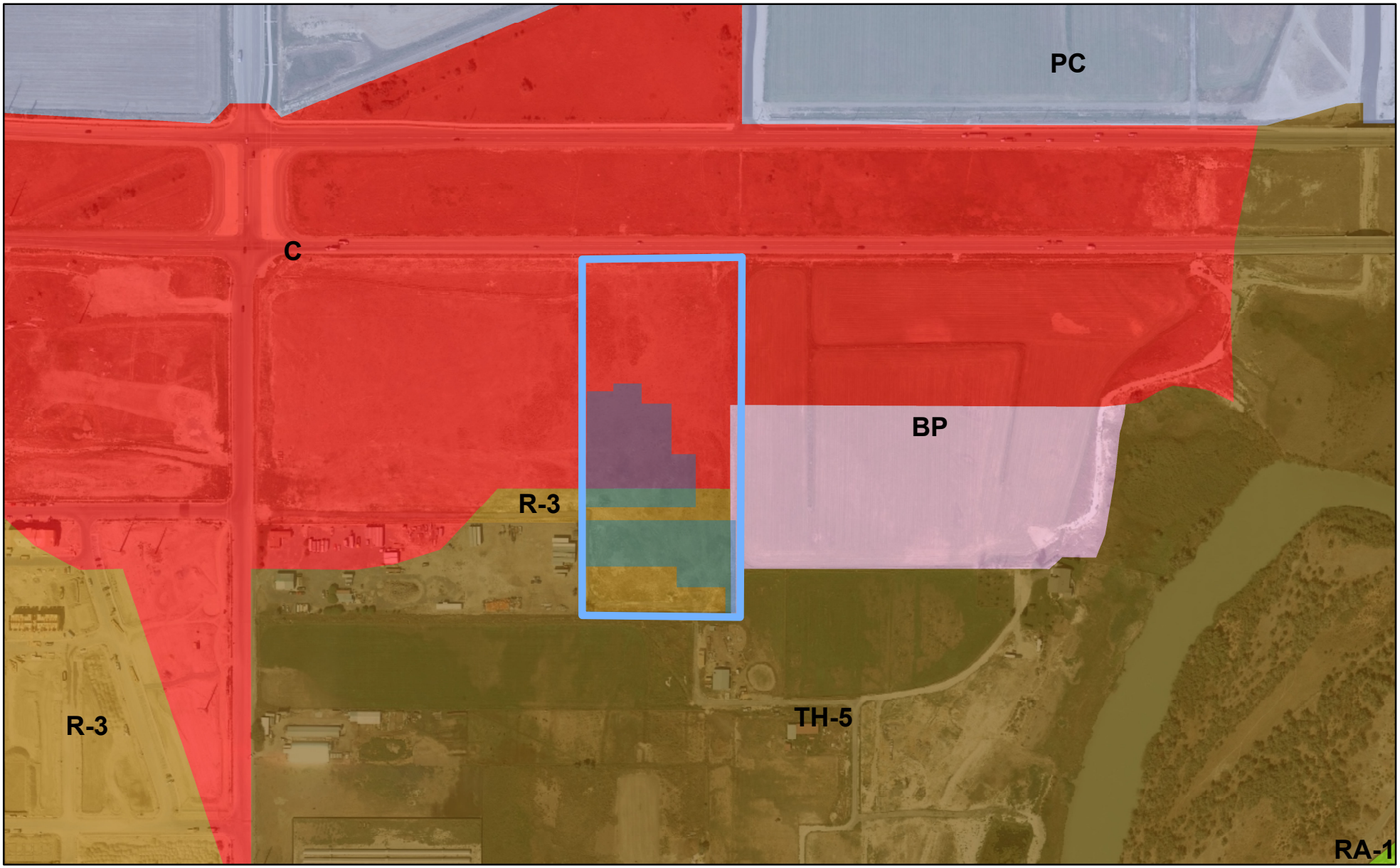


0 450 900 Feet

LEHI CITY

Timp Point Phase 2 Final Subdivision

Zoning



0 450 900 Feet

LEHI CITY

Timp Point Phase 2 Final Subdivision

Aerial



0 450 900 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-02, approval of a road name change on Holbrook Farms Plat D, changing the name of Drexler Drive to Indian Ford Drive.

Suggested Action:

Attachments:

CC Staff Report Indian Ford Drive Road Name Change 1.12.21.docx

Indian Ford Road Name Change DRC 12.16.20.docx

Res 2021-02.doc

Indian Ford Drive Road Name Change - narrative.pdf

Indian Ford Drive Road Name Change - preliminary plan.pdf

Indian Ford Drive Road Name Change - Aerial.pdf

INDIAN FORD DRIVE ROAD NAME CHANGE

CITY COUNCIL REPORT

Applicant	Boyer Company
Meeting Date	January 12, 2021
Requested Action/Purpose	Approval of a road name change on an approved plat.
Date of DRC Review	December 16, 2020

REQUIRED ACTION

City Council	Final approval

REPORT ANALYSIS

The applicant requests review and approval of the proposed road name change. The applicant proposes to change a portion of "Drexler Drive" to "Indian Ford Drive". The road would change names after it crosses 2700 North, as shown in the packet. The name of the road would recognize the historical significance of the area and will accommodate the future naming of development that will occur on the Hardman's property. The name Drexler Drive was included on Holbrook Farms Plat D when the plat was approved. The proposal would alter the name on the plat. A map showing the portion of Drexler Drive has been included in the packet and the change on the preliminary plat. Currently, no buildings address off this portion of Drexler Drive, so the change of the road names would not influence any existing addresses.

The DRC did not have any comments regarding changing the name of the road.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **NEUTRAL** to the City Council for the proposed Indian Ford Drive road name change. The recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

Indian Ford Drive Road Name Change
DRC Redline Comments

Boyer Company – requests review of a road name change on Holbrook Farms Plat D, changing the name of Drexler Drive to Indian Ford Drive.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 12/16/20
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Kim – Planning: No comment

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12, 2021

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

RESOLUTION #: 2021-02

A RESOLUTION CHANGING THE NAME OF THE ROADWAY FROM DREXLER DRIVE TO INDIAN FORD DRIVE.

WHEREAS, the applicant desires to change the name from Drexler Drive to Ford Drive; and

WHEREAS, their reasons include that the new name would recognize the historical significance of the area; and

WHEREAS, by changing the name no existing addresses would be affected.

NOW, THEREFORE, be it resolved by the Municipal Council of Lehi City, Utah, the name of the roadway from Drexler Drive to Indian Ford Drive.

Approved and Adopted by the City Council of Lehi City this 12th day of January, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

Indian Ford Drive Road Name Change

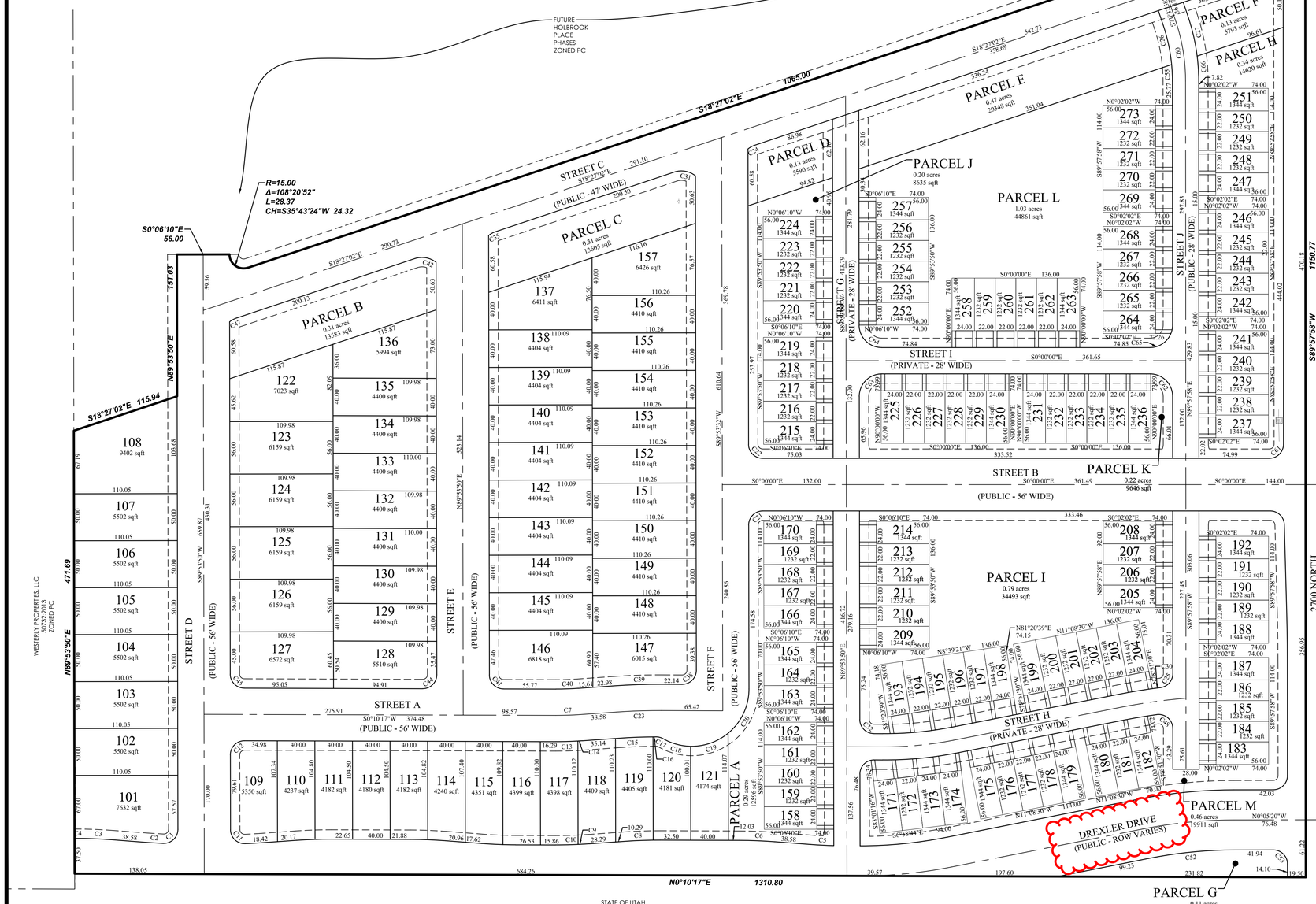
"We are requesting a change of the name of the road which is to be called Drexler Drive north of 2700 North at the request of Paul on Lora Hardman. The Hardman family owns a large parcel of property at the north end of the road. The Hardman's expressed to Boyer that the changing the name to Indian Ford Drive will highlight the historical significance of the area, and accommodate the future naming of development that occurs on their property. The crossing of the Jordan River north of the Hardman property in this area has long been utilized by Native Americans and early settlers of the Lehi area. This crossing was historically known as Indian Ford, hence the desire to change the name to Indian Ford Drive."

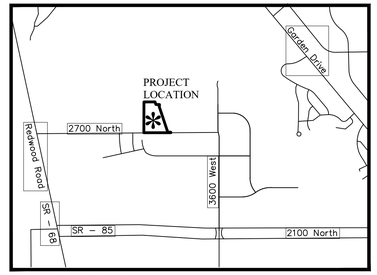
- Spencer Moffat, Boyer Company

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	92°35'23"	24.24	S43°48'29"E	21.69
C2	491.00	1°52'43"	16.10	S03°25'34"W	16.10
C3	511.89	4°27'47"	39.87	S02°07'51"W	39.86
C4	511.89	4°27'47"	39.87	S02°07'51"W	39.86
C5	491.00	2°52'04"	24.58	S02°55'53"W	24.57
C6	509.00	4°11'39"	37.26	S02°16'06"W	37.25
C7	353.00	4°11'39"	25.84	S01°55'33"E	25.83
C8	509.00	3°20'58"	29.76	S02°20'53"E	29.75
C9	491.00	1°22'35"	11.80	S03°20'05"E	11.80
C10	491.00	2°49'04"	24.15	N01°14'15"W	24.14
C11	15.00	92°02'22"	24.10	S43°52'39"W	21.59
C12	15.00	90°16'27"	23.63	N44°57'57"W	21.26
C13	391.00	3°28'08"	23.67	S01°33'47"E	23.67
C14	391.00	0°43'31"	4.95	N03°39'37"W	4.95
C15	609.00	3°26'36"	36.60	N02°18'05"W	36.59
C16	609.00	0°18'19"	3.25	N00°25'37"W	3.25
C17	61.00	28°47'24"	30.65	N15°28'24"E	30.33
C18	61.00	28°47'24"	30.65	N15°28'24"E	30.33
C19	61.00	40°36'37"	43.24	N19°13'37"W	42.34
C20	61.00	50°34'14"	53.84	N64°49'03"W	52.11
C21	15.00	90°06'10"	23.59	N45°03'05"W	21.23

Curve Table					
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C23	647.00	4°15'30"	48.09	N01°53'38"W	48.07
C24	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C25	15.00	82°56'29"	21.71	S48°33'46"E	19.87
C26	186.00	12°59'48"	42.19	N78°02'52"E	42.10
C27	214.00	11°16'19"	42.10	S77°11'08"W	42.03
C28	281.00	14°56'29"	73.28	N10°58'47"W	73.07
C29	24.00	12°35'50"	5.28	N02°47'23"E	5.27
C30	434.92	1°09'10"	8.75	S07°29'01"E	8.75
C31	24.00	57°01'48"	23.89	N10°03'52"E	22.91
C32	15.00	89°43'19"	23.49	S45°02'11"W	21.16
C35	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C38	15.00	90°18'24"	23.64	S44°56'58"E	21.27
C39	675.00	4°15'25"	50.15	S01°53'40"E	50.14
C40	325.00	4°11'39"	23.79	S01°55'33"E	23.79
C41	15.00	89°43'34"	23.49	S45°02'03"W	21.16
C42	24.00	57°01'48"	23.89	N10°03'53"E	22.91
C44	15.00	90°16'26"	23.63	S44°57'57"E	21.26
C45	15.00	89°43'33"	23.49	S45°02'03"W	21.16
C47	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C48	15.00	97°44'52"	25.59	N41°05'32"E	22.60

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C52	468.00	11°08'59"	91.07	S05°39'49"E	90.93
C53	15.00	90°03'18"	23.58	S44°56'19"W	21.22
C55	186.00	5°25'12"	17.60	N87°15'22"E	17.59
C60	200.00	18°25'00"	64.29	N80°45'28"E	64.01
C61	15.00	90°02'02"	23.57	S45°01'01"E	21.22
C62	24.00	88°17'09"	36.98	N45°49'24"E	33.43
C63	24.00	88°26'42"	37.05	N45°52'49"W	33.48
C64	24.00	89°52'49"	37.65	S44°56'24"W	33.91
C65	24.00	68°05'35"	28.52	S34°02'48"E	26.87
C66	214.00	7°08'41"	26.69	S86°23'38"W	26.67





VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	E
TOTAL AREA:	24.02 ACRES
SINGLE FAMILY LOTS:	57
TOWNHOMES	116
OPEN SPACE:	4.79 ACRES
DENSITY:	7.20 UNITS/ACRE
ROADWAY AREA:	8.10 ACRES
ROADWAY LENGTH:	9,248 FEET

ERU TABULATIONS:

VILLAGE E

ERU's PLANNED IN HOLBROOK PLACE	28
ERU's PLANNED IN HOLBROOK PLAT D	173
VILLAGE E ERU's REMAINING	3

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. PARCELS A,B,C,D,E AND F ARE PARCELS THAT ARE OWNED & MAINTAINED BY LEHI POWER
3. PARCELS B, C, D, E, AND F ARE TO BE OWNED & MAINTAINED BY LEHI CITY
3. PARCELS A, G, H, I, J, K, L, AND M ARE TO BE OWNED & MAINTAINED BY THE HOLBROOK H.O.A.
4. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 4.1. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
   - 4.2. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - 4.3. VALVES
   - 4.4. BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
   - 4.5. MANHOLES, BOXES AND RELATED DETAILS
   - 4.6. WATER & SEWER SERVICE DETAILS
   - 4.7. FIRE HYDRANTS
   - 4.8. LOT LINE UTILITY EASEMENTS
   - 4.9. STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
   - 4.10. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
   - 4.11. LOT ADRESSES
   - 4.12. CBR VALUES AND ROAD SUB-BASE
   - 4.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS
5. TRAIL TO BE BUILT A MIN. OF 7' AWAY FROM CURB ON ROAD C

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N S

HOLBROOK PLAT D PRELIMINARY PLAT BOUNDARY

A PORTION OF THE SE1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°57'58"W ALONG THE SECTION LINE 1,475.93 FEET AND NORTH 16.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, T4S, R1W, S.L.B.& M.; THENCE S89°57'58"W PARALLEL WITH AND 16.5 FEET PERPENDICULARLY NORTH OF THE SECTION LINE 1,150.77 FEET; THENCE N0°10'17"E PARALLEL WITH AND 16.5 FEET PERPENDICULARLY EAST OF THE 1/4 SECTION LINE 1,310.80 FEET TO THE 1/16TH (40 ACRE) LINE; THENCE N89°53'50"E ALONG THE 1/16TH (40 ACRE) LINE 471.69 FEET; THENCE S18°27'02"E 115.94 FEET; THENCE N89°53'50"E 151.03 FEET; THENCE S00°06'10"E 56.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET (RADIUS BEARS: S00°06'10"E) A DISTANCE OF 28.37 FEET THROUGH A CENTRAL ANGLE OF 108°20'52" CHORD: S35°43'24"W 24.32 FEET; THENCE S18°27'02"E 1,065.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 328.00 FEET A DISTANCE OF 79.80 FEET THROUGH A CENTRAL ANGLE OF 13°56'23" CHORD: S11°28'50"E 79.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET A DISTANCE OF 22.39 FEET THROUGH A CENTRAL ANGLE OF 85°31'23" CHORD: S47°16'20"E 20.37 FEET; THENCE N89°57'58"E 125.80 FEET; THENCE S18°33'00"E 24.78 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24.02 ACRES+/-

CALL BEFORE YOU DIG IT'S THE LAW BLUE STAKES 1-800-662-4111

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

Holbrook Plat D Preliminary

Lehi, Utah

PRELIMINARY PLAT

REVISION BLOCK

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

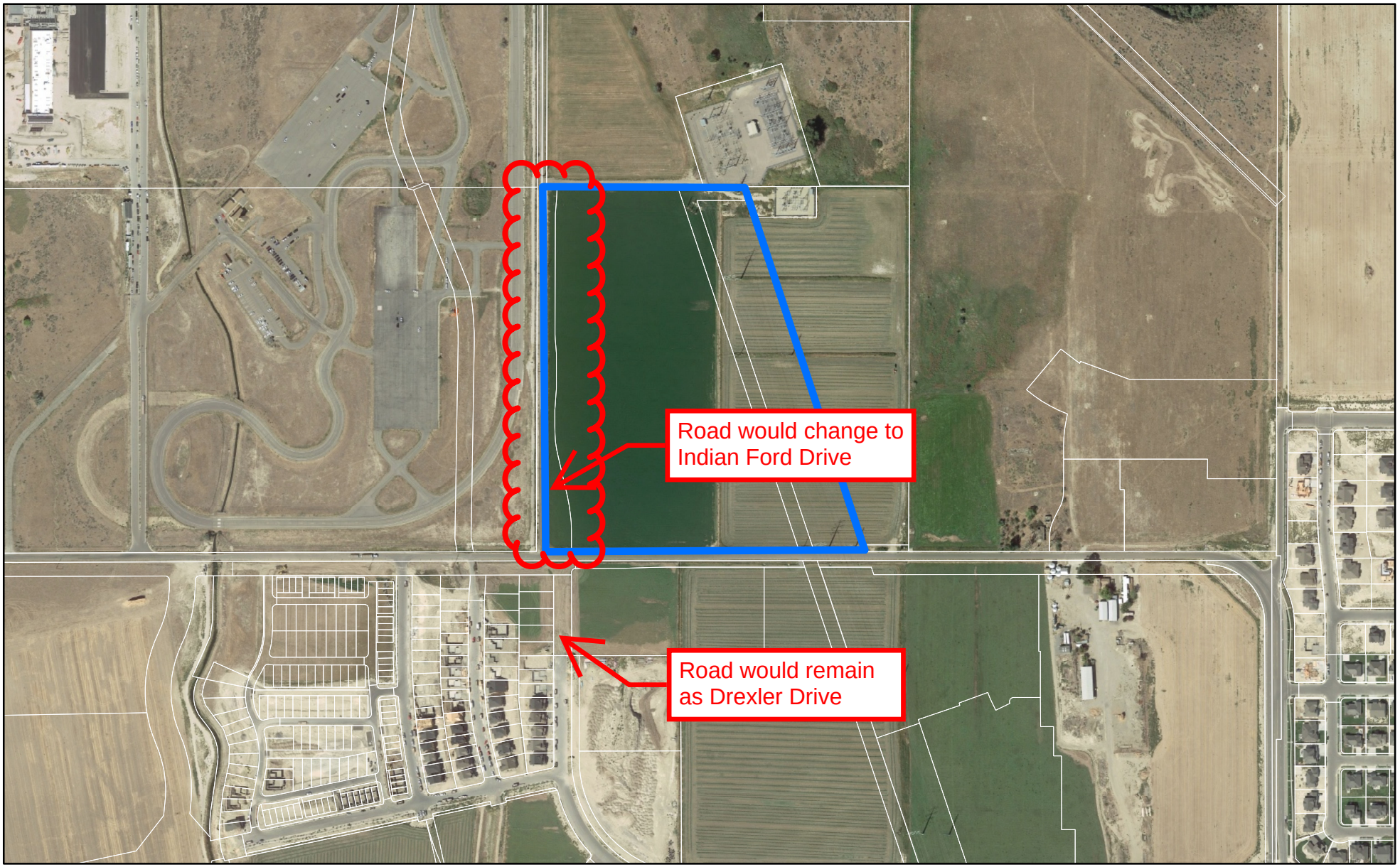
PRELIMINARY PLAT

Scale: 1"=60' | Drawn: TBM
Date: 10/24/2019 | Job #: 18-165
Sheet: C2

Z:_2018\18-165 Holbrook Village E West\design 18-165\dwg\sheet\Prelim\C2 - PRELIMINARY PLAT.dwg

Holbrook Farms Plat D Preliminary Subdivision

Aerial



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Hidden Canyon Plat D Phase 1, a 20-lot single-family development located north of Fox Canyon Road.

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Plat D Phase 1 Final Subdivision 01.12.21.docx

Hidden Canyon Plat D Phase 1 Final DRC 12.16.2020.docx

Hidden Canyon Plat D Phase 1.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PLAT D PHASE 1 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	North of Fox Canyon Road		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Medium Density Residential (MDR)		
Number of Lots/Units	20 Lots		
Adjacent Zoning and Land Use	*North*	PC (MDR)	Undeveloped- proposed phase D
	South	PC (MDR)	Hidden Canyon Phase C
	East	PC (MDR)	Undeveloped-proposed phase D
	West	PC (ESA)	Open Space
Date of DRC Review	December 16, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.120. Application Requirements for Final Subdivision Plat.

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of Utah and shall be presented in India ink on reproducible Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

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
December 10, 2019	City Council approved the Hidden Canyon Plat C&D Preliminary Subdivision with 163 lots.

REPORT ANALYSIS

The applicant requests final subdivision approval of Hidden Canyon Plat D Phase 1, a proposed 20 lot single-family development located north of Fox Canyon Road in Central Canyon. The Area Plan designates this area as Medium Density Residential which allows a density up to 6 units per acre. The proposed final subdivision has a density of 2.9 units per acre which falls under the Low-Density Residential Designation. Staff supports lower density in the canyon areas as it reduces the amount of grading and lowers the number or residents in areas with more limited access.

In December 2019, City Council approved a preliminary subdivision for both Plat C and D. The applicant recently submitted a new preliminary subdivision application to change the layout of Plat D. This portion of Plat D matches the previously approved preliminary subdivision, allowing it to move forward for final subdivision approval.

The Area Plan states that all cul-de-sacs can have a maximum length of 600 feet and cul-de-sacs in the canyon areas can go up to 1,500 feet. At 539 feet, this cul-de-sac does not extend beyond the maximum.

The DRC had two redline comments:

1. Show all weather access to sewer and SD manholes on Chaco Drive.
2. Update easement to say "Public Utility and Roadway Construction Easement"

Please consider including both comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Hidden Canyon Plat D Phase 1 final subdivision including the DRC comments from December 16, 2020. This recommendation is based on the following findings:

1. The proposed Hidden Canyon Plat D Phase 1 Final Subdivision matches the previously approved preliminary subdivision.
2. The proposed Hidden Canyon Plat D Phase 1 final subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Hidden Canyon Plat D Phase 1 final subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Hidden Canyon Plat D Phase 1 Final Subdivision
DRC Redline Comments

*Fieldstone Homes- requests final subdivision review of **Canyon Point Plat D Phase 1**, a 20-lot single- family development located north of Fox Canyon Road.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Matthew Loveland, Jared Ford
Date of Plans Reviewed: **12/07/2020**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: see prior to precon comment 1
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Show all weather access to sewer and SD manholes on Chaco Drive.

Trent – Parks: No comments
Gary – Building/Inspections:
JD – Streets: No comments
Ross – Engineering:
2. Update easement to say "Public Utility and Roadway Construction Easement"

Kim – Planning: No comments

PRIOR TO PRECONSTRUCTION MEETING:
1. Complete overall power design with new layout and power department approval
2. Provide easements for the off-site sewer and storm drain lines either on the plat or with separate metes and bounds descriptions on the city standard recordable easement template
3. Provide an engineer's cost estimate for the cost of all improvements.
4. 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).
5. 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.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
12. Address any comments or conditions from City Council approval.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
14. 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. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12th

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

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 1 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
December 5, 2020

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-201	PHASE 1 GRADING BOUNDARY
C-300	UTILITY PLAN
C-301	ELECTRICAL PLAN
C-400	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE CHACO CIRCLE
PP-2	PLAN AND PROFILE CHACO CIRCLE / CHACO DIRVE
PP-3	PLAN AND PROFILE FOX CANYON 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.

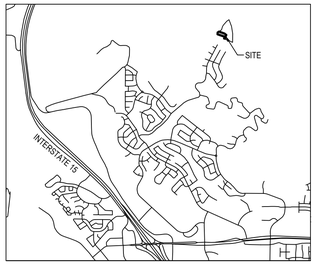
NOTICE TO DEVELOPER/ CONTRACTOR

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.

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:
MATHEW LOVELAND
PHONE: 801-884-3597

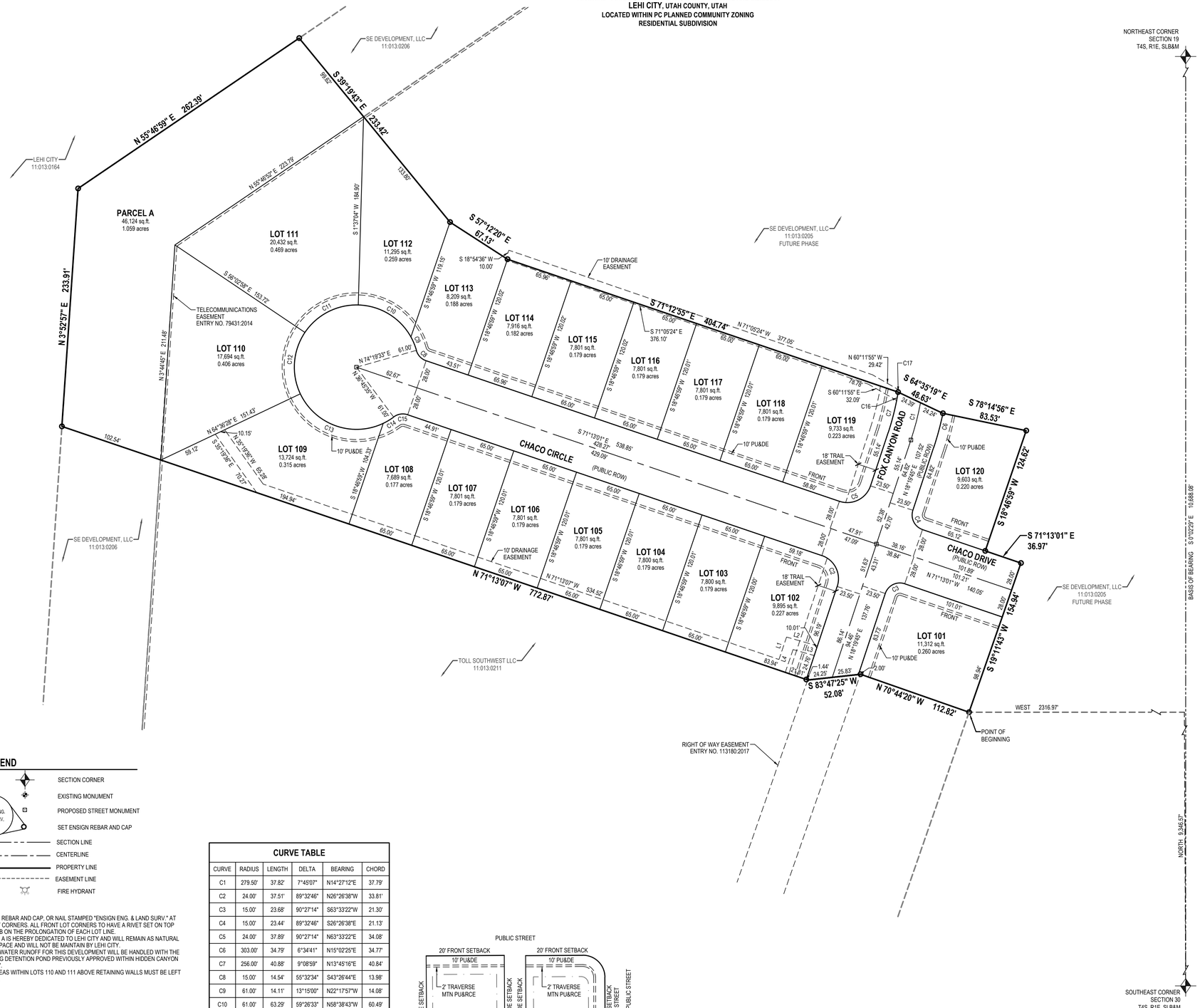
HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

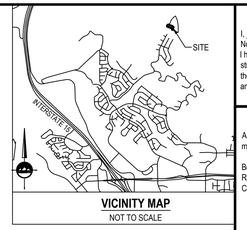
FOR REVIEW

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

HIDDEN CANYON PHASE D PLAT 1

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





VICINITY MAP
NOT TO SCALE

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 1, 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 9,346.57 feet and West 2,316.97 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 70°44'20" West 112.82 feet;
thence South 83°47'25" West 52.08 feet;
thence North 71°13'07" West 772.87 feet;
thence North 03°52'57" East 233.91 feet;
thence Nort 55°46'59" East 262.39 feet;
thence South 39°19'43" East 233.42 feet;
thence South 57°12'20" East 67.13 feet;
thence South 71°12'55" East 404.74 feet;
thence South 64°36'19" East 48.63 feet;
thence South 78°14'56" East 83.53 feet;
thence South 18°46'59" West 124.62 feet;
thence South 71°13'01" East 36.97 feet;
thence South 19°11'43" West 154.94 feet to the point of beginning.

Contains 301,288 Square Feet or 6.917 Acres and 20 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 1

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

FOR REVIEW

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)

LEGEND

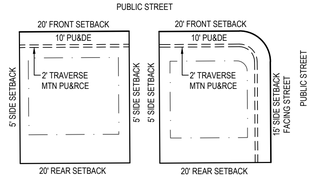
- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

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. PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAIN BY LEHI CITY.
3. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
4. ANY AREAS WITHIN LOTS 110 AND 111 ABOVE RETAINING WALLS MUST BE LEFT NATIVE.

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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	279.50'	37.82'	7°45'07"	N14°27'12"E	37.79'
C2	24.00'	37.51'	89°32'46"	N26°26'38"W	33.81'
C3	15.00'	23.68'	90°27'14"	S63°33'22"W	21.30'
C4	15.00'	23.44'	89°32'46"	S26°26'38"E	21.13'
C5	24.00'	37.89'	90°27'14"	N63°33'22"E	34.08'
C6	303.00'	34.79'	6°34'41"	N15°02'25"E	34.77'
C7	256.00'	40.88'	9°08'59"	N13°45'16"E	40.84'
C8	15.00'	14.54'	55°32'34"	S43°26'44"E	13.98'
C9	61.00'	14.11'	13°15'00"	N22°17'57"W	14.08'
C10	61.00'	63.29'	59°26'33"	N58°38'43"W	60.49'
C11	61.00'	61.37'	57°38'52"	S62°48'35"W	58.82'
C12	61.00'	63.20'	59°21'52"	S4°18'13"W	60.41'
C13	61.00'	95.93'	90°06'15"	S70°25'51"E	86.35'
C14	61.00'	12.01'	11°16'37"	N58°52'43"E	11.99'
C15	15.00'	14.54'	55°32'34"	S81°00'42"W	13.98'
C16	256.00'	8.26'	1°50'52"	N10°06'13"E	8.26'
C17	256.00'	2.38'	0°32'01"	N8°54'46"E	2.38'



TYPICAL BUILDING SETBACKS

LAND USE TABLE		
LOT AREA	= 4.539 AC	66%
ROADWAYS	= 1.319 AC	19%
OPEN SPACE	= 1.059 AC	15%
TOTAL AREA	= 6.917 AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 20
DENSITY: 2.9 UNITS / ACRE

OWNER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597



HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 12/5/20

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

HIDDEN CANYON PHASE D PLAT 1

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	x	EXISTING FENCE
WM	EXISTING WATER METER	X	PROPOSED FENCE
WM	PROPOSED WATER METER		EXISTING FLOW LINE
W	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
W	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	sd	EXISTING STORM DRAIN LINE
WV	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN LINE
WV	PROPOSED WATER VALVE	RD	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT	HWL	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	ss	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	SS	PROPOSED SANITARY SEWER LINE
SWV	PROPOSED SECONDARY WATER VALVE	ss	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	ld	EXISTING LAND DRAIN LINE
IRR	EXISTING IRRIGATION VALVE	LD	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	LD	PROPOSED LAND DRAIN SERVICE LINE
S	EXISTING SANITARY SEWER MANHOLE	w	EXISTING CULINARY WATER LINE
S	PROPOSED SANITARY SEWER MANHOLE	W	PROPOSED CULINARY WATER LINE
CO	EXISTING SANITARY CLEAN OUT	w w	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	sw	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	sw	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	irr	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	IRR	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	ohp	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	e	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	g	EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT	t	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
E	EXISTING ELECTRICAL MANHOLE	SF	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	LOD	LIMITS OF DISTURBANCE
TR	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
G	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
GV	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
T	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	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
XXXX.XX TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
TBC XXXX.XX	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.

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HIDDEN CANYON PHASE D PLAT 1 SUBDIVISION

LEHI, UTAH

FOR REVIEW

GENERAL NOTES

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

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. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

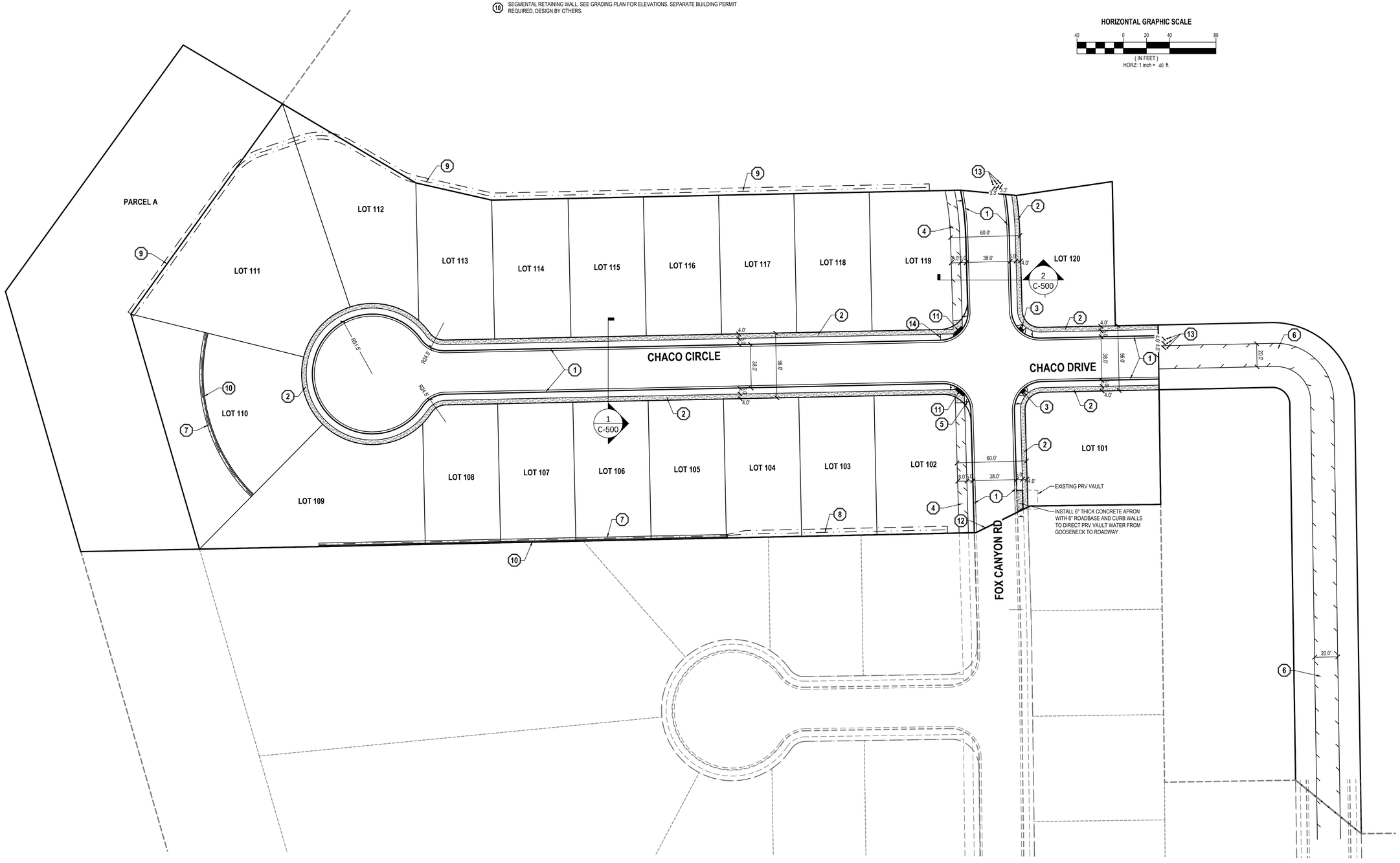
1. INSTALL 24" COLLECTION CURB & GUTTER PER LEHI CITY STDS. SEE SHEET C-501.
2. CONCRETE SIDEWALK PER LEHI CITY STDS. SEE SHEET C-501.
3. ACCESSIBLE RAMP PER LEHI CITY STDS.
4. INSTALL 8' ASPHALT TRAIL PER LEHI CITY STANDARDS.
5. INSTALL STREET SIGN PER LEHI CITY STDS.
6. 20' TEMPORARY ASPHALT ROAD. 2.5" ASPHALT / 6" ROADBASE
7. 2' WATERWAY PER DETAIL 4/C-500.
8. 6' x .75" DRAINAGE SWALE PER DETAIL 6/C-500.
9. 6' x 1.25" DRAINAGE SWALE PER DETAIL 5/C-500.
10. SEGMENTAL RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS. SEPARATE BUILDING PERMIT REQUIRED, DESIGN BY OTHERS.
11. 8' WIDE ACCESSIBLE RAMP PER LEHIT CITY STDS.
12. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
13. INSTALL PROTECTIVE BOLLARD. SEE DETAIL 3/C-500.
14. INSTALL "NO OUTLET" SIGN PER LEHI CITY STDS.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.



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HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

FOR REVIEW

SITE PLAN

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

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'

GENERAL NOTES

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

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" NYLOPLAST DRAIN BASIN PER MANUFACTURER'S RECOMMENDATIONS. SEE SHEET C-505.
2. INSTALL TEMPORARY GRAVEL ACCESS FOR SDMH.

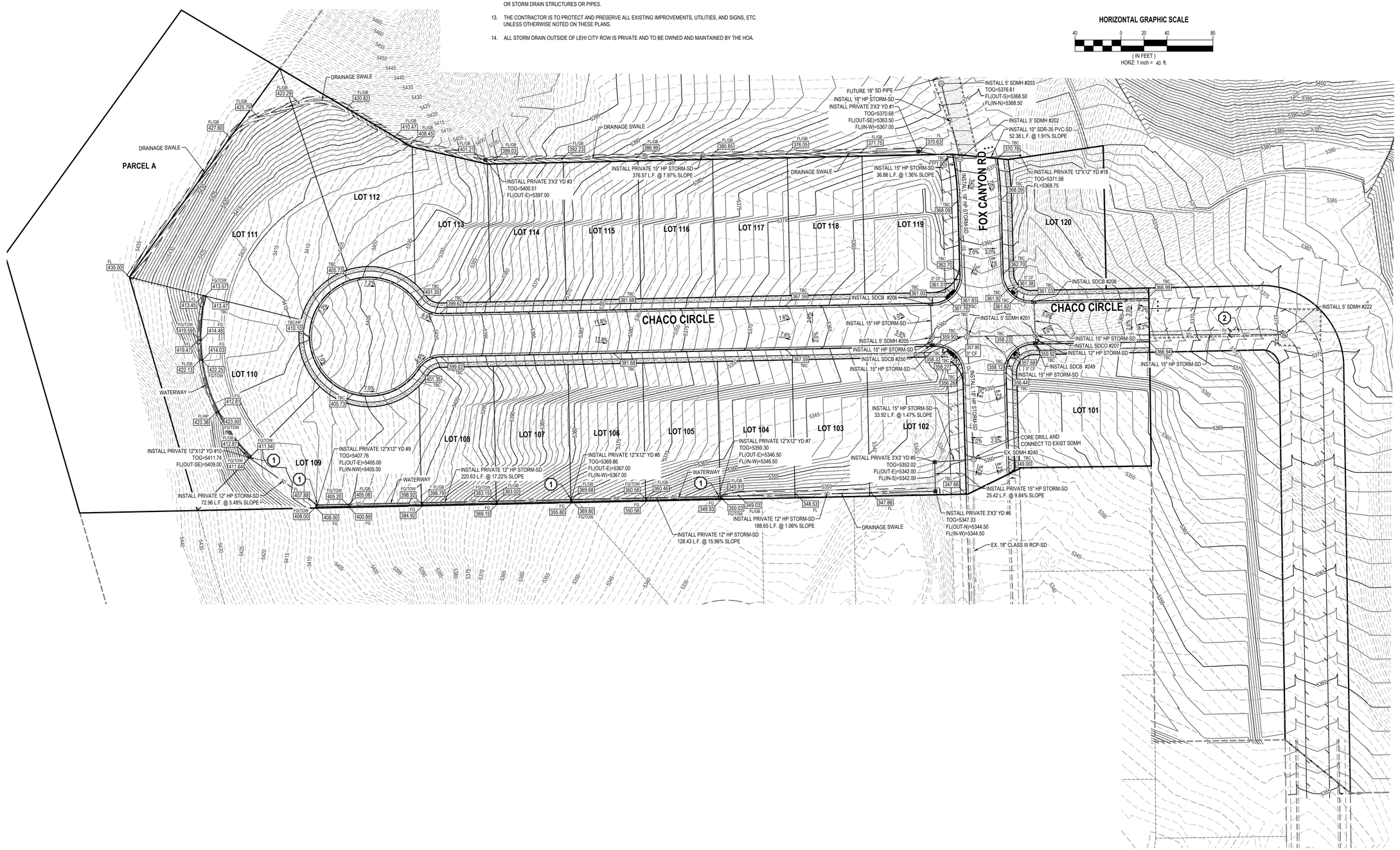
NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



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PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION

LEHI, UTAH

FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-200

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BENCHMARK

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

ELEV = 4948.88'

PARCEL A

LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120

CHACO CIRCLE

CHACO DRIVE

FOX CANYON ROAD

PHASE 1 GRADING BOUNDARY

PHASE 1 GRADING BOUNDARY

PHASE 1 GRADING BOUNDARY

PHASE 1 GRADING BOUNDARY

PHASE 1 GRADING BOUNDARY

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION

LEHI, UTAH

FOR REVIEW

PHASE 1 GRADING BOUNDARY

PROJECT NUMBER	PRINT DATE
8439B	12/5/20
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-201

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BENCHMARK

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

ELEV = 4948.88'

GENERAL NOTES

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

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 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
5. INSTALL 1" PRESSURIZED IRRIGATION WATER SERVICE WITH METER PER LEHI CITY STANDARDS.
6. INSTALL 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. INSTALL 4" TEMPORARY BLOW OFF VALVE WITH DRAIN PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE WITH PROTECTION.
10. INSTALL 2" TEMPORARY BLOW OFF VALVE WITH DRAIN AND PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP AND MARK FOR FUTURE USE.
11. INSTALL 4" POTABLE WATER BLOW OFF VALVE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
12. INSTALL 6" FL CROSS AND 6"X4" TEE W/THRUST BLOCK PER DETAIL 7/C-500.
13. INSTALL 8" PI CROSS AND (4) 8" GATE VALVES PER LEHI CITY STANDARDS AND SPECIFICATIONS.
14. INSTALL TEMPORARY GRAVEL ACCESS ROAD PER LEHI CITY STANDARDS. SEE SHEET C-501

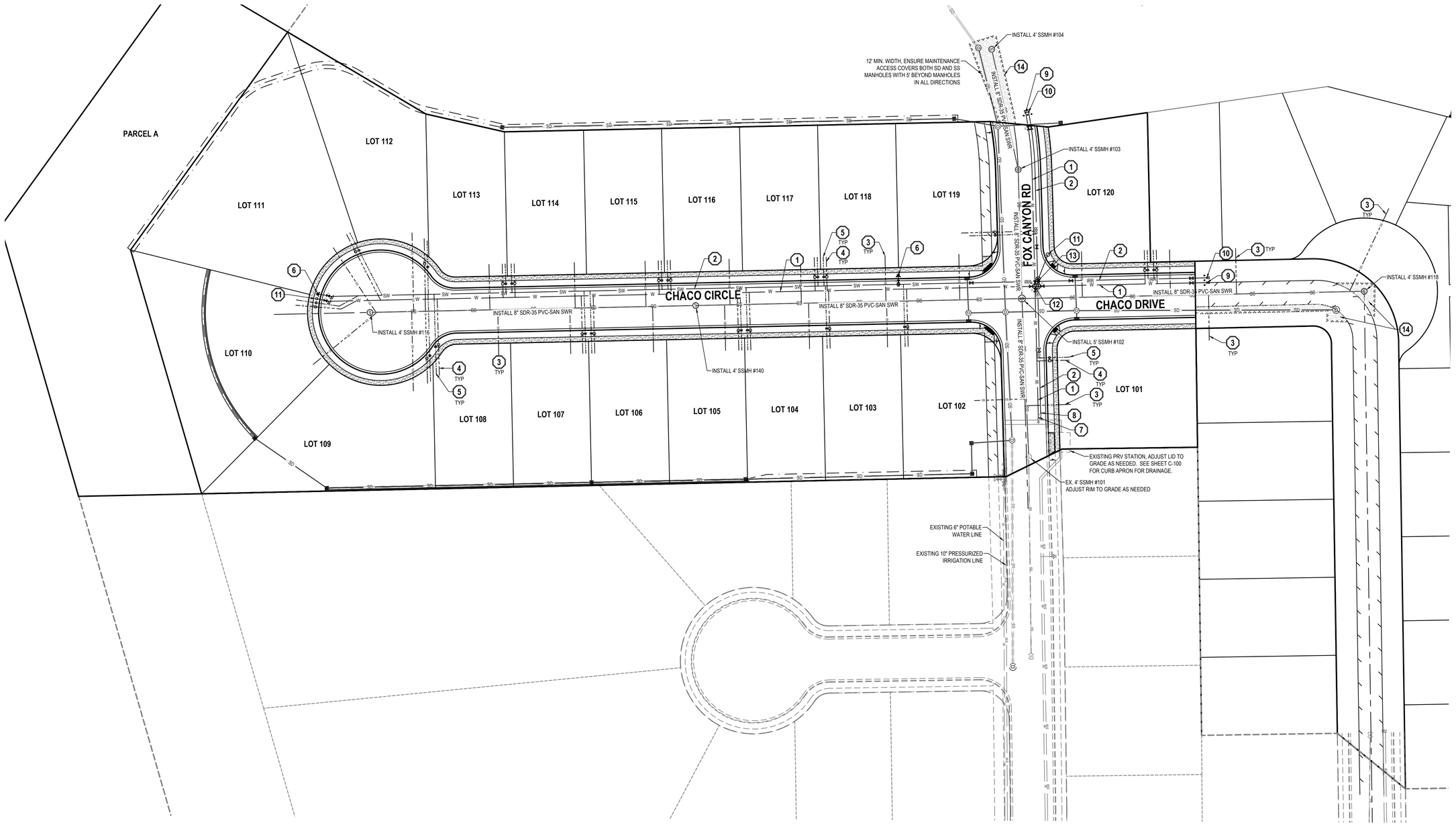
NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



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PLAT 1 SUBDIVISION

LEHI, UTAH

FOR REVIEW

UTILITY PLAN

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C-300

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BENCHMARK

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

ELEV = 4948.88'

GENERAL NOTES

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

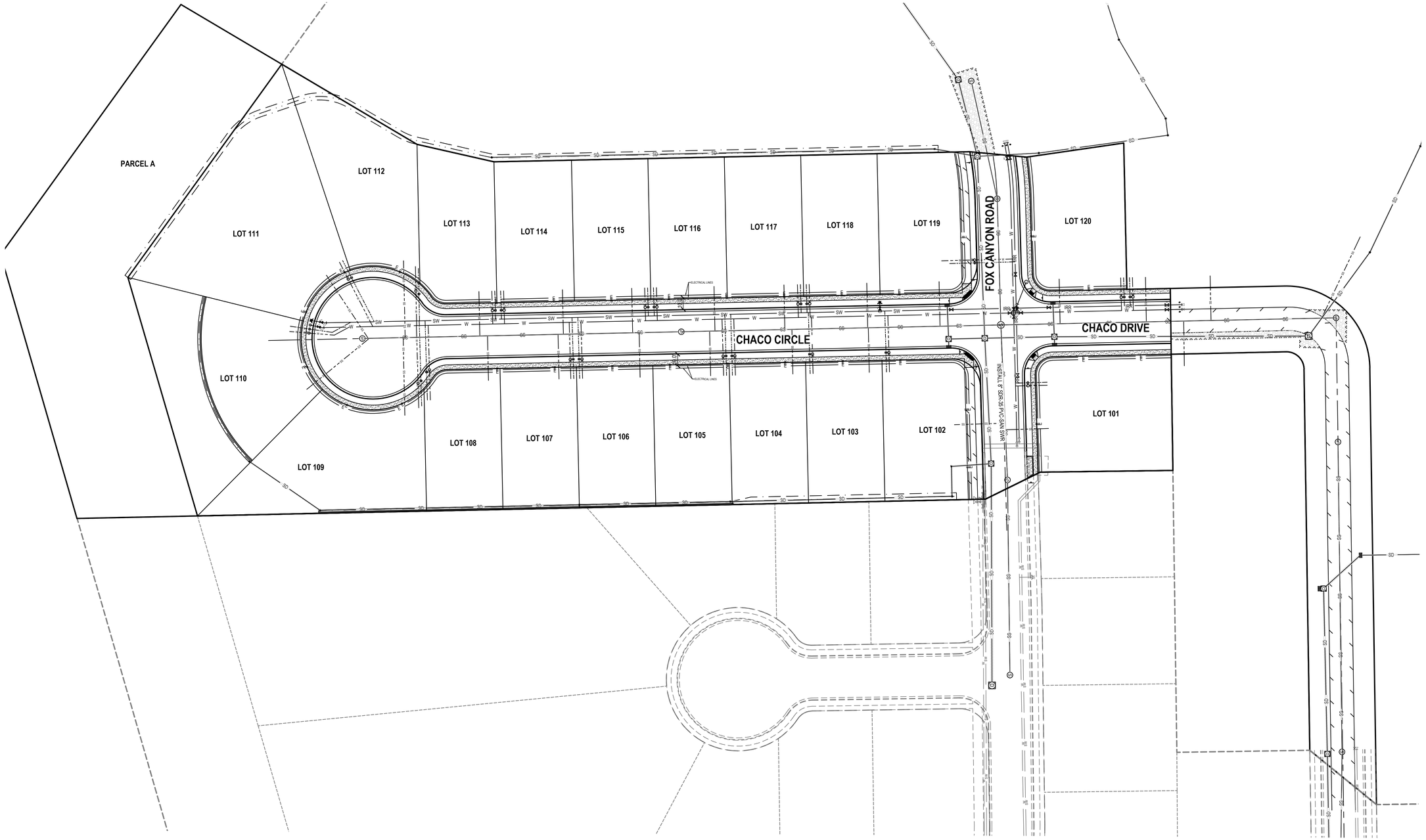
NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.



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LEHI, UTAH

FOR REVIEW

ELECTRICAL PLAN

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BENCHMARK

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

ELEV = 4948.88'

GENERAL NOTES

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

SCOPE OF WORK:

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

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

PARCEL A

LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120

CHACO CIRCLE

CHACO DRIVE

FOX CANYON ROAD

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

RE-VEGETATION

RE-VEGETATION AREA - APPROX 0.44 ACRES

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

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

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

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



Exhibit A
Re-vegetated slope indicated reached 70% cover after 3 years on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.



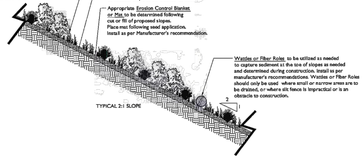
RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sandberg bluegrass	3.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

Exhibit C, Slope Re-Vegetation Study



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EROSION CONTROL PLAN

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PRINT DATE 12/5/20
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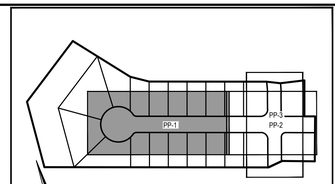
BENCHMARK

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

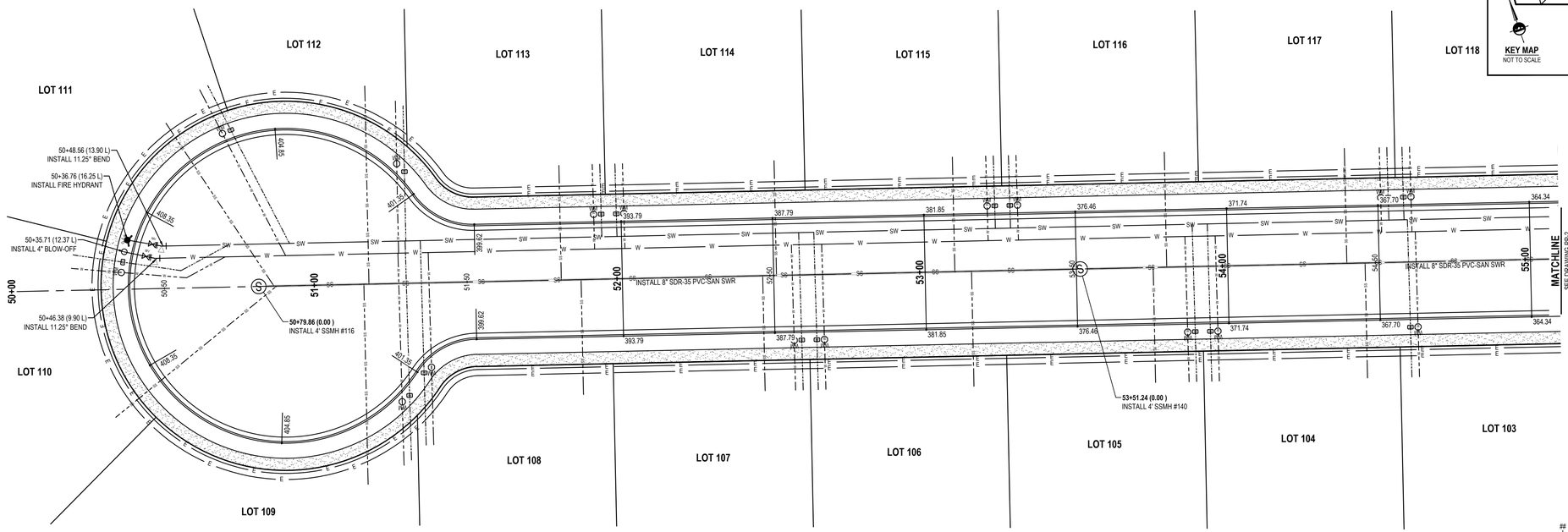
ELEV = 4948.88'

NOTES:

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



KEY MAP
NOT TO SCALE

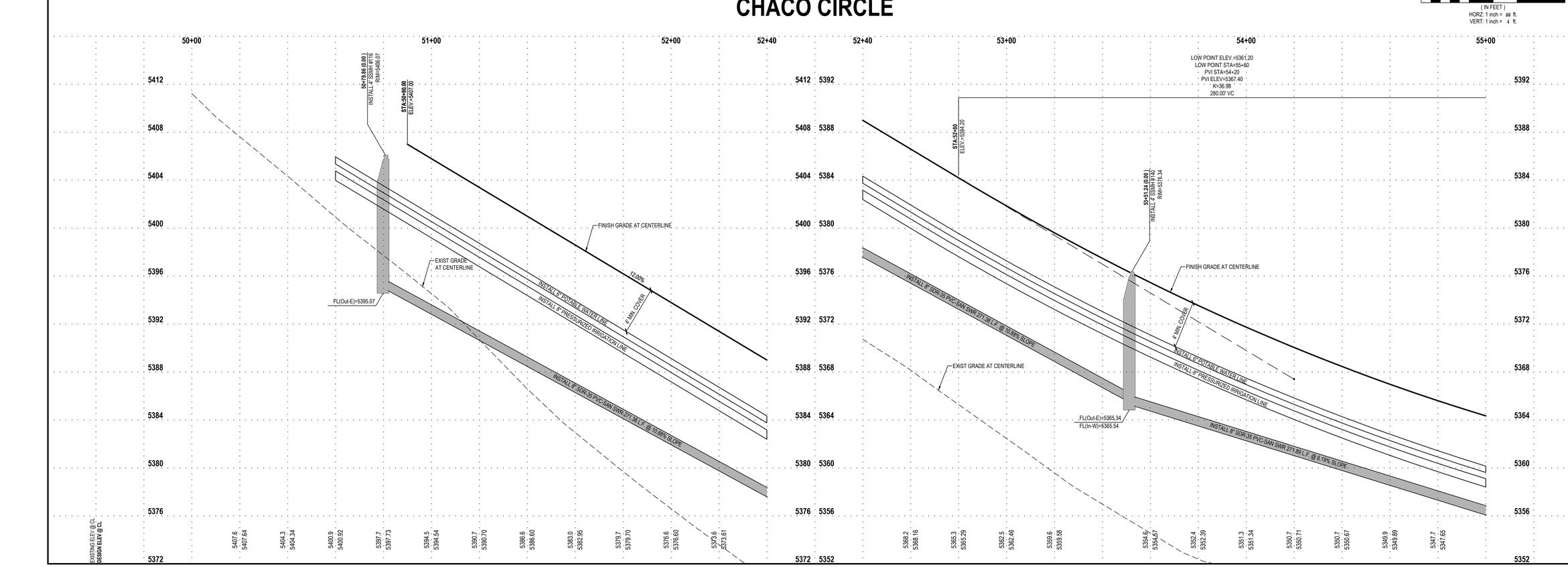


CHACO CIRCLE

HORIZONTAL GRAPHIC SCALE

0 ## ##

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



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CHACO CIRCLE
PLAN AND PROFILE

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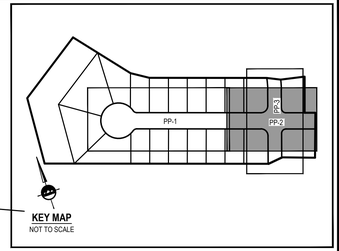
BENCHMARK

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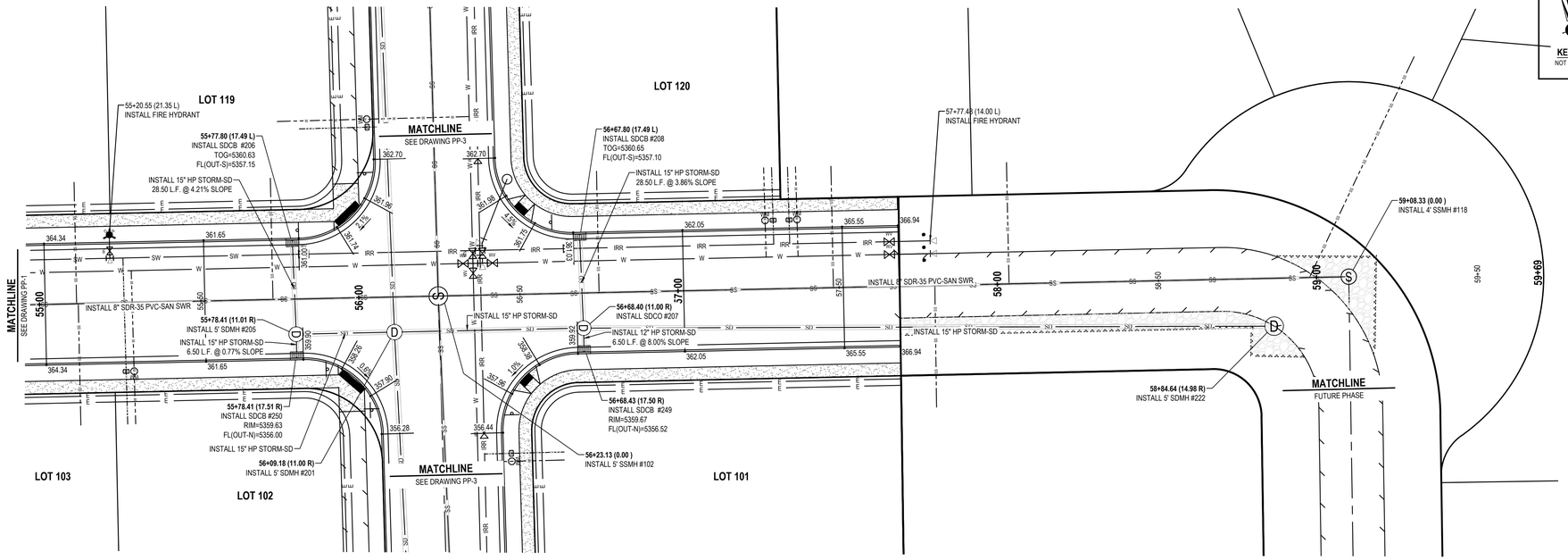
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KEY MAP
NOT TO SCALE

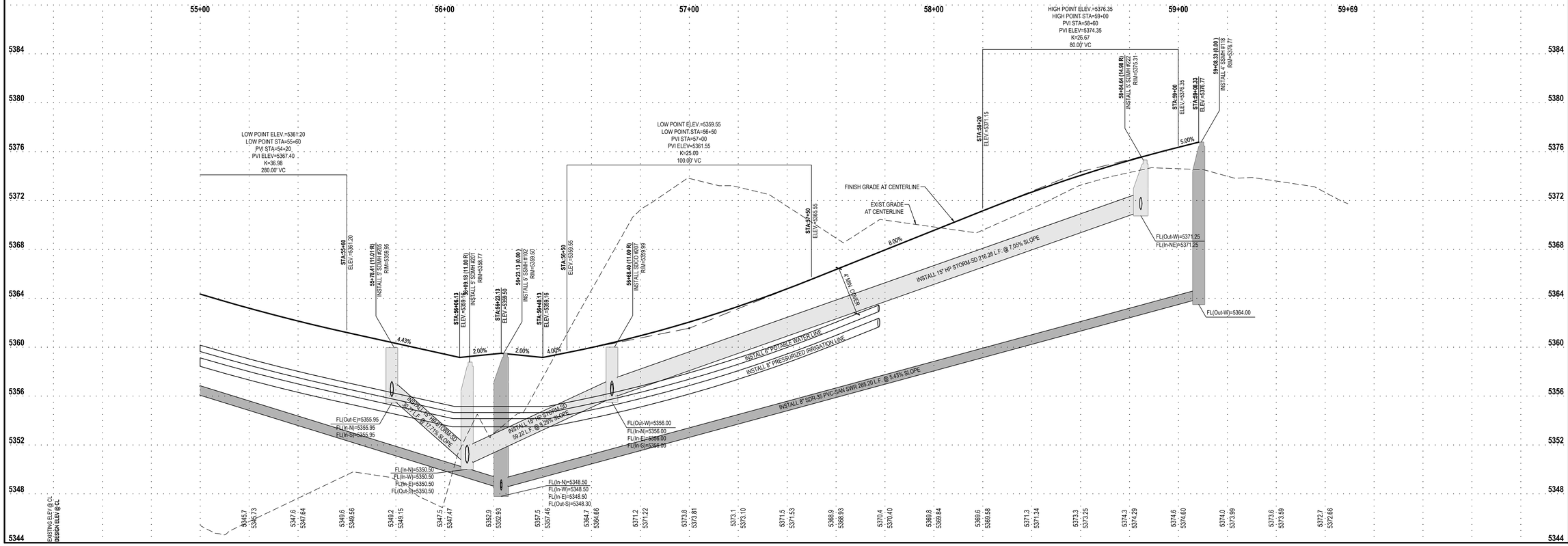


CHACO CIRCLE / CHACO DRIVE

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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FOR REVIEW

CHACO CIRCLE / CHACO DRIVE
PLAN AND PROFILE

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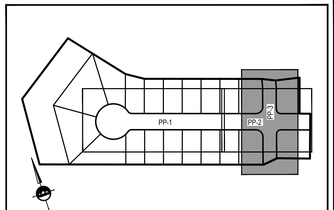
BENCHMARK

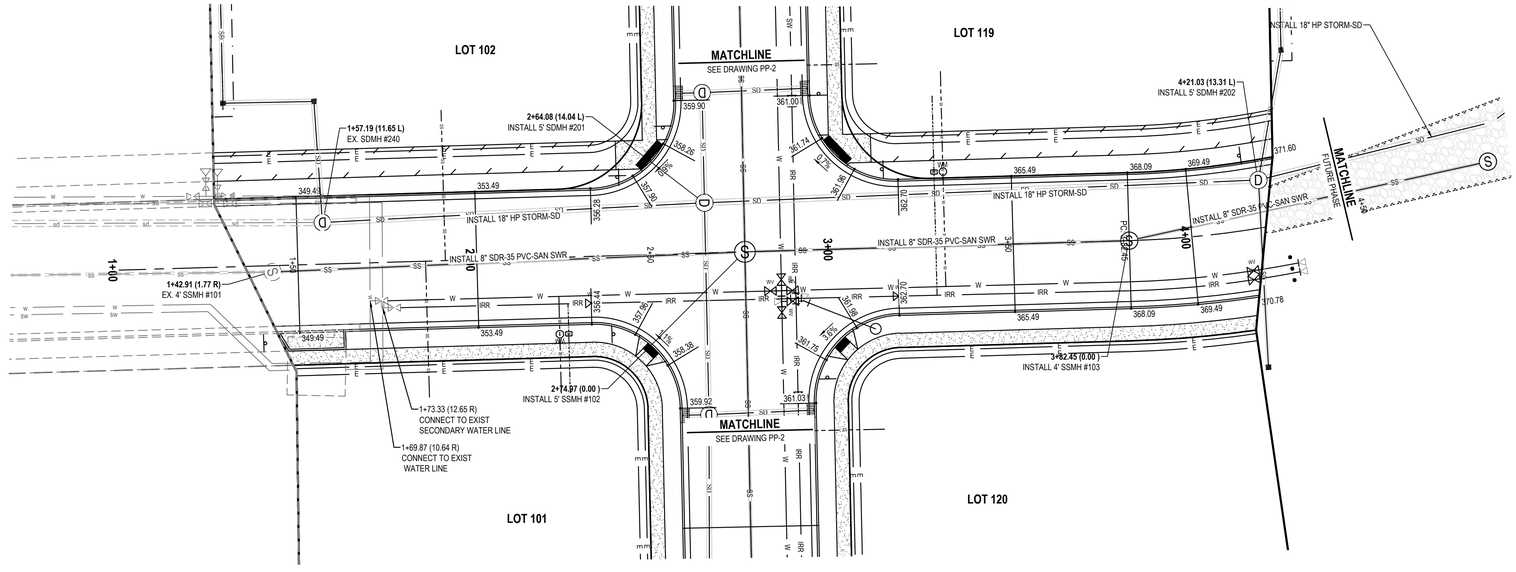
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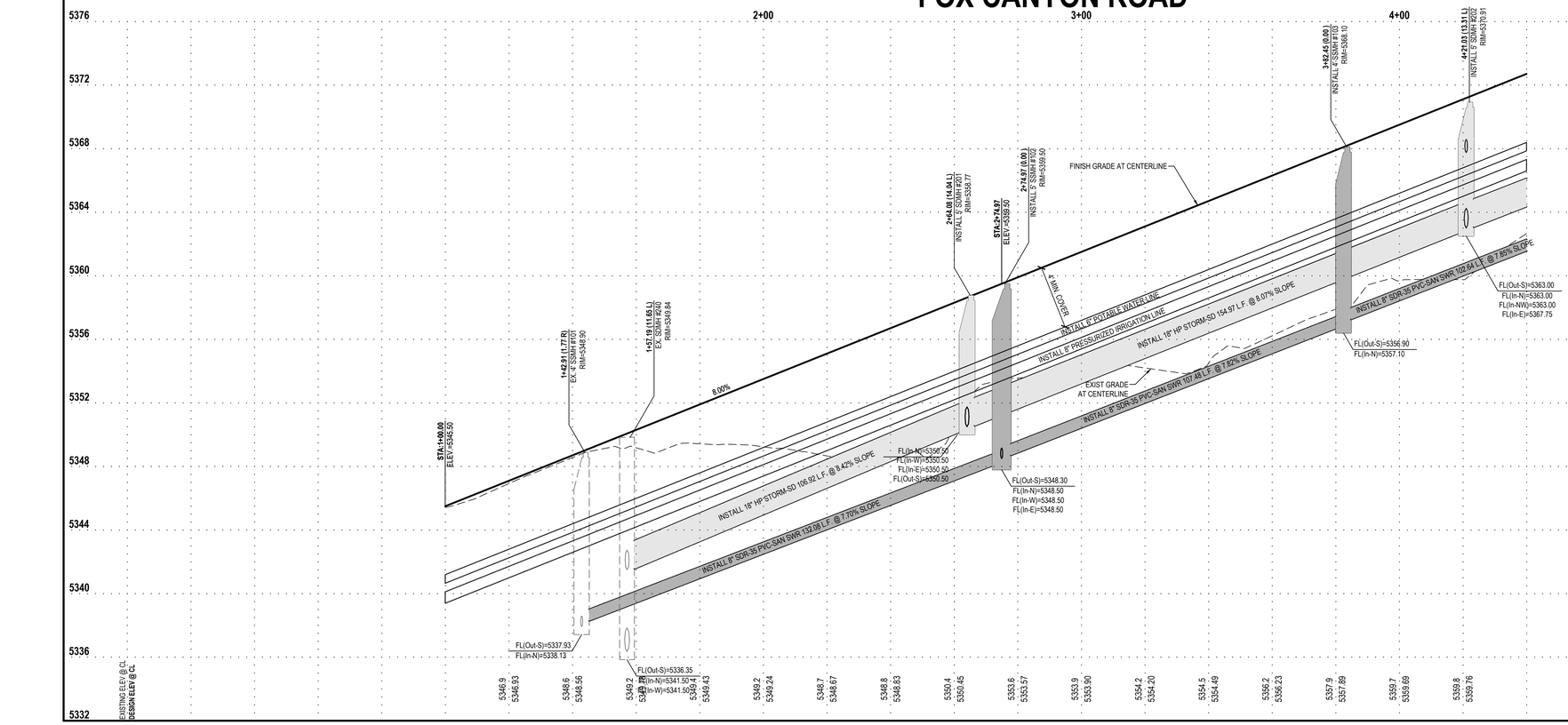
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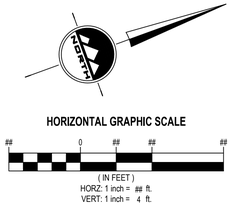
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FOX CANYON ROAD





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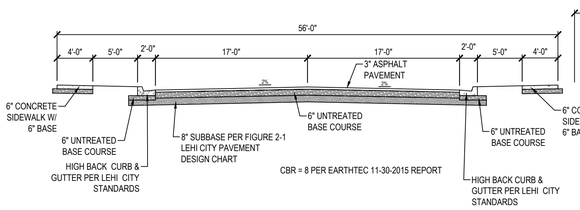
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FOX CANYON ROAD
PLAN AND PROFILE

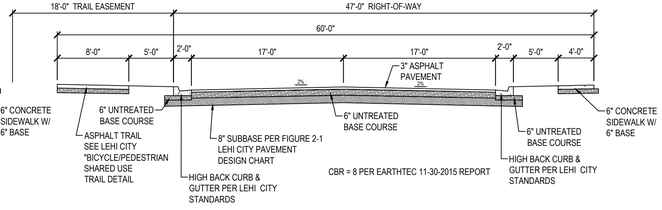
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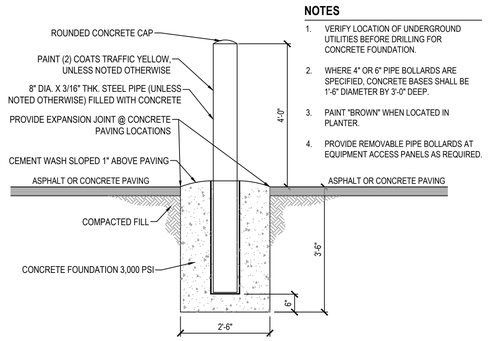
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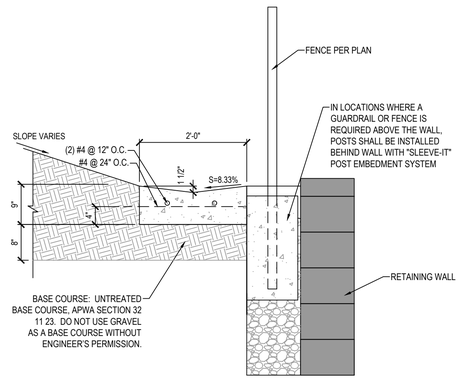
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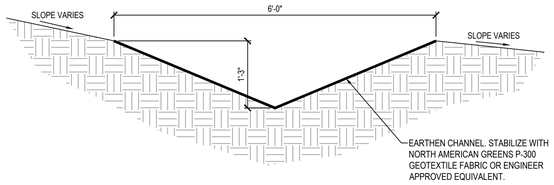
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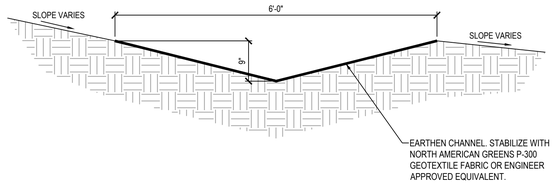
4 2' WATERWAY

SCALE: NONE



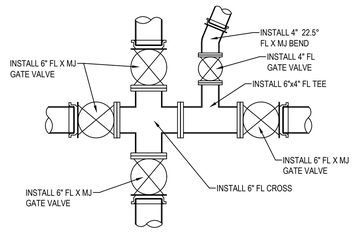
5 6' X 1.25' DRAINAGE SWALE

SCALE: NONE



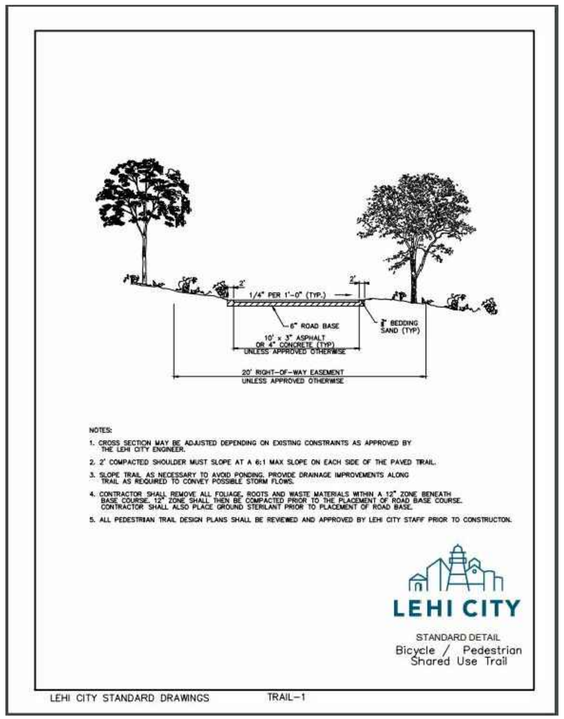
6 6' X .75' DRAINAGE SWALE

SCALE: NONE



7 6" CROSS AND 6"x4" TEE W/ VALVES

SCALE: NONE



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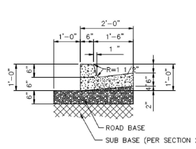
HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

FOR REVIEW

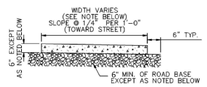
DETAILS

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-500



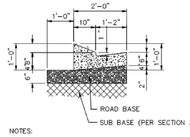
HIGH BACK CURB & GUTTER

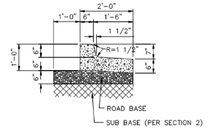


NOTES:

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

SIDEWALK



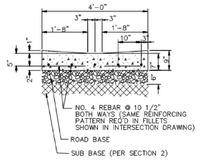


REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

GENERAL NOTES:

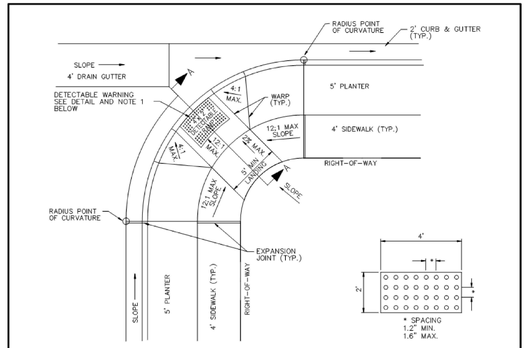
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 56' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET, FOR EXAMPLE, THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

LEHI CITY

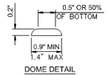
CURB, GUTTER AND SIDEWALK

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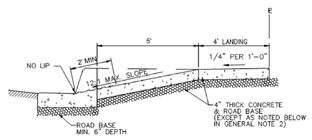
LEHI CITY STANDARD DRAWINGS ROAD-5



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

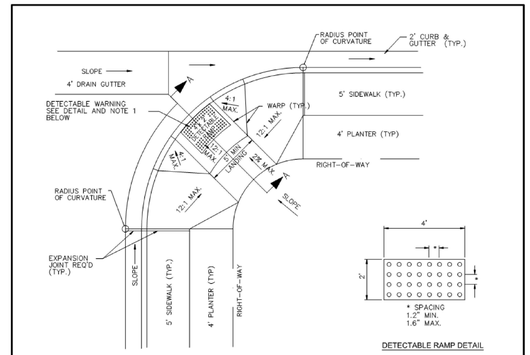
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

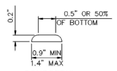
ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-6

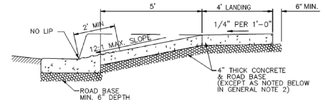
LEHI CITY STANDARD DRAWINGS ROAD-6



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

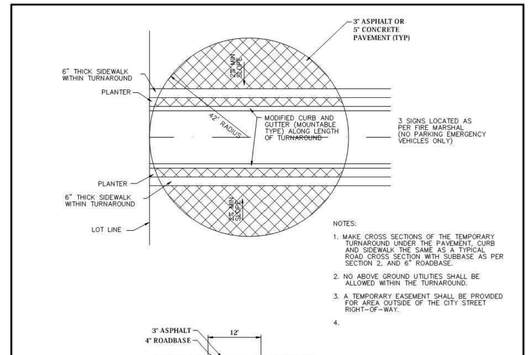
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

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

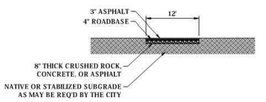
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LEHI CITY STANDARD DRAWINGS ROAD-7

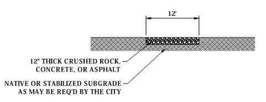


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



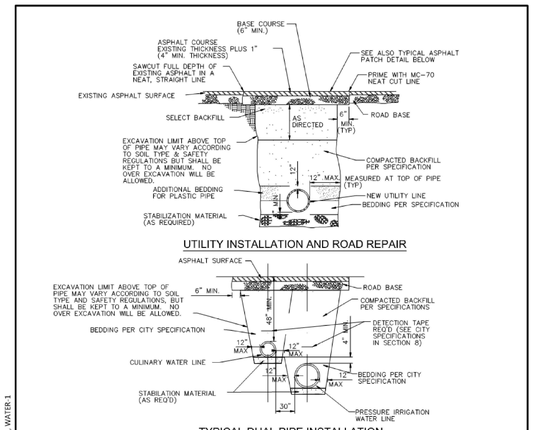
ALL WEATHER ACCESS

LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

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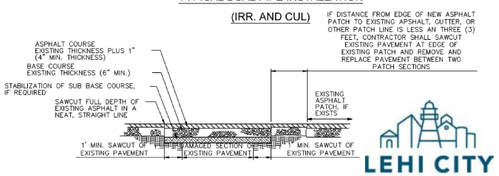
LEHI CITY STANDARD DRAWINGS ROAD-14



UTILITY INSTALLATION AND ROAD REPAIR

TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



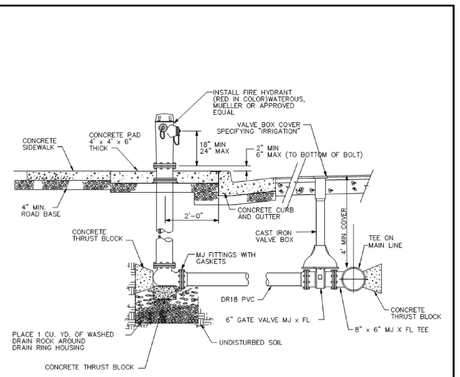
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

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LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

NOTES:

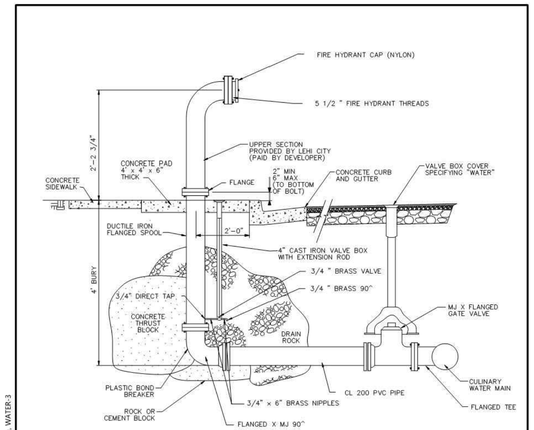
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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LEHI CITY STANDARD DRAWINGS WATER-2



NOTE:

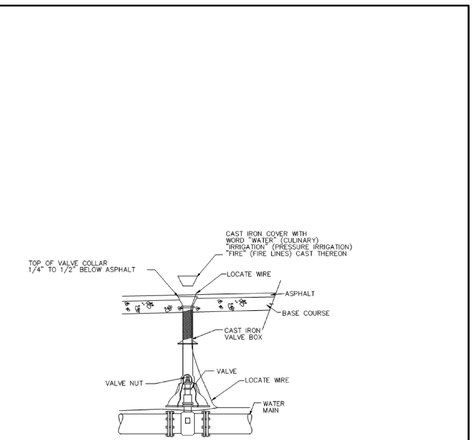
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

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LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

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

LEHI CITY

STANDARD DETAIL
VALVE BOX

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LEHI CITY STANDARD DRAWINGS WATER-4

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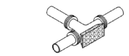
HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

FOR REVIEW

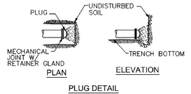
LEHI CITY
DETAILS

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

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	1.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.9	1.7	2.9	2.9	2.9
8	7.1	3.9	2.0	1.0	5.0	3.1	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.4	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	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	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.9		102.0	102.0	102.0

SPECIAL DESIGN

* SIZE IS BRANCH SIZE

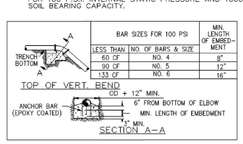
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

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

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



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



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN 60 OF	NO. 4	8"
90 OF	NO. 5	12"
133 OF	NO. 6	16"

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.9	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

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

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

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

NOTES:

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

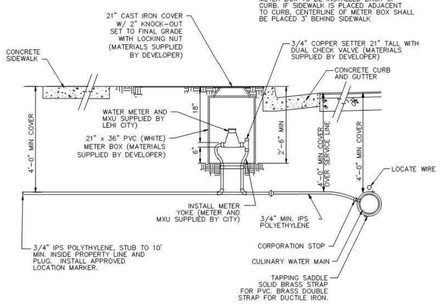
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

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LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

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

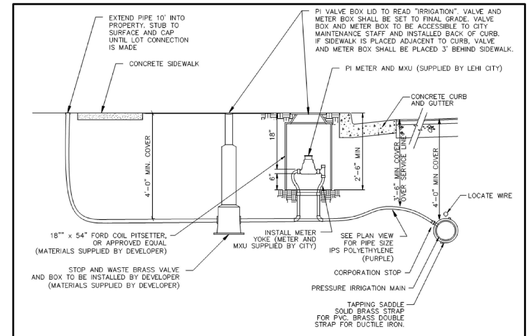
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

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

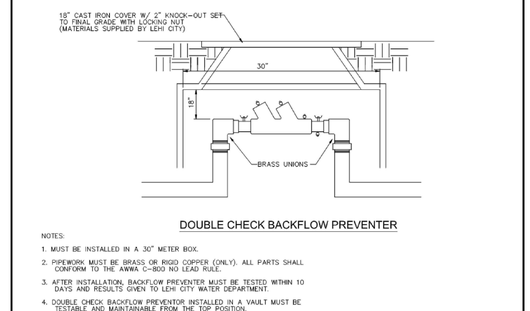
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

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LEHI CITY STANDARD DRAWINGS WATER-8



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.

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.

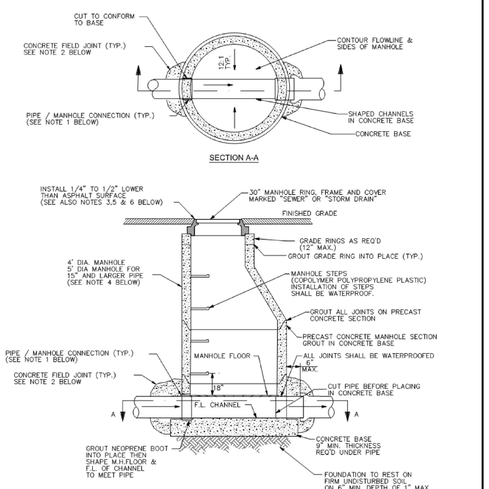
LEHI CITY

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.

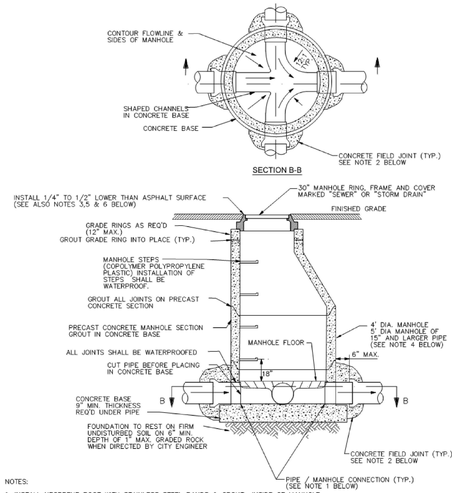
LEHI CITY

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.
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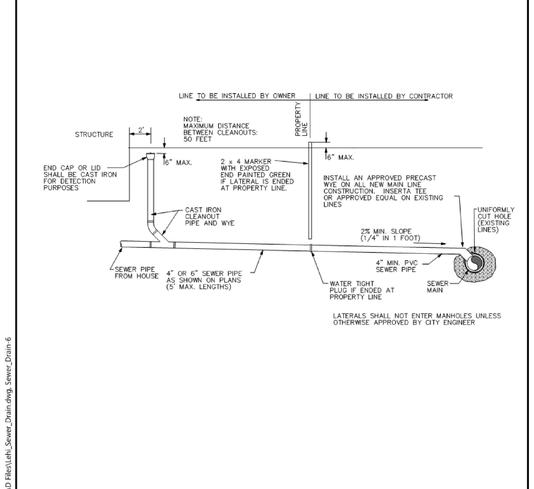
LEHI CITY

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

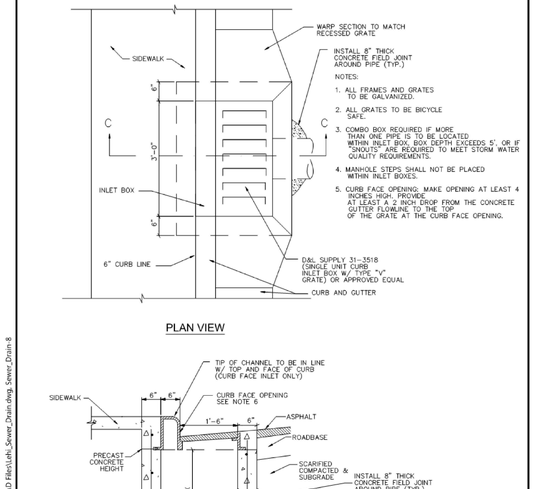
LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



LEHI CITY

STANDARD DETAIL

INLET BOX

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

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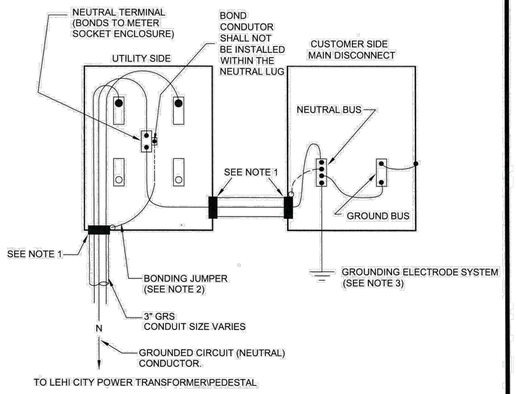
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PLAT 1 SUBDIVISION
LEHI, UTAH

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LEHI CITY DETAILS

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

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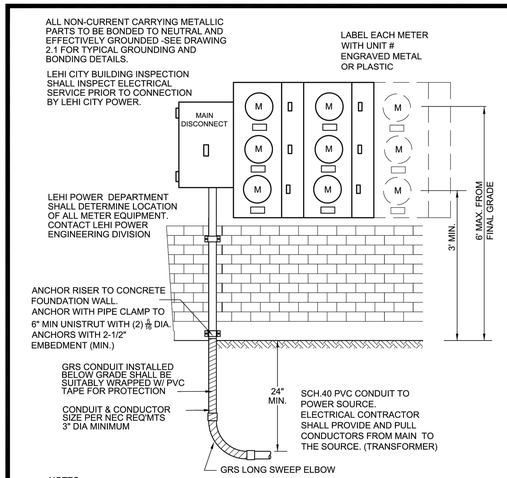


NOTES:

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.

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

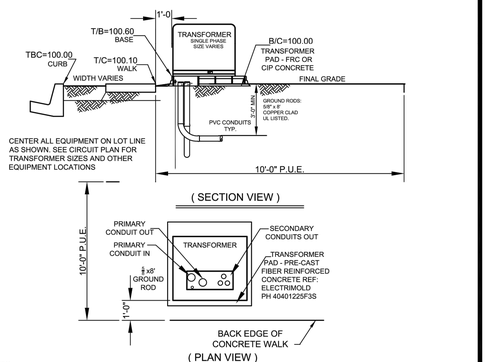
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NOTES:

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.

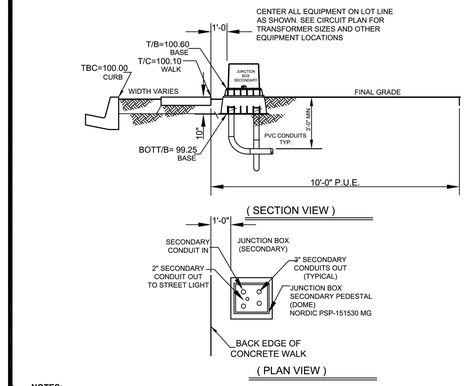
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **MULTI-METER INSTALLATION UNDERGROUND SERVICE** 200 AMP & GREATER, SELF CONTAINED METERING	DWG: 3.3 REV. 17.00 BY: GWK DATE: 3/28/16



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.

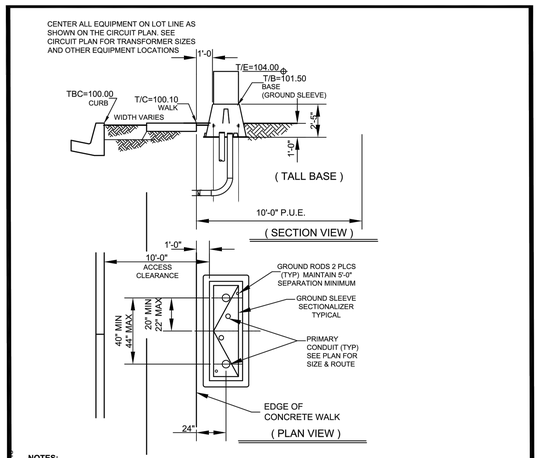
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **TRANSFORMER SINGLE PHASE** (LOCATIONS IN THE P.U.E.)	DWG: 5.1.1 REV. 17.00 BY: GWK DATE:3/10/17



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.

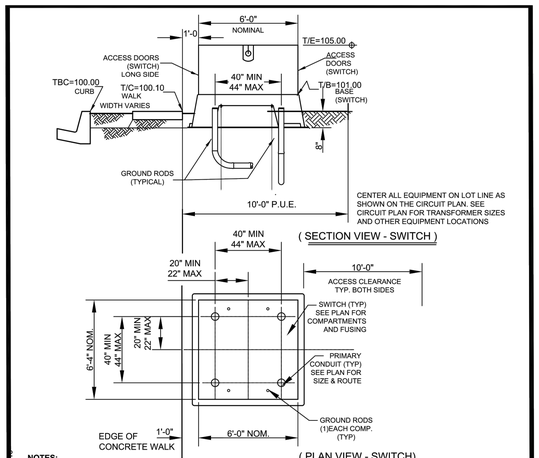
LEHI CITY POWER DEPARTMENT	REQUIREMENTS & STANDARDS **SECONDARY JUNCTION BOX (SECONDARY PEDESTAL)** (LOCATIONS IN THE P.U.E.)	DWG: 5.1.2 REV. 17.00 BY: GWK DATE: 3/10/17



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-n-s_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

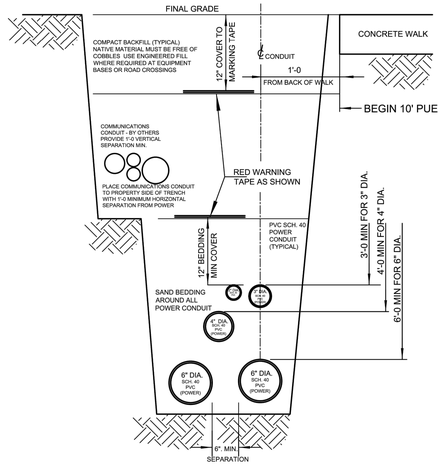
ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL 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

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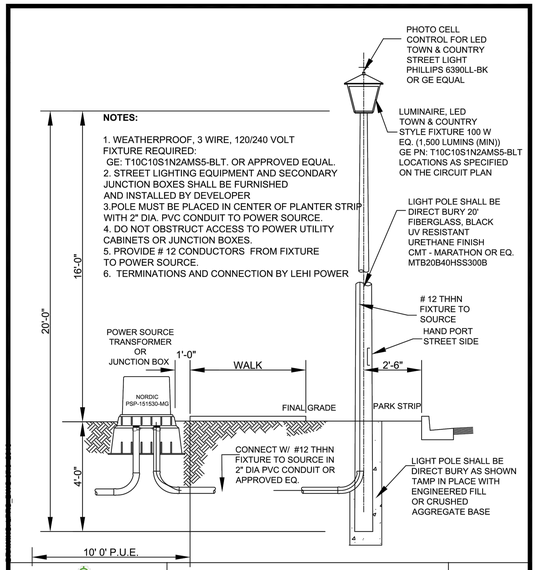
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PROJECT MANAGER

C-503



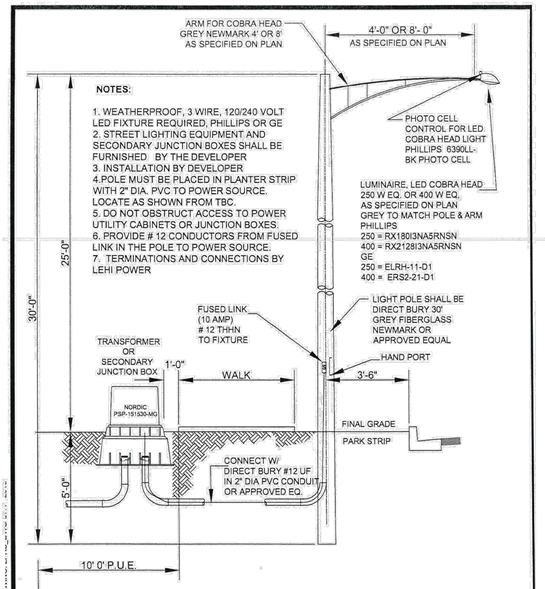
LEHI CITY
POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

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



LEHI CITY
POWER DEPARTMENT

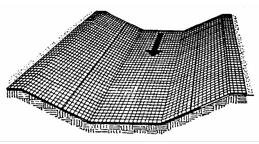
REQUIREMENTS & STANDARDS

COBRA HEAD STREET LIGHT (LED)

DIRECT BURY FIBERGLASS POLE

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

BMP: Erosion Control Blankets — ECB



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

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

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

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

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

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

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

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

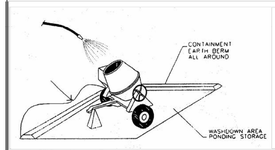
FOR EROSION CONTROL ON A DISTURBED SLOPE USE THE FOLLOWING SPACING:

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



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

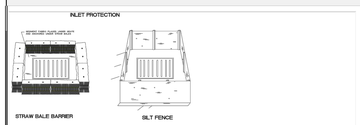
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

■ 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

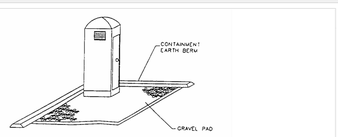
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

■ 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

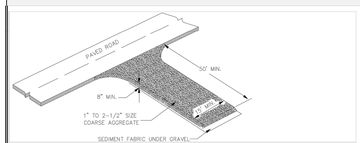
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

■ 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.

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PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

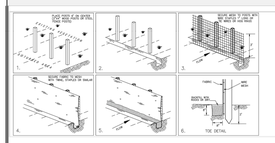
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

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

■ High ☒ Medium ☐ Low

BMP: 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 ⅓ 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
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: MATHEW LOVELAND
PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

FOR REVIEW

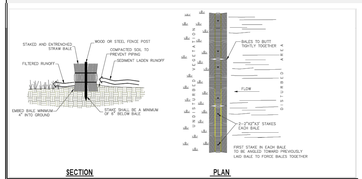
LEHI CITY DETAILS

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

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

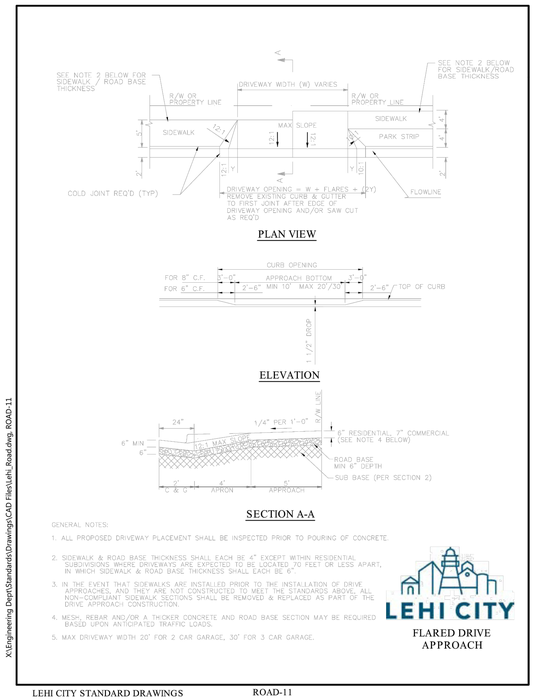
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

■	High Impact
☒	Medium Impact
☐	Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

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

■	High	☒	Medium
☐	Low		



GENERAL NOTES:

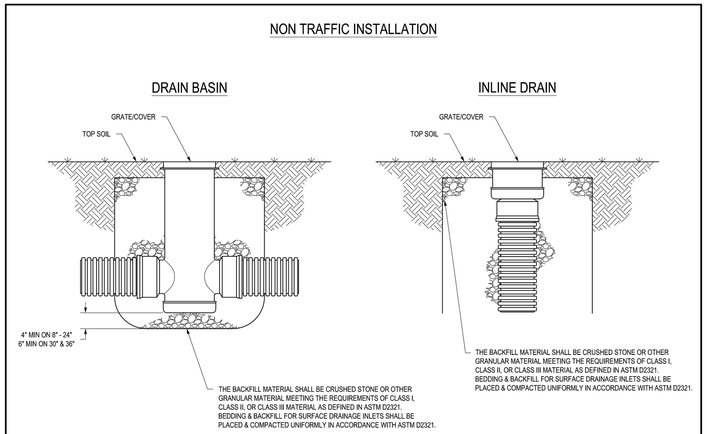
1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS, WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. 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\Lehi_Road.dwg, ROAD-11

NON TRAFFIC INSTALLATION



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6001/1 NYLOPLAST

DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
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) 932-2490
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TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV F

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HIDDEN CANYON PHASE D
PLAT 1 SUBDIVISION
LEHI, UTAH

FOR REVIEW

DETAILS

PROJECT NUMBER 8439B
PRINT DATE 12/5/20
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-505

Hidden Canyon Plat D Phase 1

Aerial

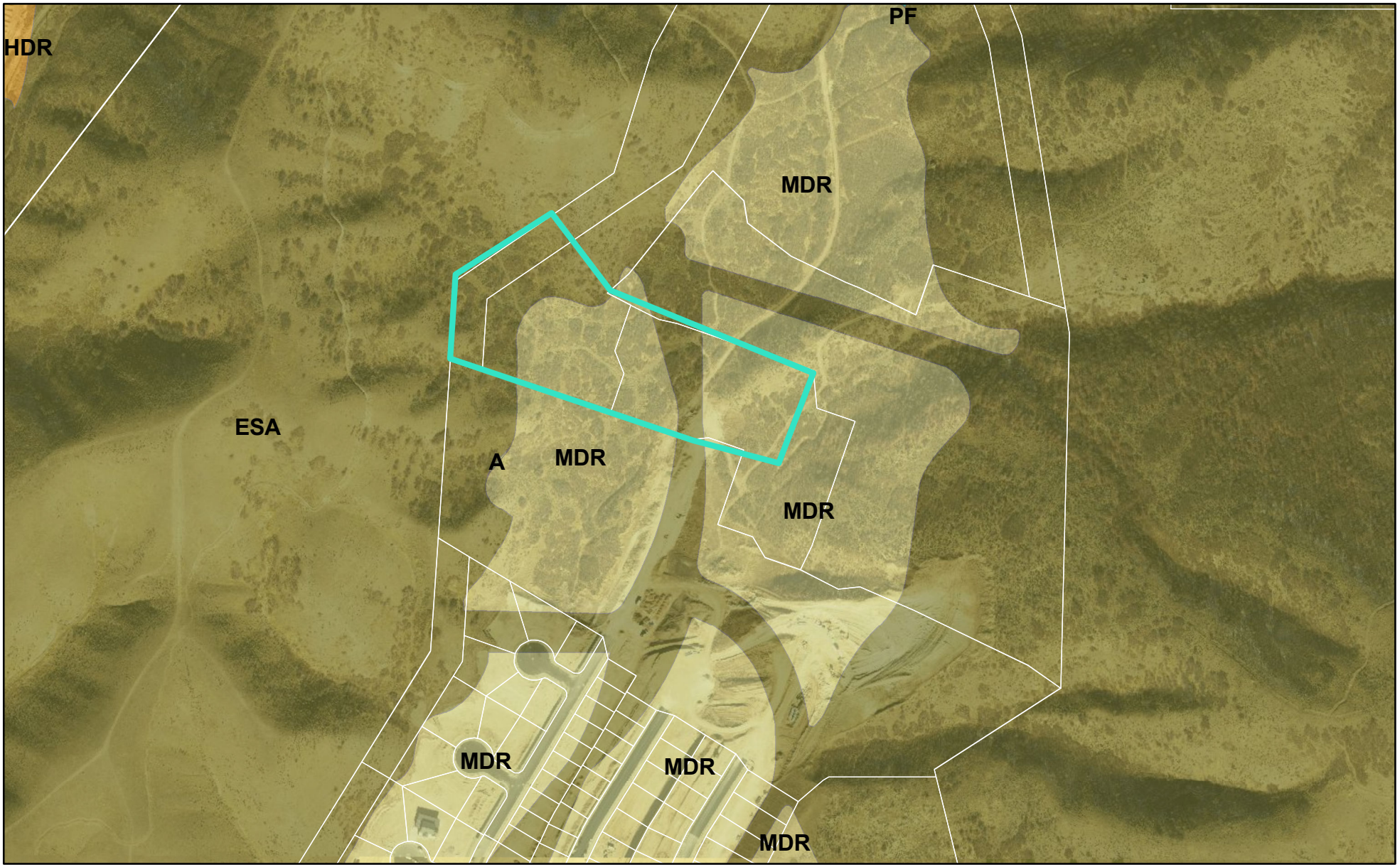


0 500 1,000 Feet

LEHI CITY

Hidden Canyon Plat D Phase 1

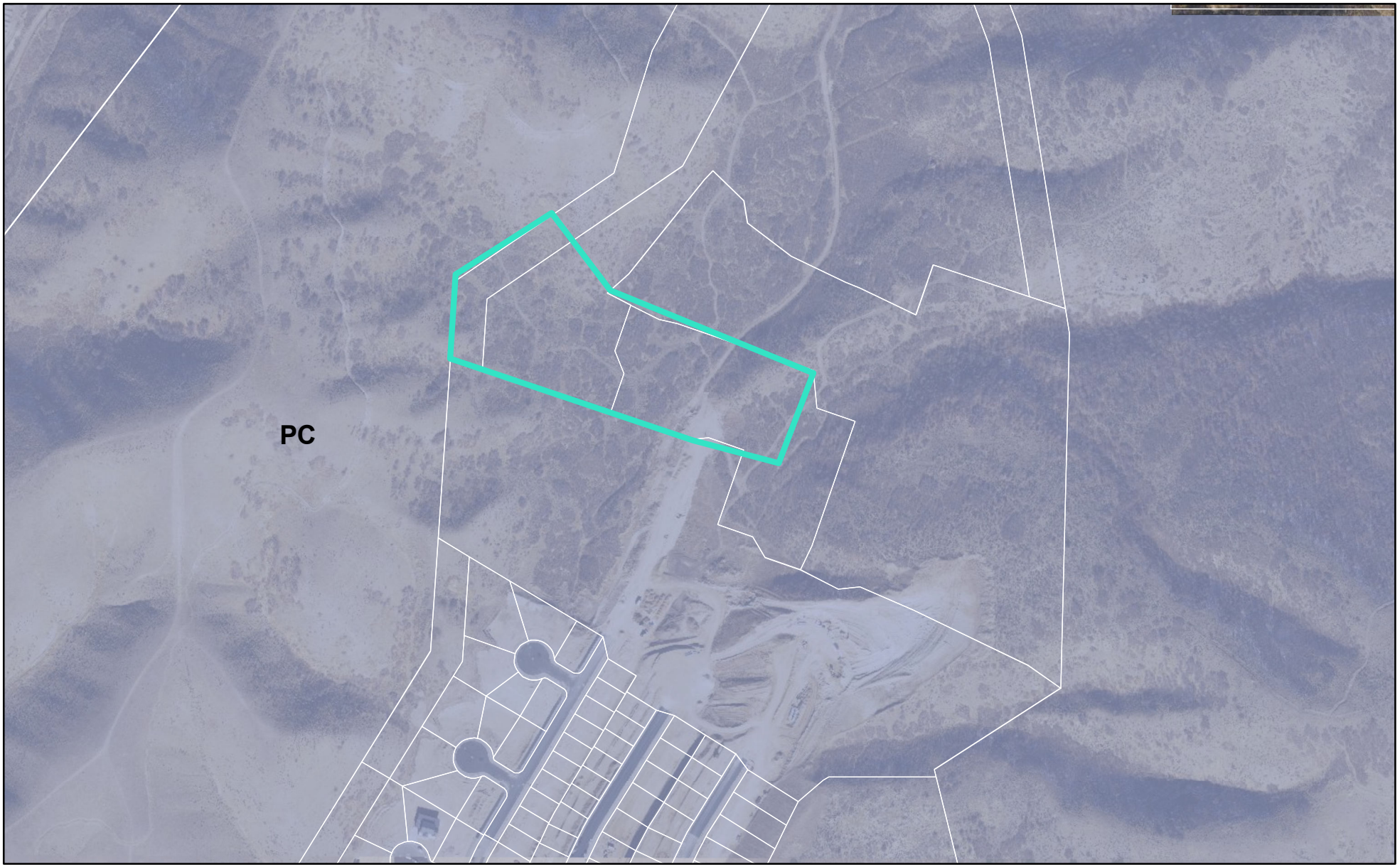
General Plan



LEHI CITY

Hidden Canyon Plat D Phase 1

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Plat amendment approval for Bronson's Corner Plat B, amending the location of a drainage easement on lot 8 of Bronson's Corner.

Suggested Action:

Attachments:

CC Staff Report Bronson's Corner Plat Amendment 01.12.21.docx

Bronson's Corner Plat B DRC 12.16.20.docx

Narrative-Chapman.pdf

Bronson's Corner Plat Amendment .pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

BRONSON'S CORNER PLAT B PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Keith and Leslie Chapman		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	3038 North 500 East		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	Residential Agriculture (RA-1)		
Existing Land Use	Single Family Home		
Number of Lots/Units	1 Lot		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Lots
	South	RA-1	Single Family Home
	East	RA-1	Single Family Home
	West	RA-1	Single Family Lots
Date of DRC Review	December 16, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

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

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

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

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

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

PROPERTY HISTORY

June 25, 1979 Land came into Lehi City as part of the Jones Annexation

September 12, 2017 City Council approved the Bronson's Corner Subdivision

REPORT ANALYSIS

The applicant requests approval of the Bronson's Corner Plat B amending lot 8 of the Bronson's Corner Subdivision. The proposed amendment would vacate the existing 10-foot drainage easement and provide a new smaller drainage easement. The applicant stated that this change will allow them to keep a retaining wall and fence that were built on top of the existing easement. Previously the water was contained by a swale in the easement on the back of the property. The applicant proposes to provide a tank that will store the water instead, allowing the easement to be much smaller in size. The proposed amendment allows for the City's flood mitigation needs to be met while also allowing the applicant to enjoy their property.

DRC reviewed the proposed amendment and had the following four comments:

1. Note 4 referencing the drainage swale needs to be eliminated. A new note referencing the underground storage tanks must be added these tanks will be owned and maintained by the owners of lot 8A
2. Do the new R-Tank chambers replace the required overflow capacity that was in the drainage swale?
3. Show the existing zoning of RA-1 in the tabulations.
4. The total acreage tabulation seems to be for the whole subdivision; update the tabulation for the acreage considered in this plat which is shown to be 0.382 acres in the boundary description.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Bronson's Corner Plat B amended subdivision including the DRC comments from December 16, 2020. This recommendation is based on the following findings:

1. The proposed amended plat allows the homeowners to bring the retaining wall and fence into compliance.
2. The proposed amended plat still provides adequate water containment in case of a flood.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Bronson's Corner Plat B
DRC Redline Comments

Keith and Leslie Chapman- requests review of Bronson's Corner Plat B amending the location of a drainage easement on Lot 8 of Bronson's Corner.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Leslie Chapman
Date of Plans Reviewed: 12/8/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:

1. Note 4 referencing the drainage swale needs to be eliminated. A new note referencing the underground storage tanks must be added these tanks will be owned and maintained by the owners of lot 8A
2. Do the new R-Tank chambers replace the required overflow capacity that was in the drainage swale?

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

3. Show the existing zoning of RA-1 in the tabulations.
4. The total acreage tabulation seems to be for the whole subdivision; update the tabulation for the acreage considered in this plat which is shown to be 0.382 acres in the boundary description.

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.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 12th

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

Narrative

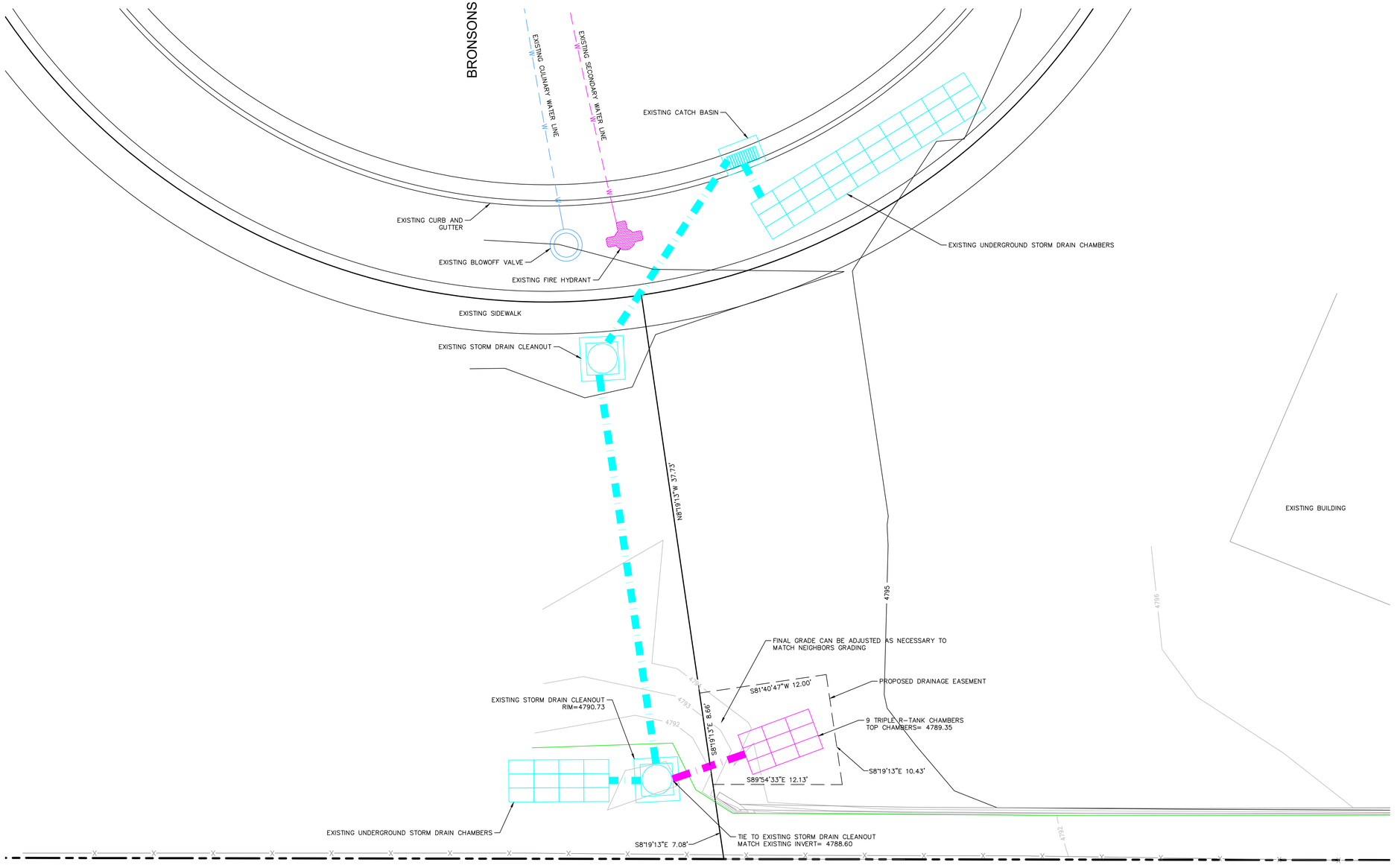
We (Keith and Leslie Chapman) purchased the home in Bronson's Corner on Lot 8. The address is 3038 N. 500 E. Lehi, UT 84043. The home was built by Robert and Annette Roden. Because they were called to serve as mission president out of the country, they decided to sell the home without ever moving into it. We put an offer on the home in August. During the due diligence process to purchase the home, we discovered that the retaining wall and fence on the south side of the property was built on an easement. The easement is a water swell that should be 6 in. deep and 36 in. wide along the south property line. It is an emergency water swell for a "hundred year storm". After contacting several departments of Lehi City, it was discovered this wall and fence were not in compliance with the easement. Wilding Engineering was hired to help us find a solution to the water swell area that would not require the retaining wall and fence be removed, but still have a place for the water to drain. We are submitting a revised plat that will accommodate the needed drainage for the easement without requiring the retaining wall and fence be removed.

Narrative

We (Keith and Leslie Chapman) purchased the home in Bronson's Corner on Lot 8. The address is 3038 N. 500 E. Lehi, UT 84043. The home was built by Robert and Annette Roden. Because they were called to serve as mission president out of the country, they decided to sell the home without ever moving into it. We put an offer on the home in August. During the due diligence process to purchase the home, we discovered that the retaining wall and fence on the south side of the property was built on an easement. The easement is a water swell that should be 6 in. deep and 36 in. wide along the south property line. It is an emergency water swell for a "hundred year storm". After contacting several departments of Lehi City, it was discovered this wall and fence were not in compliance with the easement. Wilding Engineering was hired to help us find a solution to the water swell area that would not require the retaining wall and fence be removed, but still have a place for the water to drain. We are submitting a revised plat that will accommodate the needed drainage for the easement without requiring the retaining wall and fence be removed.

BRONSONS CORNER LOT 8

SITE PLAN



N

0

Scale 1" = #### ft

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. THE MAXIMUM VOLUME THE OVERFLOW SWALE COULD HAVE HELD, IF PERFECTLY FLAT, IS APPROXIMATELY 116 CUBIC FEET. TO ACCOUNT FOR THE THE LOSS OF THAT SWALE WE PROPOSE ADDING THE ADDITIONAL CHAMBERS AS SHOWN ON THIS DRAWING. THE PROPOSED CHAMBERS WILL HOLD 110 CUBIC FEET.
2. A PLAT AMENDMENT WILL BE SUBMITTED AMENDING LOT 8 TO REMOVE THE 10' DRAINAGE EASEMENT ON THE SOUTH BOUNDARY OF LOT 8 AND SHOW A NEW DRAINAGE EASEMENT AS SHOWN ON THIS PLAN THAT IS LOCATED ON TOP OF THE NEW CHAMBERS.

G:\DATA\20225 Bronson Corners Lot 8\dwg\20225 Base.dwg
PLOT DATE: Nov 04, 2020

NO.	REVISION	DATE

PROJECT INFORMATION

BRONSONS CORNER LOT 8

SITE PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20225

REGISTERED PROFESSIONAL ENGINEER
No. 923####7
JASON REDD PETERSON
STATE OF UTAH
ENGINEER'S STAMP

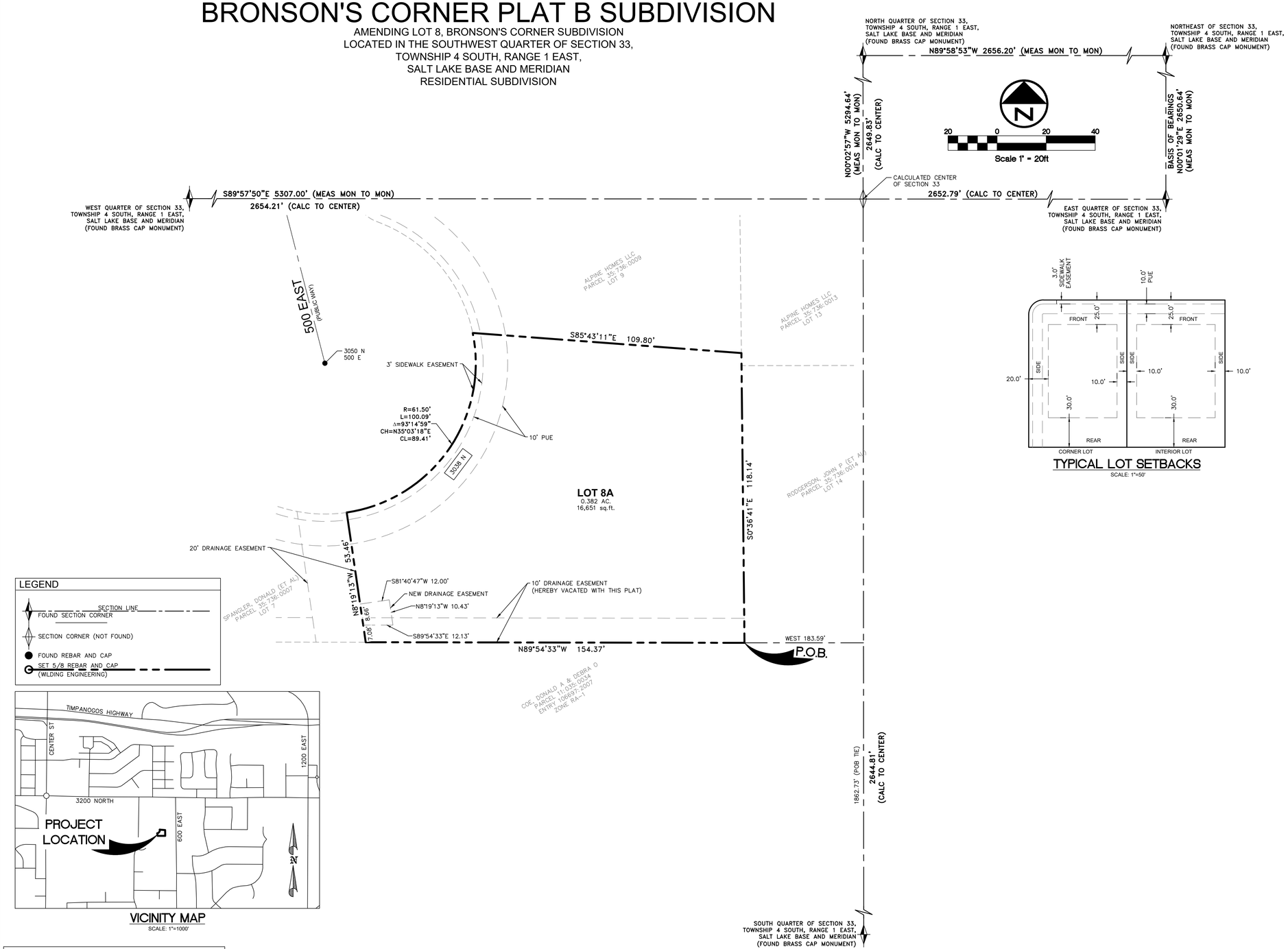
DATE: 11/04/20

SCALE: 1" = 5'

SHEET: C101

BRONSON'S CORNER PLAT B SUBDIVISION

AMENDING LOT 8, BRONSON'S CORNER SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RESIDENTIAL SUBDIVISION



TYPICAL LOT SETBACKS
SCALE: 1"=50'

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SECTION CORNER (NOT FOUND)
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)

VICINITY MAP
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____
SIGNATURE DATE

PROPERTY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO KNOWN AS LOT 8, BRONSON'S CORNER SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, HAVING A BASIS OF BEARINGS OF NORTH 00°01'29" EAST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 33, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, SAID POINT BEING NORTH 00°02'57" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1862.73 FEET AND WEST 183.59 FEET FROM THE SOUTH QUARTER OF SAID SECTION 33, AND RUNNING ALONG SAID LOT 8 THE FOLLOWING FIVE (5) COURSES, 1) NORTH 89°54'33" WEST 154.37 FEET, 2) NORTH 08°19'13" WEST 53.46 FEET TO THE POINT OF A 61.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 3) ALONG SAID CURVE A DISTANCE OF 100.09 FEET THROUGH A CENTRAL ANGLE OF 93°14'59" (CHORD BEARS NORTH 35°03'18" EAST 89.41 FEET), 4) SOUTH 85°43'11" EAST 109.80 FEET, 5) SOUTH 00°36'41" EAST 118.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,651 SQUARE FEET OR 0.382 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°01'29" EAST FROM THE MONUMENTS FOUND MARKING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS "BRONSON'S CORNER SUBDIVISION AMENDED, AMENDING LOT 8, BRONSON'S CORNER SUBDIVISION", AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

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

_____ _____
KEITH D. CHAPMAN
TRUSTEE, THE CHAPMAN LIVING TRUST
DATED NOVEMBER 11, 2014

LESLIE G. CHAPMAN
TRUSTEE, THE CHAPMAN LIVING TRUST
DATED NOVEMBER 11, 2014

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISOIN SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, 2017.

_____

APPROVED_____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR – SECRETARY CHAIRPERSON, PLANNING COMMISSION

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME KEITH D. CHAPMAN, TRUSTEE OF THE CHAPMAN LIVNG TRUST DATED NOVEMBER 11, 2014 , WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

_____ _____
SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
COMMISSION NUMBER EXPIRATION DATE

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME LESLIE G. CHAPMAN, TRUSTEE OF THE CHAPMAN LIVNG TRUST DATED NOVEMBER 11, 2014 , WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT SHE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

_____ _____
SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
COMMISSION NUMBER EXPIRATION DATE

BRONSON'S CORNER PLAT B SUBDIVISION
AMENDING LOT 8, BRONSON'S CORNER SUBDIVISION
LOCATED IN THESOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

AREA TABULATIONS

TOTAL ACREAGE:	9.085
LOTS:	1
UNITS PER ACRE:	2.618
DEDICATION ACREAGE:	0

G:\DATA\20225 Bronson Corners Lot 8\dwg\20225 Final Plat Lot 8 Amended.dwg
PLOT DATE: Dec 08, 2020

NOTES:
1. THE GRADING OF THE PARKSTRIPS CAN NOT BE ALTERED BY THE HOMEOWNER.
2. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. THE PERMANENT OVERFLOW SWALE ON LOT 8 IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF THE LOT AND IS NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER

Bronson's Corner Plat B

Aerial

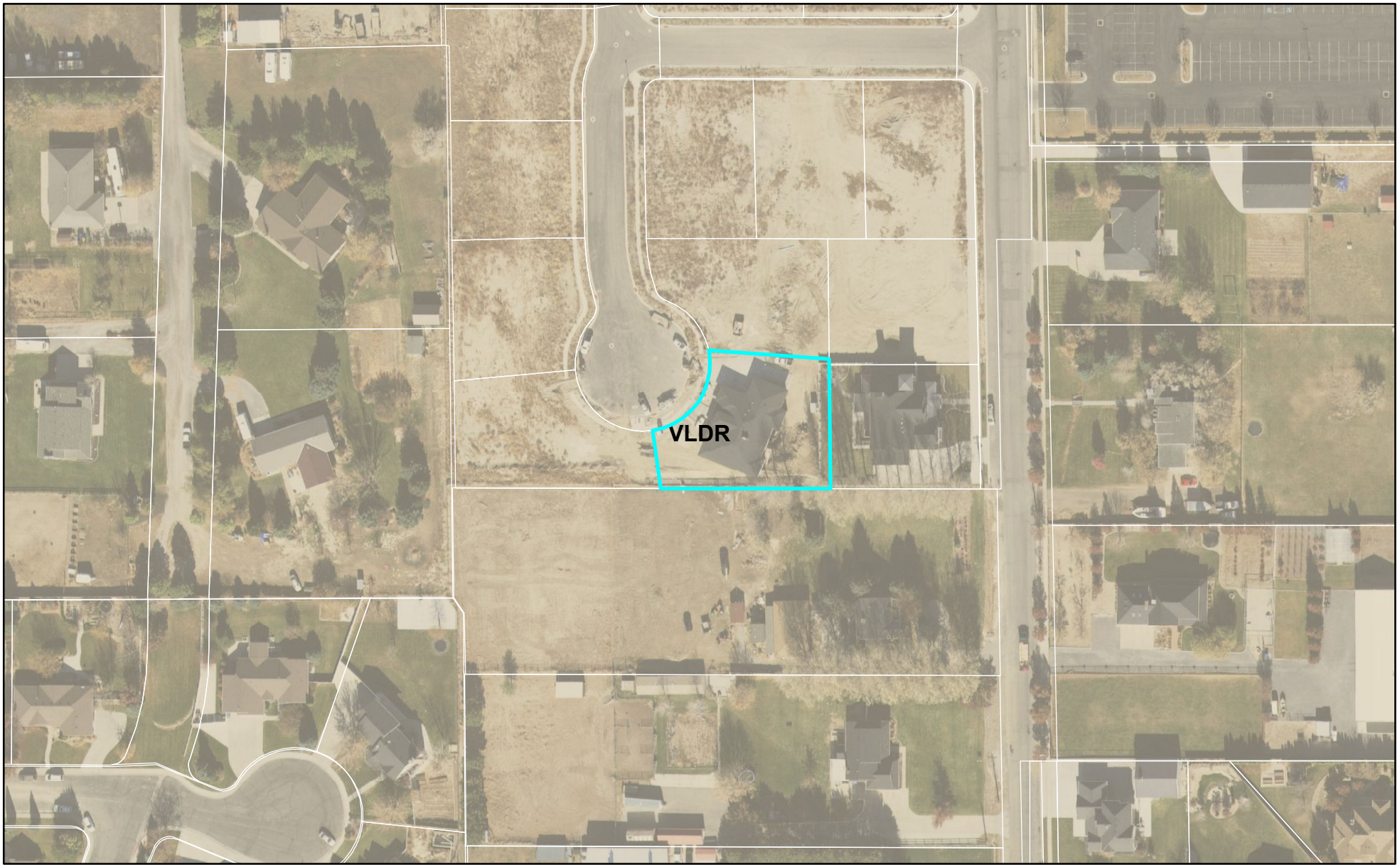


0 150 300 Feet

LEHI CITY

Bronson's Corner Plat B

General Plan

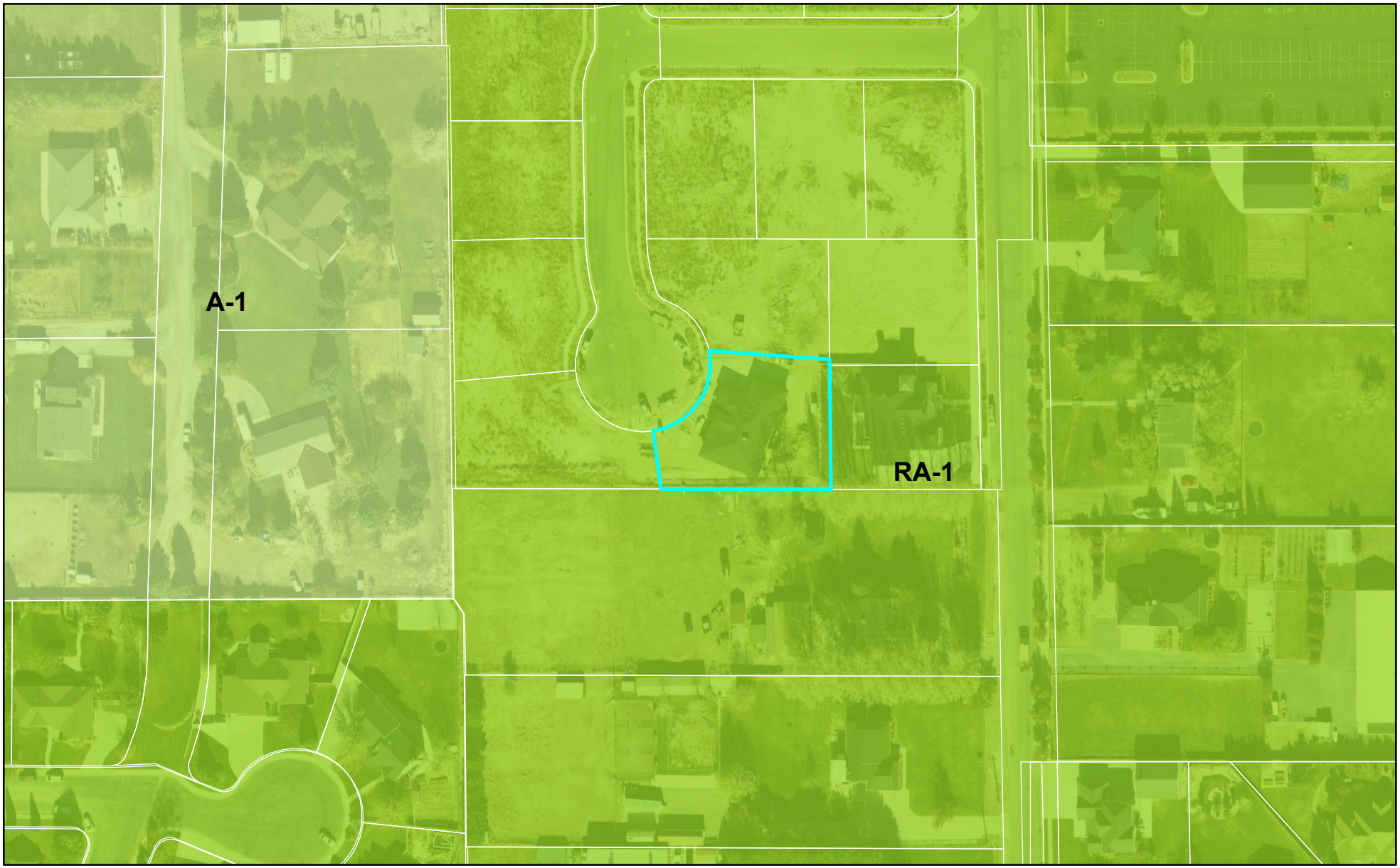


0 150 300 Feet

LEHI CITY

Bronson's Corner Plat B

Zoning



0 150 300 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #02-2021, approval of the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2-acres located at approximately 5700 North Flight Park Road.

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Area Plan Amendment 1.12.21.docx

Traverse Mountain Area Plan Amendment DRC 12.02.2020.docx

Ord 02-2021.docx

Lehi City Traverse Mountain Public Facilities Amendment Narrative.pdf

Lehi City Traverse Mountain Public Facilities Amendment Land Use Map.pdf

Lehi City Traverse Mountain Public Facilities Amendment Detail Map.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	January 12, 2021		
Requested Action/Purpose	Approval of an amendment to the Traverse Mountain Area Plan		
Location	Approximately 5700 North Air Park Road		
Acreage	5.2 acres		
Existing Land Use Designation	Open Space		
Existing General Plan Designation	Environmentally Sensitive Area		
Proposed Land Use Designation	Public Facility		
Existing Land Use	Undeveloped		
Adjacent Land Use Designation and Current Land Use	*North*	ESA/HDR	Undeveloped
	South	HDR	Single Family Homes
	East	HDR/ESA	Undeveloped
	West	A/ESA	Undeveloped
Date of DRC Review	December 2, 2020		
Date of Planning Commission Review	December 10, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income

groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Section 15.040. Effect of Area Plan Approval.

A. If a proposed Area Plan is adopted by the City pursuant to this Chapter, no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application, unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

PROPERTY HISTORY

July 26, 1997	Land came into the City as part of the Deerfield Annexation
January 24, 2012	City Council adopted the amended Traverse Mountain Area Plan in use today.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the Traverse Mountain Area Plan, amending the land use of approximately 5.2 acres of property located at approximately 5700 North Air Park Road. This area currently designated as Open Space, has the proposed designation of Public Facility. This change would allow for needed public facilities including: a culinary tank, a pressurized irrigation water tank, and a power substation.

Currently the Traverse Mountain Area Plan shows an area outside of the Planned Community containing these public facilities. As currently shown, they would be built on land owned by the Utah State Division of Parks and Recreation. It would also be located closer to the area that paragliders and hang gliders land. Moving these facilities will not only reduce the impact of these facilities on the existing flight park, it will also allow for them to be constructed at the proper elevation to serve development in the area. Much of the future development in this area depends on the construction of these facilities to provide water and power.

The proposed location for the water facilities is critical to ensure that the elevation is correct to provide the proper water pressure for the water zone they are serving. This location also has less visual impact than if the tanks were to be located higher on the slope areas of "Powell" Mountain (northeast of the proposed location).

The proposed location of the public facility district also provides a location for a needed power substation that is less impactful. The subject property is located along a primary Pacificorp power transmission line that Lehi Power needs to connect a substation to provide additional power capacity in the area. If located outside of the Traverse Mountain Planned Community, the new substation will require the construction of a City owned transmission power line. These power transmission poles would be approximately 90 feet tall and would create greater visual impact to the west side of the Traverse Mountain area and additional hazards to the Flight Park.

The applicant provided details on the size, location, and landscaping of the proposed public facilities. This application is not for approval of these facilities and this information is provided as justification for the necessity of the Area Plan Amendment to the designated land use.

DRC reviewed the proposed Area Plan Amendment and had one comment regarding the landscaping description provided for the substation. As stated, this application is for an Area Plan Amendment allowing for the public facilities and not approval of the public facilities themselves, and thus the comment regarding landscaping should not impact the Planning Commission's recommendation.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Traverse Mountain Area Plan amendment including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed Traverse Mountain Area Plan amendment will reduce the impact on the existing Utah State Flight Park.
2. The proposed Traverse Mountain Area Plan amendment will allow for public infrastructure necessary to service future development.
3. The proposed power substation location would eliminate the need for a more impactful power transmission line.
4. The proposed Traverse Mountain Area Plan amendment will not have a substantial adverse effect on surrounding property as the location is on a less visible slope and located on the edge of the Traverse Mountain community.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Traverse Mountain Area Plan Amendment on December 10, 2020. The minutes and motion of that meeting follow:

4.2) Public hearing and recommendation of Lehi City's request for the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2 acres located at approximately 5700 North Flight Park Road.

Jacob Curtis presented information on the agenda item.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Commissioner Hemmert advised that the item would be pushed to the end of the meeting due to public comment that needed to be addressed since people showed up at City Hall, although the meeting was noticed as an electronic meeting.

Motion: Commissioner Peterson moved to move the item to the end of the meeting for additional comment. Commissioner Everett seconded.

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

Jacob Curtis presented information on the agenda item. There was public comment that needed to be addressed via Teams.

The applicant, Jared Morgan with George Washington Capital, representing Geneva Rock, was present.

Commissioner Hemmert re-opened the public hearing for comment.

Rob Ludlow was present via Teams. He expressed concern over the requested amendment. He stated he agrees it is a great location for those facilities, however the facilities are proposed to be built near current residents' homes where their open space is being taken away. Rob stated the developers are continually using open space for other things. He

proposed the City approve funds and honor open space and the current area plan and to quit ignoring the impact on residents that amendments allow. He asked the Planning Commission to respectfully asked that the item be tabled so the City can come back with a more integrated plan.

Brad Kenison, Assistant City Engineer, stated information was provided with what each tank will look like and hold. He also stated there are open top tanks near the lower area of the plan for pressurized irrigation and fire service. One of the documents in the packet in the fiscal section refers to payment of property for water infrastructure that are specifically excluded and are to be donated by the developer. Joel Eves, Power Department Director, stated there was a substation in Traverse Mountain right now and is at capacity. The Power is not a donation and would be purchased by the City used for the substation per the agreement. The original plan for water and power is further west towards the freeway, but as it has been observed, Geneva will not take ownership of the transmission line longer than 1,000 feet, which means the City would take ownership of that. If the City owns the transmission line, a metering facility will still have to be built and will look similar to a substation, making it fiscally responsible for the City to build the substation. The applicant addressed the commission about the open space and dedicated material and are open to options.

Commissioner Hemmert left the meeting at 8:25 PM. Commissioner Nielsen chaired the remainder of the meeting. Commissioner Eyre filled in for Commissioner Hemmert.

Motion: Commissioner Bunker moved to forward a positive recommendation of Lehi City's request for the Traverse Mountain Area Plan Amendment, changing the land use designation from Open Space to Public Facility on approximately 5.2 acres located at approximately 5700 North Flight Park Road; including all DRC comments and findings stated in the report, with the encouragement that negotiations continue on the financial aspects of the property to be prepared for City Council. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Peterson, no; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth; no; Commissioner Eyre, no. The motion passed 4 – 3

Traverse Mountain Area Plan Amendment
DRC Redline Comments

*Lehi City- requests review of the **Traverse Mountain Area Plan Amendment** changing the land use designation for public utility facilities*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present:
Date of Plans Reviewed: 11/24/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:

1. There should be no landscaping inside the substation. Ground sterilant is used for weed control.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSIONON DECEMBER 10th

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: 02-2021

AN ORDINANCE APPROVING AND ADOPTING THE TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

WHEREAS, it has become necessary to amend the Traverse Mountain Area Plan to change a land use designation to public facility to build a culinary water tank, a pressurized irrigation storage tank, and a power transformer; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Traverse Mountain Area Plan; all as set forth in that certain area plan designated as the Traverse Mountain Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on December 10, 2020, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on January 12, 2021, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of December 10, 2020, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be incorporated into the "Traverse Mountain Area Plan", copies of which are on file with the Planning Division of the Community Development Department.

SECTION 2. Unless specifically modified by the Traverse Mountain Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance -2021 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.

SECTION 5. 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.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of January 2021.

ATTEST

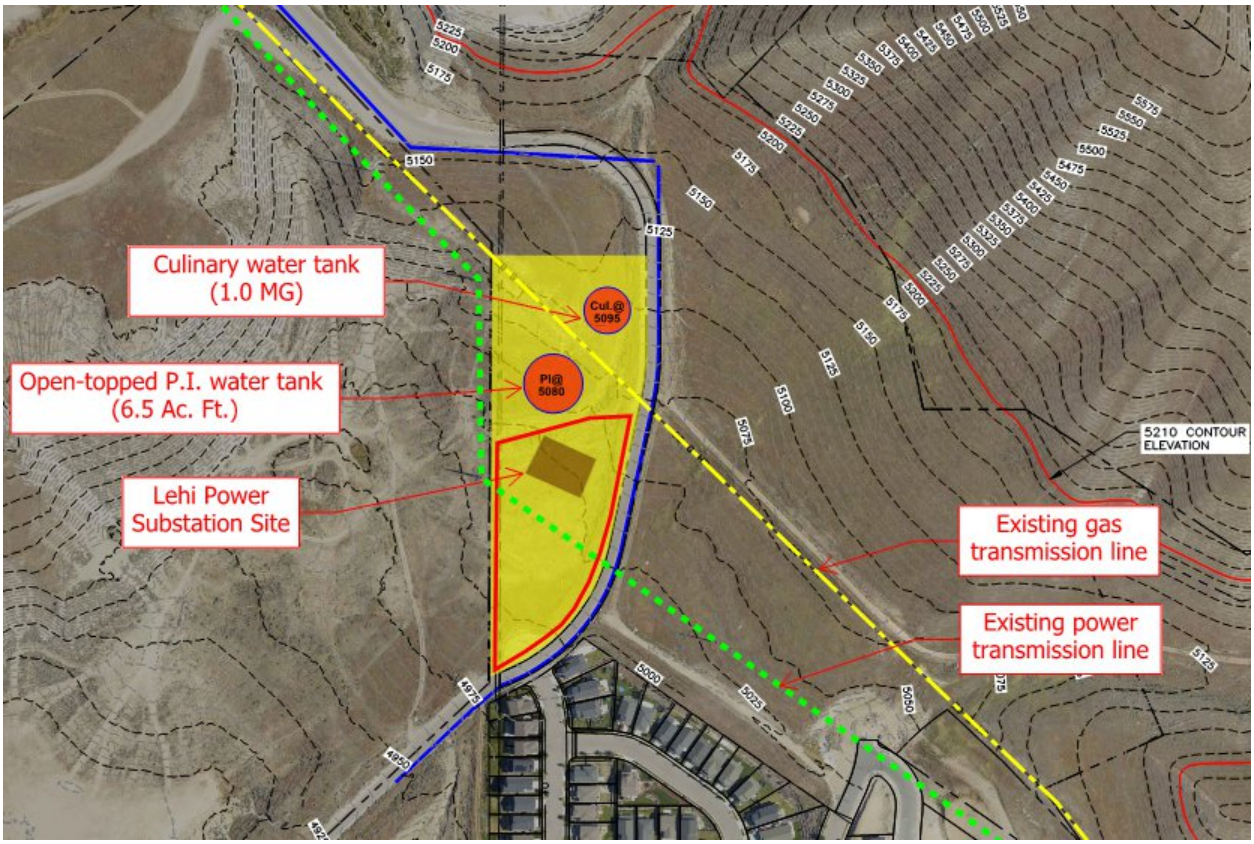
_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

A portion of parcel 11:013:0188 shown in map exhibit below

COM N 7421.17 FT & W 3964.46 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 66 DEG 46' 43" W 1276.04 FT; N 7 DEG 24' 58" W 28.67 FT; N 17 DEG 50' 29" W 287.25 FT; N 89 DEG 49' 58" W 257.65 FT; S 84 DEG 19' 34" W 36.58 FT; N 0 DEG 5' 31" E 670.79 FT; N 77 DEG 39' 10" W 199.67 FT; S 73 DEG 31' 40" W 330.04 FT; N 64 DEG 5' 55" W 402.81 FT; S 23 DEG 42' 5" E 496.38 FT; S 65 DEG 51' 15" W 273.85 FT; S 35 DEG 56' 0" E 160.84 FT; N 43 DEG 34' 16" W 256.51 FT; N 46 DEG 53' 11" W 161.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 48 DEG 47' 11" W 142.02 FT, RADIUS = 552.08 FT); N 54 DEG 55' 34" W 46.45 FT; ALONG A CURVE TO R (CHORD BEARS: N 2 DEG 25' 2" W 2.44 FT, RADIUS = 15 FT); N 87 DEG 45' 25" W 41 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 19' 1" W 100.53 FT, RADIUS = 262 FT); S 24 DEG 22' 41" W 59.5 FT; N 55 DEG 36' 43" W 15.02 FT; N 55 DEG 12' 0" W 623.36 FT; ALONG A CURVE TO R (CHORD BEARS: S 50 DEG 35' 22" W 143.78 FT, RADIUS = 372.06 FT); S 61 DEG 44' 2" W 82.64 FT; N 0 DEG 31' 0" E 25.51 FT; E 9.12 FT; N 68 DEG 28' 29" E 20.04 FT; ALONG A CURVE TO L (CHORD BEARS: N 40 DEG 22' 15" E 367.18 FT, RADIUS = 389.82 FT); N 12 DEG 19' 5" E 313.51 FT; ALONG A CURVE TO L (CHORD BEARS: N 6 DEG 0' 44" E 111.38 FT, RADIUS = 512.91 FT); N 0 DEG 5' 2" W 237.56 FT; ALONG A CURVE TO L (CHORD BEARS: N 45 DEG 22' 35" W 312.4 FT, RADIUS = 219.91 FT); S 87 DEG 2' 59" W 105.06 FT; S 2 DEG 57' 1" E 30 FT; N 87 DEG 2' 59" E 104.42 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 17' 20" E 269.42 FT, RADIUS = 189.95 FT); S 0 DEG 5' 2" E 237.56 FT; ALONG A CURVE TO R (CHORD BEARS: S 6 DEG 0' 27" W 104.89 FT, RADIUS = 479.79 FT); S 12 DEG 19' 5" W 313.51 FT; ALONG A CURVE TO R (CHORD BEARS: S 40 DEG 22' 11" W 338.93 FT, RADIUS = 359.89 FT); S 68 DEG 28' 31" W 8.06 FT; S 0 DEG 14' 49" W 32.2 FT; W 9.12 FT; N 0 DEG 30' 58" E 377.76 FT; N 0 DEG 27' 53" E 952.47 FT; S 86 DEG 24' 26" E 400.21 FT; S 39 DEG 37' 9" E 100.05 FT; N 84 DEG 20' 53" E .67 FT; N 43 DEG 28' 45" E 41.2 FT; S 46 DEG 31' 15" E 299.9 FT; S 30 DEG 42' 57" E 212.94 FT; S 12 DEG 2' 14" E 294.49 FT; S 89 DEG 47' 11" E 214.66 FT; S 56 DEG 40' 4" E 549.8 FT; N 70 DEG 35' 27" E 312.02 FT; N 35 DEG 57' 55" E 495.25 FT; N 12 DEG 36' 29" E 375.16 FT; N 35 DEG 24' 40" W 100.57 FT; N 37 DEG 25' 28" E 2704.9 FT; N 40 DEG 49' 46" W 1680.67 FT; W 222.83 FT; N 37 DEG 42' 18" E 312.61 FT; N 54 DEG 46' 19" E 1109.09 FT; N 27 DEG 48' 46" E 125.51 FT; N 89 DEG 36' 54" E 1.27 FT; S 27 DEG 48' 47" W 125.21 FT; S 54 DEG 46' 19" W 1109.13 FT; S 37 DEG 42' 18" W 312.77 FT; E 223.01 FT; S 40 DEG 49' 46" E 1680.68 FT; S 37 DEG 25' 28" W 2258.97 FT; S 18 DEG 48' 28" E 381.59 FT; S 9 DEG 48' 18" W 623.35 FT; S 35 DEG 44' 40" W 507.2 FT; S 0 DEG 5' 31" W 533.48 FT; S 89 DEG 49' 58" E 266.81 FT; S 17 DEG 50' 29" E 277.77 FT; N 66 DEG 46' 43" E 1127.71 FT; S 54 DEG 45' 5" E 100.05 FT; S 31 DEG 43' 56" W 24.77 FT TO BEG. AREA 48.310 AC.


Culinary water tank
(1.0 MG)
Open-topped P.I. water tank
(6.5 Ac. Ft.)
Lehi Power
Substation Site
Cul.@
5095
PI@
5080
5210 CONTOUR
ELEVATION
Existing gas
transmission line
Existing power
transmission line

Lehi City Traverse Mountain Area Plan Amendment

Land Use designation change - Open Space to Public Facility (5.2 acres)

Section 1 Amendment Description

Lehi City is requesting that the Traverse Mountain Area Plan be amended with the following modifications:

1. Change the land use designation on approximately 5.2 acres of property west of Flight Park Road from Open Space to Public Facility. This proposed change is to accommodate the construction of necessary public facilities including a culinary water tank, a pressurized irrigation water tank, and a power substation.

Section 1-A Reason and Justification for the Proposed Amendment

1. Culinary and Pressurized Irrigation Tanks

a. The current Traverse Mountain Area Plan shows the construction of the Flight Park culinary water storage facility (Figures WAT-5 and WAT-6) and the pressurized irrigation water storage facility (Figures IRR-5 and IRR-6). These two facilities, though schematically shown as being outside of the boundaries of the area plan, are elevation dependent. Constructing these facilities outside of the Traverse Mountain Area Planning boundary (further west of Flight Park Road) would move them into property owned by the Utah State Division of Parks and Recreation, and closer into the flight path of recreation activities within the Flight Park area. Constructing these facilities eastward within the current boundaries of the area plan, would move them into the Detention/Park and M1/HDR 4 areas approved in November of 2017 as part of the approved TMTH Area Plan amendment.

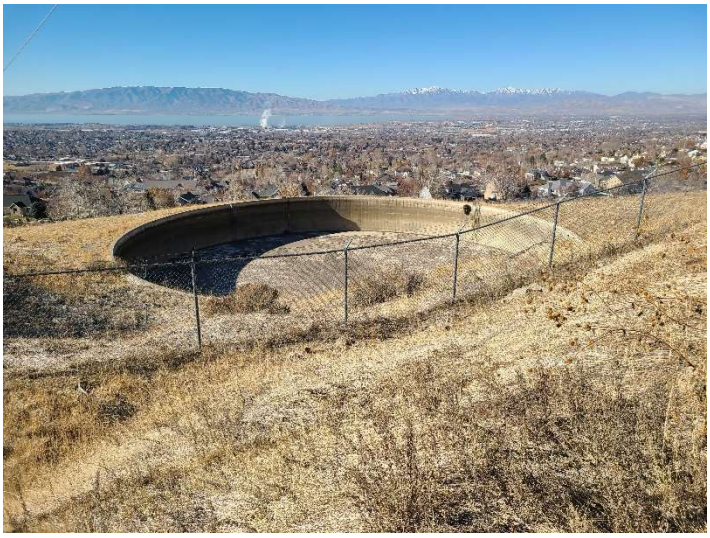
b. Lehi City is proposing the installation of two concrete water tanks west of Flight Park Road as follows:
   - A 1,000,000-gallon concrete culinary water tank at an approximate high-water elevation of 5,095. This tank is anticipated to be approximately twenty feet deep, enclosed to the surface, and recessed into the ground. A design feature being considered is to cover the top of the tank with soil and reseeding but must still be determined at the time of final tank design. This culinary water tank is planned to be constructed just north of the existing gas line and west of Flight Park Road.
   - A 6.5 acre-ft (approx. 2,200,000-gallon) open-topped concrete pressurized irrigation tank at an approximate high-water elevation of 5,080. This open-topped tank is

anticipated to be approximately twenty feet deep and designed to be recessed into the ground to minimize visibility. This pressurized irrigation water tank is planned to be constructed just south of the existing gas line and west of Flight Park Road.

- The disturbed soil around these two tanks will be seeded with a re-vegetative seed mix, as required within Exhibit 2 of the Environmental/Mass grading section within the Traverse Mountain Area plan.
- The tank sites will be secured with chain link fencing to match other public facilities within the Traverse Mountain area such as the public works substation and water facility along the northbound Frontage Road.




Example design of a buried culinary tank in Lindon that is anticipated to be in the proposed Public Facilities District. The tank is buried and re-seeded to blend into the hillside and the chain-link fence provides security with minimal visual impacts.




Example design of a buried open-top pressurized irrigation tank in Lindon that is anticipated to be in the proposed Public Facilities District. The tank is buried into the hillside with an open top and the chain-link fence provides security with minimal visual impacts. This example shows the tank when it is empty; however, the tank in Lehi will always contain water since pressurized irrigation water needs are year-round in Lehi.

2. Proposed Power Substation

a. The proposed power substation will consist of materials and construction consistent with other substations constructed by Lehi City Power such as:
   - Low profile electrical buss (where possible)
   - Underground distribution for all feeders leaving the substation
   - Decorative 8’ Pre-cast concrete parameter fencing instead of chain-link
   - Wrought iron decorative access gates
   - Well-designed landscaping and weed control inside of the substation
   - Overhead transmission lines feeding the substation limited to less than 1000 ft.
   - Secure access controls and camera monitoring system



Example Lehi Power Littlefield substation located at approximately 200 West Bull River Road. The tallest structure associated with the substation is the silver “A”-frame tower at approximately 40 feet in height. The larger brown poles are part of a power transmission line that feeds the substation.



Example Lehi Power Spring Creek substation located at 300 East 1630 South.

b. Due to deficiencies identified in the most recent “10-year Capitol Facilities Plan” commissioned by Lehi City Power a Power substation is required to accommodate development in the area in the near future.
c. The location of the proposed substation is optimal because of its proximity to the existing PacifiCorp transmission line as a source. It is a requirement by PacifiCorp for all interconnections for substation be less than 1,000 feet in length. This location fulfills this

requirement without needing an additional metering or interconnection site to the substation.

d. This location also considers the safety and impacts of current State park facilities designated for paragliding and hang-gliding adventure sports. Modifying the open space to public facilities allows the substation to be located adjacent to existing transmission lines and removes the need for high voltage overhead lines 90’ foot in height to be located along flight park road. The removal of overhead transmission lines preserves safety for those involved in gliding adventure sports in the area and reduces visual impacts along the west border of the Traverse Mountain community.


Exhibit 2
EXHIBIT 2
AMENDED AREA PL
Proposed Public Facilities Land Use District - Approximately 5.2 Acres
OPEN SPACE
M1
HDR 4
8 ACRES
50 UNITS
SCHOOL
6.91 ACRES
CHURCH
4 ACRES
HDR 1
4.8 ACRES
60 UNITS
Google Earth
© 2020 Google
198
1000 ft

Culinary water tank (1.0 MG)

Open-topped P.I. water tank (6.5 Ac. Ft.)

Lehi Power Substation Site

Existing gas transmission line

Existing power transmission line

Cul.@ 5095

PI@ 5080

5210 CONTOUR ELEVATION

0 150 300
SCALE IN FEET

FILE DATE:

FILE NAME:

10/07

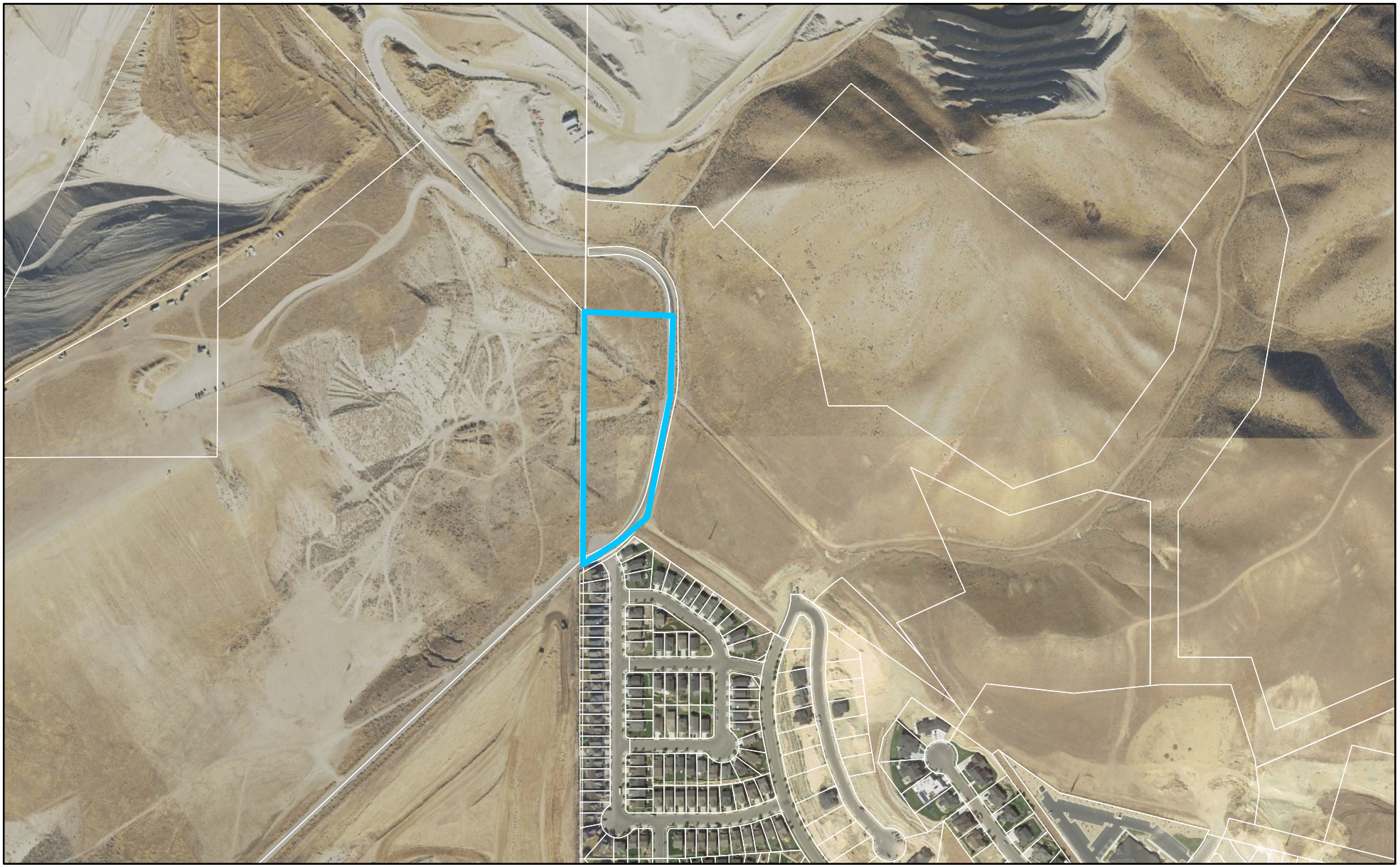
HANSEN ALLEN & LUCE inc
ENGINEERS

ALTERNATE TANK LOCATION MAP

FIGURE

Traverse Mountain Area Plan Amendment

Aerial

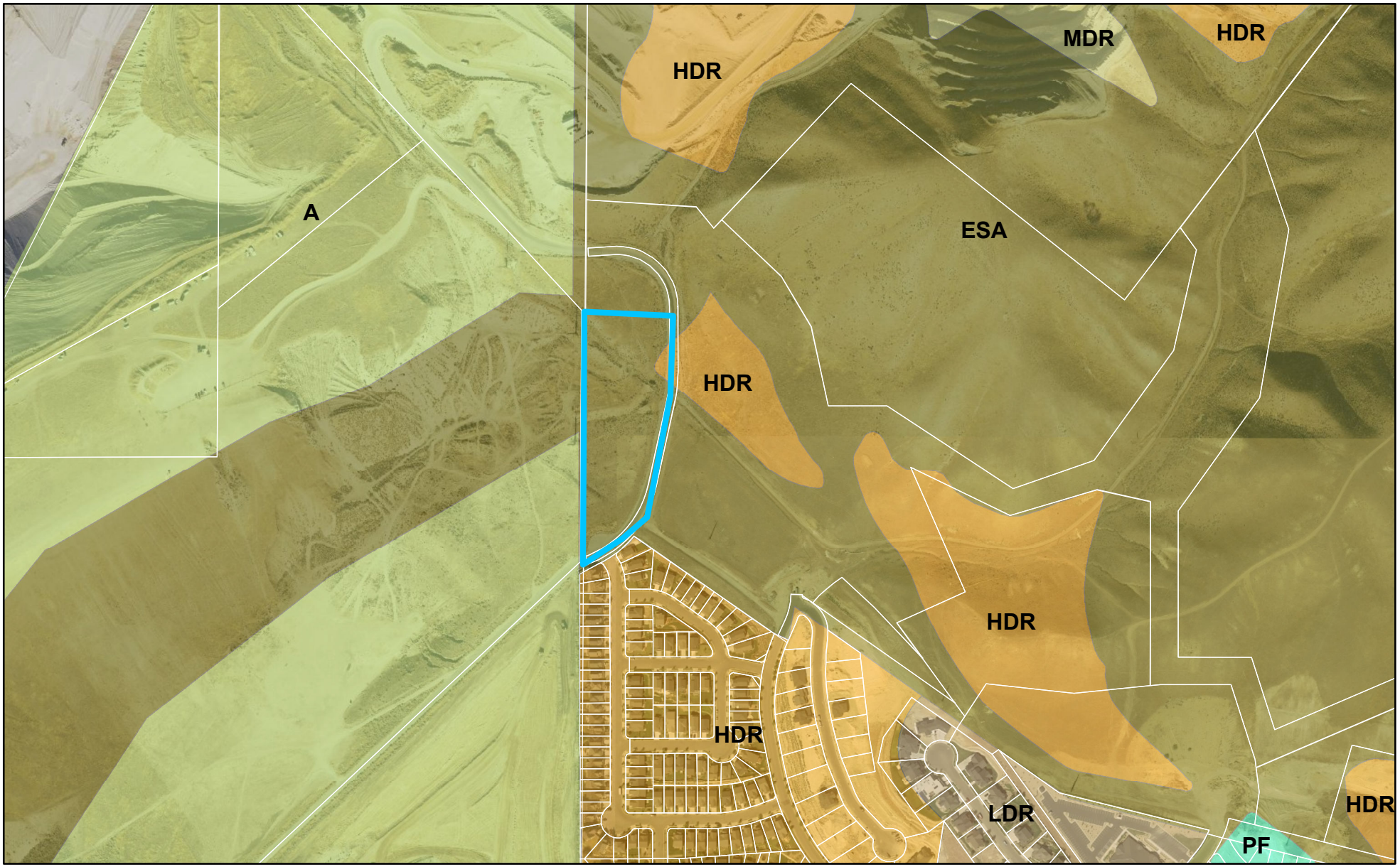


0 600 1,200 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

General Plan



0 600 1,200 Feet

LEHI CITY

Traverse Mountain Area Plan Amendment

Zoning



0 600 1,200 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #01-2021, a Development Code Amendments to Chapters 6, 16 and 17, clarifying the forfeiture of density for schools and churches in the Planned Community (PC), Planned Unit Developments (PUD) and Planned Residential Developments (PRD) zones.

Suggested Action:

Attachments:

CC Staff Report Chs 6, 16,17 Dev Code Amendment 1.12.21.docx

Development Code Chs 6,16,17 DRC 10.21.2020.docx

Ord 01-2021.docx

Lehi City Development Code Amendment Chs 6,16,17.pdf

CHAPTERS 6, 16 & 17 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	January 12, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Date of DRC Review	October 21, 2020
Date of Planning Commission Review	December 10, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant seeks approval of the proposed Development Code amendments to Chapters 6, 16, and 17. This amendment seeks to reduce the potential for developers to get twice the profit on land that they sell for schools, churches or civic uses. It clarifies that land sold for these uses forfeits the density that was designated for housing.

One land developer in the City expressed concerns that this might eliminate any new churches or schools in the Planned Community, Planned Residential Development, and Planned Unit Development communities. He also suggested an alternative option where some density, based on ERUs, would not transfer but the rest would. This option would consider the typical utility usage of a single-family home compared to the proposed usage of a church, school or civic building. Any excess utility capacity could be transferred to a different area. The City already considers ERU's in computing available utility capacity, water right dedication, among other things.

The DRC reviewed the proposed amendment and also had concerns that this may cause land values to increase for churches and schools. That instead of buying just the raw ground, that they will have to purchase the housing development rights as well. Staff expressed concerns that this potential increase in land costs for churches, schools, and civic uses may reduce the number of these public buildings in the City.

In addition to the discussion on potential increase in land costs, the DRC left the following redline comment:

1. Reword to start with "if" instead of "should".

Please consider including the above comment in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff provides a **NEUTRAL** recommendation to the City Council for the proposed amendment of the Development Code to Chapters 6, 16, 17. This recommendation is based on the following findings:

1. The proposed amendment may increase land costs for churches and schools potentially leading to a decrease in quantity and difficulty in affording needed facilities.
2. The proposed amendment to the Lehi City Development Code is likely not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on December 20, 2020. The minutes and motion from this meeting are as follows:

4.8) Public hearing and recommendation of Lehi City's request for review of Development Code Amendments to Chapters 6, 16 and 17, clarifying the forfeiture of density for schools and churches in the Planned Community (PC), Planned Unit Developments (PUD) and Planned Residential Developments (PRD) zones.

Jacob presented information on the agenda item. DRC had concerns that this would cause land to increase for churches and schools in the future. Commissioner Hemmert asked is this was proposed by the City. Staff stated this was proposed by Mayor Johnson.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

> **Motion:** Commissioner Peterson moved to forward a positive recommendation of Lehi City's request for review of Development Code Amendments to Chapters 6, 16 and 17, clarifying the forfeiture of density for schools and churches in the Planned Community (PC), Planned Unit Developments (PUD) and Planned Residential Developments (PRD) zones; including all DRC comments and findings stated in the report and to also include other future civic and public facilities. Commissioner Everett seconded.

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

Development Code Amendment Chs 6, 16, & 17
DRC Redline Comments

*Lehi City- requests review of a **Development Code Amendment to chapters 6, 16, and 17** clarifying the forfeit of density for schools and churches in the PC, PUD, and PRD zones.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: covid
Date of Plans Reviewed: 10/13/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: The way this is currently worded it seems like it would discourage developers from planning for churches, schools, etc. and make it even more difficult for these facilities to be built
Kim – Planning:

1. Reword to start with "if" instead of "should"

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th PENDING CONVERSATION WITH THE MAYOR

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: 01-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 6,16 & 17, CLARIFYING WHAT HAPPENS TO DENSITY ON LAND SOLD FOR SCHOOLS, CHURCHES, OR CIVIC USES IN THE PC, PRD, AND PUD ZONES

WHEREAS, it has become necessary to amend Chapters 6, 16 and 17 of the Lehi City Development Code, adding language that in PC, PRD, and PUD's any land sold to schools, churches, or civic uses forfeit the density approved on the land; and

WHEREAS, this amendment seeks to add more clarity and predictability for density in PC, PRD and PUD developments; and

WHEREAS, following a public hearing on December 10, 2020, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on January 12, 2021 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 December 10, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 6, 16 and 17 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapters 6, 16 and 17 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 01 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of January 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

low density, provided the overall average density is met. For example, a planned community may include a mix of large lot single family units (2 dwelling units per acre), traditional lot single family units (3.5 dwelling units per acre), small lot single family units (5.5 dwelling units per acre), townhouses (8 dwelling units per acre), and apartments (12 dwelling units per acre) combined to meet the overall allowed density.

C. For the purposes of administering this chapter, the Area Plan shall identify and delineate each different residential area as a "sub-area" or "pod", with an indication of the number of units per acre allowed in each sub-area.

~~C.~~D. Should a future school(s) or church site(s) be developed within the Planned Community, the residential densities attributable to these sites will not transfer to any other property but shall be forfeited, reducing the total number of dwelling units that can be developed.

Section 06.090 Required Open Space.
Not less than ten percent of the total gross acreage in a PC Zone shall be devoted to open space as defined in Chapter 39, Definitions, of this Code. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental or natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council. Public open space shall be dedicated with the first phase of the project. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

Section 06.100 Location of Open Space. *(Amended 6/13/00)*
The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.
Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

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Section 06.120 Density Bonus Amenities.

A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

B. The density increases listed represent the maximum allowed. The Planning Commission may recommend and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Facilities in addition to required multi-family amenities or master planned trails which are provided for residents of the Planned Community development or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, tennis

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses including churches and schools.
      (i) Should a future school(s) or church site(s) be developed within the PRD that was not accounted for in the initial calculation of density, the residential densities attributable to these sites will not transfer to any other property but shall be forfeited, reducing the total number of dwelling units that can be developed.
   ~~(d)~~

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

E. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may be considered for a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 20 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

F. Lot Sizes. There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

G. Housing Types Allowed. Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

H. Building Setbacks. Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities.

I. Height. The height limit of the underlying zoning district shall apply.

J. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20%

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B. The City Council may require a subdivision or residential project to be processed as a Planned Unit Development if the subdivision or residential project includes contiguously owned property larger than ten acres, contains more than 25 lots or residential units, or is located adjacent to a master planned arterial or collector road.

Section 17.030. Application Requirements.
In addition to the requirements for a preliminary and final subdivision plat and preliminary and final site plan, whichever is applicable, as contained in this Code and the Lehi City Design Standards and Public Improvements Specifications, a Planned Unit Development application shall provide the following information:

1. preliminary architectural drawings and elevations of all dwellings, structures, and other buildings;

2. site plans of sufficient detail showing all buildings, structures, parking areas, and open space areas, and identifying the locations of all buildings, structures, roadways, and other private and public improvements;

3. tables showing the total number of acres in the proposed development and percentage designated for each of the proposed types of uses including off-street parking, streets, parks, playgrounds, schools, and churches; and

4. tabulations of the overall density for all residential and nonresidential uses and any other data that the reviewing bodies may require.

Section 17.040. Development Standards. *(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20; 06/23/20; 09/08/20)*
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

B. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

C. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

D. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

E. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.
      (i) Should a future school(s) or church site(s) be developed within the PRD that was not accounted for in the initial calculation of density, the residential densities attributable to these sites will not transfer to any other property but shall be forfeited,

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reducing the total number of dwelling units that can be developed.
~~(d)~~

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

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H. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

I. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

J. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-01, approving a Lease Agreement between Lehi City and Kraig Johnson for harvesting grass.

Suggested Action:

Attachments:

Res 2021-01.docx

Agreement - Lease for Harvesting Grass Kraig Johnson Final.docx

LEHI CITY

RESOLUTION NO. 2021-01

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A LEASE AGREEMENT WITH KRAIG JOHNSON FOR HARVESTING GRASS

WHEREAS**,** Lehi City is the owner of approximately 4 acres of real property located at approximately 3200 West 1500 North and 3333 West and 1500 North, in the City of Lehi, County of Utah, ("Property");

WHEREAS, City desires to lease to Kraig Johnson ("Tenant") and Tenant desires to lease the Property from City for the purpose of harvesting grass from the Property and upon the terms and conditions hereinafter set forth herein; and

WHEREAS, on January 12th, 2021, 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 a Lease Agreement with Kraig Johnson; 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 Lease Agreement between Lehi City and Kraig Johnson 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 12th day of January, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEASE AGREEMENT FOR HARVESTING GRASS

This Lease Agreement for Harvesting Grass ("Lease") is dated _____ 2021, by and between Lehi City, 153 North 100 East, Lehi, UT 84043 ("Landlord") and Kraig Johnson ("Tenant") add Tenant's mailing address and contact information.

The parties agree as follows:

A. PROPERTY. Landlord, in consideration of the payments provided in this Lease, leases to Tenant the Property located at 3200 West 1500 North and 3333 West 1500 North, Lehi UT 84043, totaling approximately four (4) acres of land, for the purpose of allowing Tenant to harvest any natural grass grown thereon. Any structures on the Property are not included in this Lease.

B. TERM. This Lease will begin January 13, 2021 and end at midnight on December 31, 2021 ("Term"), subject to the annual renewal provision provided in paragraph H.

C. LEASE PAYMENTS. Tenant shall pay to Landlord an annual lease rate of One Dollar ($1.00), payable upon execution of this Lease and on the first business day of each and any Renewal Term thereafter.

D. POSSESSION. Tenant shall be entitled to possession on the first day of the Term of this Lease and shall yield possession to Landlord on the last day of the Term (or Renewal Term) of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the Term (or Renewal Term), Tenant shall remove any and all of its goods and effects and peaceably yield up the Property to Landlord in as good condition as when delivered to Tenant, ordinary wear and tear excepted.

E. RETAINED RIGHTS. Landlord retains the right to use the Property and structures located thereon for police and fire training until such time as the structures may be removed from the Property. Landlord assumes all liability for Landlord's use of the Property and its structures. Tenant shall not use or enter any permanent structure on the Property unless escorted by the Landlord or a designee.

F. EXCLUSIVITY. Other than the Retained Rights described in paragraph E, Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space on the Property, or permit the use or occupancy of any such space on the Property whose use may result in competition with Tenant's harvesting of the grass that grows thereon. Landlord hereby gives Tenant the exclusive right to harvest the natural grass that grows on the Property. All other uses will be at Landlord's discretion and must be authorized by Tenant before the use can start.

G. PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Property. Landlord shall be named as an

additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Tenant shall provide Landlord with advance written notice prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Property. Tenant is responsible for maintaining casualty insurance on its own personal property.

H. RENEWAL TERMS. This Lease shall automatically renew for an additional period of one year ("Renewal Term") per Renewal Term, unless either party gives written notice of termination no later than Thirty (30) days prior to the end of the Term or Renewal Term. The lease terms during any such Renewal Term shall be the same as those contained in this Lease.

I. MAINTENANCE. Tenant shall have the responsibility to maintain the Property at all times. Tenant shall ensure that no waste shall occur or illegal dumping of material that would require future removal or removal of current aggregate on the Property. If said dumping or removal occurs, Tenant shall remedy the Property back to its original state and to Landlord's satisfaction at Tenant's expense. Landlord will accept all reasonable remedies.

J. UTILITIES AND SERVICES. Tenant shall be responsible for all utilities and services incurred in connection with Tenant's use of the Property.

K. PARKING OF VEHICLES AND EQUIPMENT. Tenant shall park on the Property only vehicles and equipment needed to harvest the grass. Tenant shall not park any vehicles or equipment on the Property outside of harvest season.

L. PERMANENT OR MOVEABLE STRUCTURES. Tenant shall not construct or erect any permanent or movable structure on the Property.

M. SUBLET PROPERTY. Tenant shall not sublet the Property or allow business uses other than harvesting of the natural grass.

N. NO GUARANTEE OF HARVEST. Landlord shall not be liable to Tenant for any trampling or other waste of any grass on the Property. Landlord makes no guarantee that any grass will grow on the Property or be available for Tenant's harvest. Landlord is not required to water or irrigate such grass.

O. TAXES. Taxes attributable to the Property or the use of the Property shall be allocated as follows:

1. REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Property.

2. PERSONAL TAXES. Tenant shall pay all personal taxes and any other charges which may be levied against the Property and which are attributable to Tenant's use of the Property along with all sales and/or use taxes, if any, that may be due in connection with lease payments.

P. TERMINATION UPON DEVELOPMENT OF PROPERTY. Notwithstanding any other provision of this Lease, Landlord may terminate this Lease upon sixty (60) days' written notice to Tenant that the Property will be developed. Tenant will not have any recourse action towards emblements on the Property.

Q. DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within five (5) days or any other obligation within ten (10) days after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Property without further notice to the extent permitted by law, and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses, including reasonable attorney fees and expenses, suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

R. LATE PAYMENTS. For any payment that is not paid within thirty (30) days after its due date, Tenant shall pay a late fee of One Hundred Dollars ($100.00).

S. HOLDOVER. If Tenant maintains possession of the Property for any period after a Term or Renewal Term of this Lease has been properly terminated under Paragraph H ("Holdover Period"), Tenant shall pay to Landlord lease payments during the Holdover Period at a rate equal to Fifty Dollars ($50.00) per day starting the day after the lease has been terminated per paragraph H or L.

T. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Utah.

U. ENTIRE AGREEMENT. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relative to the subject matter of this Lease.

V. AMENDMENT. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

W. SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that a provision of this Lease is invalid or unenforceable, but

that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

X. BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

LANDLORD:
LEHI CITY

_____
Mark Johnson, Mayor

Dated: _____

Attest:

_____
City Recorder

TENANT:
KRAIG JOHNSON

_____

Dated: _____

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-03, reappointing a member to the Board of Trustees of the Metropolitan Water District of Lehi.

Suggested Action:

Attachments:

Res 2021-03.docx

LEHI CITY

RESOLUTION NO. 2021-03

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A MEMBER TO THE BOARD OF TRUSTEES OF THE METROPOLITAN WATER DISTRICT OF LEHI.

WHEREAS, Utah State Code 17B-1-303 and 17B-2a-604 outline the terms and qualifications for the Metropolitan Water District Board of Trustees; and

WHEREAS, Section 17B-2a-604(5)(a) prohibits elected or appointed officials of the appointing municipality from serving as Board Trustees, except for the officer with responsibility over the municipality's water supply and distribution system; and

WHEREAS, the Metropolitan Water District of Lehi currently has a vacant position and the terms of the Board members need to be re-established; and

WHEREAS, the Mayor of Lehi City wishes to appoint, with the advice and consent of the City Council, the following individual to the Metropolitan Water District of Lehi.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Reappoint John Peterson as a Trustee. Mr. Peterson's term shall begin immediately and expire December 31, 2023.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 12th day of January, 2021.

LEHI CITY

_____

Bert Wilson, Mayor

ATTEST

_____

Marilyn Banasky, City Recorder

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: January 12, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution # 2021-04, reappointing members to the Lehi City Planning Commission.

Suggested Action:

Attachments:

Res 2021-04.docx

LEHI CITY

RESOLUTION NO. 2021-04

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS TO THE LEHI CITY PLANNING COMMISSION

WHEREAS, the Lehi Municipal Code Title 3, Chapter 2, outlines the qualification for membership, terms and vacancies for the Lehi City Planning Commission; and

WHEREAS, in accordance with that section the terms of Scott Bunker and Tyson Eyre expired December 31, 2020,

WHEREAS, in accordance with that section three positions need to be filled which terms will begin January 1, 2021 and will expire December 31, 2023; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the Lehi City Planning Commission.

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

1. Re-appoint Scott Bunker as a Planning Commissioner for a 2nd term. Mr. Bunker's term will begin January 1, 2021 and expire December 31, 2023.

2 Re-appoint Tyson Eyre as a Planning Commission Alternate for a 2nd term. Mr. Eyre's term will begin January 1, 2021 and expire December 31, 2023.

The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 12th day of January, 2021.

Attest:

_____ _____

Mark Johnson, Mayor
Lehi City

Teisha Wilson, City Recorder