ENT 113184:2017 PG 1 of 88
Jeffery Smith
Utah County Recorder
2017 Nov 15 01:12 PM FEE 192.00 BY SW
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Jeff Calcagni
Toll Brothers, Inc.
250 Gibraltar Road
Horsham, Pennsylvania 19044

(Space above for Recorder's Use Only)

MUTUAL RESTRICTIVE COVENANT

THIS MUTUAL RESTRICTIVE COVENANT ("Covenant") is made this 14th day of November 2017, by and between Fieldstone Utah Investors, LLC, a Utah limited liability company as well as its successors and assigns, including with respect to the Additional Property as hereinafter defined ("Fieldstone") and Toll Southwest LLC, a Delaware limited liability company ("Toll"), each a ("Party") and together the ("Parties").

BACKGROUND

A. Fieldstone Hidden Canyon, LLC, as seller, and Toll (as successor in interest to Toll Bros., Inc.), as buyer, entered into that certain Purchase and Sale Agreement dated August 31, 2017 ("Original Agreement"), and that certain Addendum No. 1 to Purchase and Sale Agreement dated October 30, 2017, and that certain Addendum No. 2 to Purchase and Sale Agreement dated November 8, 2017 (collectively, the "Purchase Agreement") wherein Fieldstone Hidden Canyon, LLC, agreed to sell, and Toll agreed to purchase, the real property more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Development Property"); and

B. Fieldstone is the owner of, or has the contractual right to purchase, certain real property adjacent to the Development Property (the "Retained Property") which consists of two parts: (i) the real property now owned by Fieldstone as more particularly described on Exhibit B hereto and incorporated by this reference (the "Owned Property"), and (ii) the real property which Fieldstone currently has the contractual right to purchase as more particularly described on Exhibit C attached hereto and incorporated by this reference (the "Additional Property"); and

C. The Parties desire to establish certain restrictive covenants to both benefit and burden the Development Property and the Retained Property subject to the conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth, the parties hereto, intending to be legally bound, do agree as follows:

1. Covenant. Fieldstone will not pursue any use of the Retained Property which is inconsistent with the uses identified in the current Preliminary Plat attached hereto as Exhibit D and incorporated herein by reference (the "Preliminary Plat"), which inconsistent use affects the

Development Property, without obtaining Toll's prior written approval (i.e. if Fieldstone intends to develop the Retained Property in any manner other than as a residential site with up to one hundred seventy-six (176) "for sale" residential units, then Fieldstone will first obtain Toll's prior written approval, not to be unreasonably withheld, conditioned or delayed). Similarly, Toll will not pursue any use of the Development Property which is inconsistent with the uses identified in the current Preliminary Plat (for the entire Development Property) or the Final Plat (for 39 Lots on the Development Property), which inconsistent use affects the Retained Property, without obtaining Fieldstone's prior written approval (i.e. if Toll intends to develop the Development Property in any manner other than as a residential site with up to two hundred four (204) "for sale" residential units, then Toll will first obtain Fieldstone's prior written approval, not to be unreasonably withheld, conditioned or delayed).

2. Recording. This Covenant shall be recorded against the Development Property and Retained Property in the office of the Utah County Recorder and the rights and obligations created by this Covenant shall become effective upon such recording, provided, however, that the Covenant shall only become effective as to the Additional Property immediately upon title to the same vesting in Fieldstone.

3. Binding Effect, Runs With the Land. The rights and privileges created hereby shall inure to the benefit of the parties, their heirs, successors, mortgagees, and assigns, and shall be covenants running with the land unaffected by any change in the ownership of the Development Property and the Retained Property, provided, however, that as to the Additional Property such rights and privileges shall only run with the land immediately upon title vesting in Fieldstone.

4. Notices. All communications, consents, and other notices provided for in this Covenant shall be in writing and shall be effective on the date hand delivered, sent by facsimile, or mailed by registered or certified mail, return receipt requested, postage prepaid, and addressed to the following address unless either party designates a different address in writing:

If to Toll:
Toll Southwest LLC
Attn.: Jeff Calcagni
250 Gibraltar Road
Horsham, Pennsylvania 19044

If to Fieldstone:
Fieldstone Utah Investors, LLC
Attn: Jason Harris
12896 S Pony Express Road, Suite 400
Draper, Utah 84020

5. Failure to Perform; Remedies. In the event of a default by Toll or Fieldstone which remains uncured for a period of fifteen (15) days or more after written notice of the same, the non-defaulting Party may seek any and all remedies permitted by law. In the event of any dispute between the parties regarding the enforcement or effect of this Covenant, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred.

6. Cooperation and Further Assurances. The Parties shall cooperate with each other and agree that the use and enjoyment of the Covenant created herein shall not interfere materially with either Party's development, use or enjoyment of the Development Property and the Retained Property. If so requested, each Party shall execute such additional documents, in recordable form,

to effectuate the purposes set forth herein.

7. Survival. If any term or provision of this Covenant or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Covenant, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this agreement shall be valid and be enforced to the fullest extent permitted by law.

8. Representations and Warranties. Each Party hereby represents and warrants to the other Party that it has the full right, power, title and interest to make the within covenant to the other Party, that in accordance with any instrument creating such Party as an entity, the terms and provisions of this Covenant are within the powers and authorities granted to such Party, and that the individuals executing this Covenant are fully authorized to do so by and on behalf of the Party for whom such signing Party is acting, provided that as to the Additional Property, the representations and warranties of Fieldstone will be effective only upon title to the Additional Property vesting in Fieldstone.

9. Counterpart Signatures. This Covenant may be executed in counterpart originals, and all executed counterparts shall, when taken together, constitute the entire Covenant.

10. Governing Law. This Covenant shall be interpreted and enforced in accordance with the laws of the State of Utah.

11. Amendment. This Covenant may not be modified, amended or terminated except in a writing signed by each Party hereto.

12. Entire Agreement. This Covenant contains the entire understanding of Toll and Fieldstone and supersedes all prior oral or written understandings relating to the covenant set forth in Section 1 above.

[Signatures follow]

The Parties have executed this Covenant to be effective as of the date first set forth above.

FIELDSTONE

FIELDSTONE UTAH INVESTORS, LLC,
a Utah limited liability company

By: _____
Name: Jason Harris
Title: Assistant Secretary

TOLL

TOLL SOUTHWEST LLC, a Delaware
limited liability company

By:_____
Name:
Title:

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me on this 14 day of November, 2017, by Jason Harris, the Assistant Secretary of Fieldstone Utah Investors, LLC, a Utah limited liability company.

Notary Public
My Commission Expires: 11/24/19

KIMBERLY S. BARTLETT
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires Nov. 24, 2019
COMMISSION NUMBER 685910

STATE OF UTAH)
) : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2017, by _____, the _____ of Toll Southwest LLC, a Delaware limited liability company.

Notary Public
My Commission Expires:

The Parties have executed this Covenant to be effective as of the date first set forth above.

FIELDSTONE

FIELDSTONE UTAH INVESTORS, LLC,
a Utah limited liability company

By: _____
Name:
Title:

TOLL

TOLL SOUTHWEST LLC, a Delaware
limited liability company

By: _____
Name: Jeffery Nielsen
Title: Authorized Signatory

STATE OF UTAH)
) : ss.
COUNTY OF _____)
The foregoing instrument was acknowledged before me on this ____ day of _____, 2017, by _____, the _____of Fieldstone Utah Investors, LLC, a Utah limited liability company.

_____
Notary Public
My Commission Expires:

STATE OF Arizona)
) : ss.
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on this 13th day of November, 2017, by Jeffery Nielsen, the Authorized Signatory of Toll Southwest LLC, a Delaware limited liability company.

Corrine Suzanne Garcia
Notary Public
My Commission Expires: 3-18-2020

CORRINE SUZANNE GARCIA
Notary Public – Arizona
Maricopa County
My Comm. Expires Mar 18, 2020

Exhibit A

Development Property

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at the southeast corner of that Real Property described as Parcel 3 in Deed Entry 67264:2011 of the Official Records of Utah County, coincident with the northeast corner of EAGLE SUMMIT Subdivision 6A, according to the Official plat thereof on file in the Office of the Utah County Recorder located West 5,259.79 feet and North 6,662.01 feet from the Southeast Corner of Section of Section 30, T4S, R1E, S.L.B.& M. (Basis of Bearing: N0°17'58"W along the Section line from said Southeast Corner to the East ¼ Corner of said Section 30), said point is also described as being N0°11'19"E along the Section line 1,291.05 feet and East 1,007.52 feet from the Southwest Corner of Section 19, T4S, R1E, S.L.B.& M.; thence Northeasterly along the arc of a 388.00 foot radius non-tangent curve (radius bears: N66°20'10"W) 75.42 feet through a central angle of 11°08'13" (chord: N18°05'43"E 75.30 feet); thence S75°54'23"E 96.16 feet; thence N8°16'45"E 119.81 feet; thence N7°25'00"W 89.47 feet, the previous 4 (four) courses along said deed; thence N66°46'43"E 1,275.96 feet; thence N31°43'56"E 32.56 feet; thence N58°15'57"W 99.00 feet; thence N31°44'03"E 1,453.54 feet; thence N3°52'57"E 892.49 feet; thence S71°13'07"E 772.84 feet; thence N83°47'25"E 52.08 feet; thence S70°44'20"E 112.82 feet; thence S19°11'42"W 240.00 feet; thence S70°52'34"E 113.10 feet; thence S30°48'17"E 73.19 feet; thence S70°52'34"E 114.33 feet; thence S62°47'54"E 128.83 feet; thence N83°57'50"E 65.54 feet; thence S66°33'44"E 177.40 feet; thence S64°15'06"E 385.89 feet; thence S55°06'25"E 121.62 feet; thence S57°20'42"W 457.05 feet; thence S14°04'26"E 504.71 feet; thence S13°08'06"W 724.54 feet; thence S39°20'18"W 765.65 feet; thence S68°30'56"E 150.67 feet to that Real Property described in Deed Entry No. 16062:2013; thence South along said deed 112.73 feet; thence West along said deed 104.95 feet to lands of Lehi City described in Deed Entry No. 148673:2006 of the Official Records; thence along said deed the following 4 (four) courses and distances: N11°39'19"W 43.98 feet; thence N64°04'00"W 102.30 feet; thence S81°46'14"W 105.65 feet; thence S57°49'29"W 174.31 feet to lands of Lehi City described in Deed Entry No. 19257:2005 of the Official Records; thence N56°26'01"W along said deed 255.04 feet to lands of Lehi City described in Deed Entry No. 19258:2005 of the Official Records; thence N47°10'18"W along said deed 176.16 feet to that Real Property described as Parcel 2 in Deed Entry No. 67264:2011 of the Official Records; thence along said deed the following 11 (eleven) courses and distances: N23°24'02"W 166.68 feet; thence N45°00'00"W 280.17 feet; thence N20°59'46"E 38.40 feet; thence along the arc of an 89.00 foot radius curve to the left 158.52 feet through a central angle of 102°02'59" (chord: N30°01'44"W 138.38 feet); thence N81°03'14"W 22.81 feet; thence along the arc of a 15.00 foot radius curve to the right 21.92 feet through a central angle of 83°44"11" (chord: N39°11'08"W 20.02 feet); thence Southwesterly along the arc of a 303.00 foot radius non-tangent curve (radius bears: N87°19'03"W) 395.80 feet through a central angle of 74°50'36" (chord: S40°06'15"W 368.25 feet); thence S77°31'33"W 127.92 feet; thence along the arc of a 172.00 foot radius curve to the left 343.83 feet through a central angle of 114°32'03" (chord: S20°15'32"W 289.37 feet); thence S37°00'30"E 154.70 feet; thence along the arc of a 228.00 foot radius curve to the right 167.58 feet through a central of 42°06'45" (chord: S15°57'08"E 163.83 feet) to the north line of that Real Property described in Deed Entry No. 16062:2013 of the Official Records; thence S84°09'17"W along said deed 3.77 feet; thence N89°01'44"W along said deed 8.89 feet; thence N82°59'07"W 44.31 feet along the extension of, and along the northeasterly terminus of FOX CANYON ROAD DEDICATION PLAT NO. 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Dedication Plat: Southwesterly along the arc of a 170.00 foot radius non-tangent curve (radius bears: N82°59'07"W) 88.57 feet through a central angle of 29°51'00" (chord: S21°56'23"W 87.57 feet) to the northerly line of a portion of that Real Property described in Deed Entry No. 54471:2013 of the Official Records of Utah County; thence along said deed the following 3 (three) courses and distances: N75°36'45"W 4.28 feet; thence

Northeasterly along the arc of a 166.00 foot radius non-tangent curve (radius bears: N52°36'27"W) 23.83 feet through a central angle of 8°13'30" (chord: N33°16'48"E 23.81 feet); thence N76°02'31"W 1,622.97 feet along the extension of, and along said deed to the southeasterly line of said EAGLE SUMMIT Subdivision 6A; thence Northeasterly along the arc of a 388.00 foot radius non-tangent curve (radius bears: N66°19'59"W) 0.08 feet through a central angle of 0°00'43" (chord: N23°39'40"E 0.08 feet) to the point of beginning.

(11:013:0186)

Less and Excepting the following two parcels of land owned by Perry Land Investments, LLC:
Commencing North 6484.32 feet and West 4183.82 feet from Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; along a curve to the right (chord bears: North 84°34'12" West 79.9 feet, radius = 272 feet) arc length = 80.19 feet; thence North 76°7'28" West 645.63 feet; thence North 16°13'13" East 368.29 feet; thence South 77°2'55" East 818.56 feet; thence South 30°17'36" West 385.15 feet to the point of beginning.

(11:013:0107)

Commencing North 6808.07 feet and West 3951.49 feet from Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 392.76 feet; thence North 45°0'0" East 468.11 feet; thence East 148.39 feet; along a curve to the Left (chord bears: South 25°6'55" East 195.61 feet, radius = 428 feet); along a curve to the Right (chord bears: South 19°36'2" West 418.59 feet, radius = 247 feet); thence South 77°31'33" West 127.92 feet; along a curve to the Left (chord bears: South 54°52'7" West 175.66 feet, radius = 228 feet); along a curve to the Right (chord bears: South 67°19'21" West 17.25 feet, radius = 15 feet); along a curve to the Left (chord bears: South 82°58'46" West 138.55 feet, radius = 208 feet) to the point of beginning.

(11:013:0151)

Also, Less and Excepting that portion of land conveyed to Perry Land Investments, LLC, a Utah limited liability company by that certain Quit Claim Deed dated August 12, 2016, by and between, Fieldstone Hidden Canyon, LLC as (Grantor) and Perry Land Investments, LLC, a Utah limited liability company as (Grantee), recorded August 12, 2016, as Entry No. 76477:2016.

(11:013:0185)

Exhibit "B"

Owned Property

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8,982.54 feet and West 2,143.54 feet from the Southeast Corner of Section of Section 30, T4S, R1E, S.L.B.& M. (Basis of Bearing: N0°17'58"W along the Section line from said Southeast Corner to the East ¼ Corner of said Section 30); thence N70°52'34"W 114.33 feet; thence N30°48'17"W 73.19 feet; thence N70°52'34"W 113.10 feet; thence N19°11'42"E 240.00 feet; thence N70°44'20"W 112.82 feet; thence S83°47'25"W 52.08 feet; thence N71°13'07"W 259.10 feet; thence N19°15'40"E 124.13 feet; thence N21°49'57"W 74.31 feet; thence N19°15'45"E 146.15 feet; thence S62°53'41"E 95.61 feet; thence S78°20'46"E 56.48 feet; thence S70°52'34"E 438.17 feet; thence S5°05'24"E 114.59 feet; thence S70°52'34"E 123.38 feet; thence S19°07'26"W 400.00 feet; thence S25°37'12"W 80.02 feet to the point of beginning.

Contains: 6.59+/- acres

Exhibit "C"

Additional Property

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8,622.77 feet and West 1,353.69 feet from the Southeast Corner of Section of Section 30, T4S, R1E, S.L.B.& M. (Basis of Bearing: N0°17'58"W along the Section line from said Southeast Corner to the East ¼ Corner of said Section 30); thence N55°06'25"W 121.61 feet; thence N64°15'06"W 385.89 feet; thence N66°33'44"W 177.40 feet; thence S83°57'50"W 65.54 feet; thence N62°47'54"W 128.84 feet; thence N25°37'12"E 80.02 feet; thence N19°07'26"E 400.00 feet; thence N70°52'34"W 123.38 feet; thence N05°05'24"W 114.59 feet; thence N70°52'34"W 438.17 feet; thence N78°20'46"W 56.48 feet; thence N62°53'41"W 95.60 feet; thence S19°15'45"W 146.15 feet; thence S21°49'57"E 74.31 feet; thence S19°15'40"W 124.13 feet; thence N71°13'07"W 513.75 feet; thence N03°52'57"E 233.92 feet; thence N55°46'59"E 581.42 feet; thence N17°24'12"E 389.56 feet; thence N28°21'02"E 226.84 feet; thence N41°18'48"E 661.68 feet; thence N59°01'31"E 312.98 feet; thence S20°46'01"E 868.04 feet; thence S09°07'38"E 917.41 feet; thence S01°23'13"W 1,076.85 feet to the point of beginning.

Contains: 58.78 acres+/-

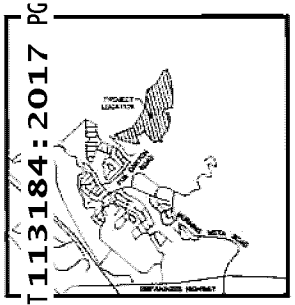
Exhibit D

Preliminary Plat

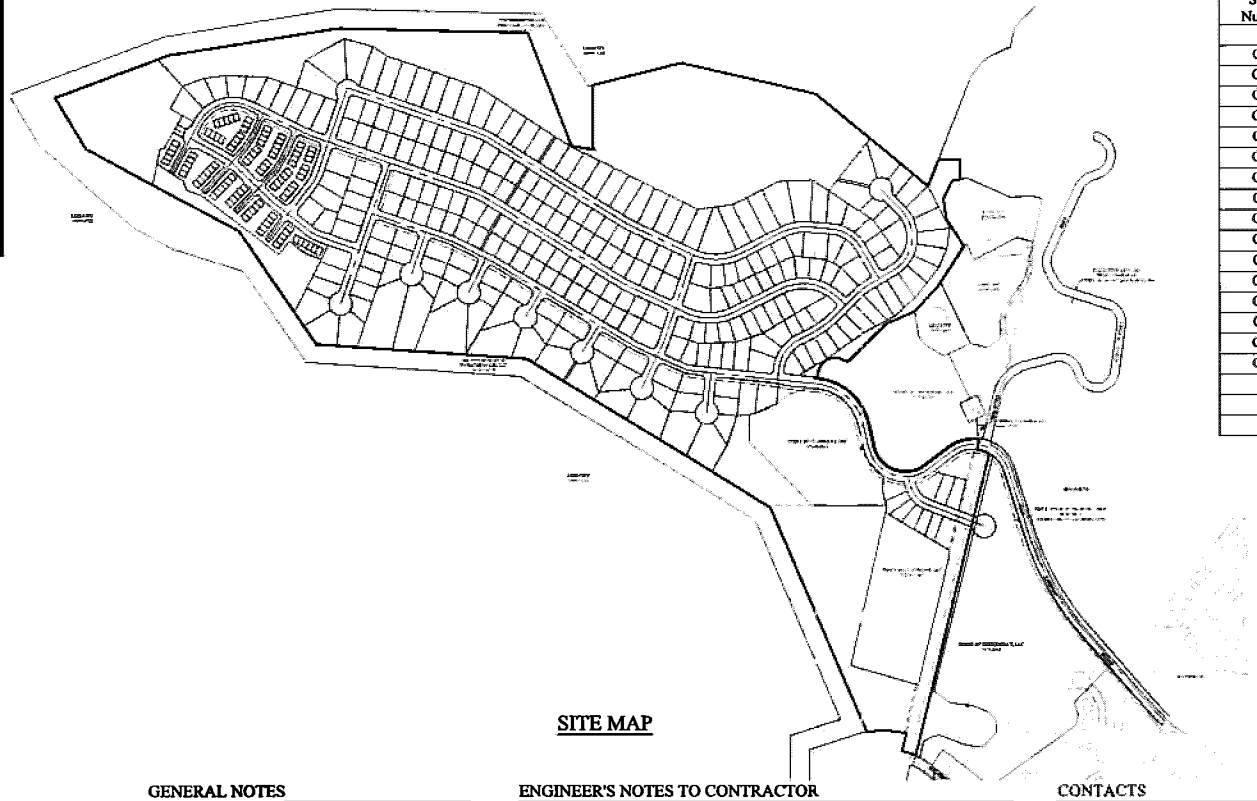
[see attached]

HIDDEN CANYON RESIDENTIAL SUBDIVISION

PREPARED FOR:
FIELDSTONE HOMES
LOCATED IN:
LEHI, UTAH



VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	Cover
C2.1	Preliminary Plat
C2.2	Preliminary Plat
C2.3	Preliminary Plat
C2.4	Preliminary Plat
C3.1	Site Plan
C3.2	Site Plan
C3.3	Site Plan
C4.1	Utility Plan
C4.2	Utility Plan
C4.3	Utility Plan
C5.1	Grading Plan
C5.2	Grading Plan
C5.3	Grading Plan
C6.1	Drainage Plan
C6.2	Drainage Plan
C6.3	Drainage Plan
C7	Cut and Fill Plan
C8	Phasing Plan
C9	Landscape and Amenities Plan

SITE TABULATION

SINGLE FAMILY TWINS	346	HOMES
MULTI-FAMILY UNITS	280	TWIN HOMES
TOTAL ACREAGE	164.4	ACRES
DENSITY	2.91	UNITS/ACRE
TOTAL OPEN SPACE	41.1	ACRES DEDICATED TO CITY
		(LEFT AS NATURAL)
	7.3	ACRES MAINTAINED BY HOA

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 POINTS 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.

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 COMPUTER AREAS 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 COVERS 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
202 WEST 2700 SOUTH
SANDY, UTAH 84070
(801) 332-6073
CONTACT: RYAN HAZELWOOD

DEVELOPER
FIELDSTONE HOMES
12988 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UT 84020
(801) 233-4300
CONTACT: JASON HARRIS

GRAPHIC SCALE

FOCUS
ENGINEERING AND SURVEYING, LLC
202 W. 2700 S. SANDY, UTAH 84070 PH: (801) 332-6073
www.focusutah.com

HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Cover

REVISIONS/ISSUES		
#	DATE	
1		
2		
3		
4		
5		
6		

COVER

Scale	1"=100'	Drawn	BLL
Date	02/06/18	Job #	15-177

C1

VICINITY MAP

CENTRAL CANYON

PRELIMINARY PLAT - NOT TO BE RECORDED
LOCATED IN SECTIONS 19 & 18, T4S, R1E, SLB&M
LEHI, UTAH

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

LEGAL DESCRIPTION

[illegible]

NOTES

1. The Basis of Bearing for this Survey is N0°17'36"W along the Section line from the Southeast Corner to the East ¼ Corner of Section 30, Township 4 South, Range East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section lines relative to said basis of bearing per the measured lines shown hereon.
2. Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD29 elevation of 4948.68 as published by the Utah County Surveyor on the Southwest Corner of Section 19, T4S, R1E, SLB&M. Contour lines and digital planimetry are based on digital aerial photography and mapping obtained in 2010 and provided by Olympus Aerial Surveys Inc. of Salt Lake City, Utah.
3. The Point of Beginning is located on sheet C2.0
4. The following items will be provided at the time of final plat review:
   - 4.1. plan and profile construction drawings of public improvements
   - 4.2. all page layout, specific locations and details
   - 4.3. valves
   - 4.4. street cuts including road types and pavements
   - 4.5. conduits, boxes and related details
   - 4.6. water and sewer service details
   - 4.7. fire hydrants
   - 4.8. lot line utility easements
   - 4.9. street lights, street signs and traffic signs
   - 4.10. power line extensions and their transformer locations
   - 4.11. lot addresses
   - 4.12. CBR values and road sub-base
   - 4.13. subdivision monumentation and lot corner markers.

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Preliminary Plat

REVISION BLOCK

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

PRELIMINARY PLAT

Scale: N.A.	Drawn: RH
Date: 12.16.15	Job #: 15-073

C2.1

FOCUS ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
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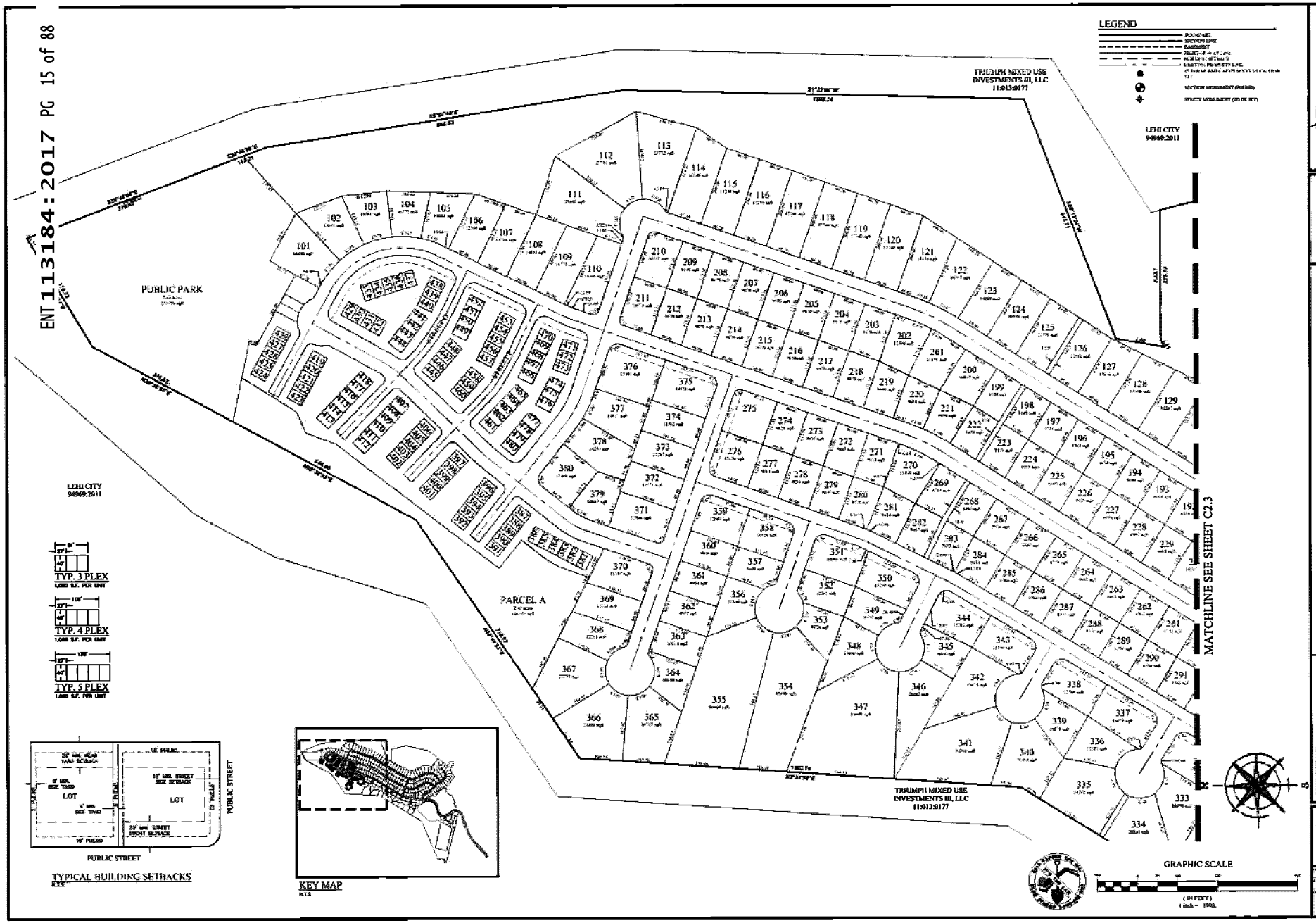
[illegible]



FOCUS ENGINEERING AND SURVEYING, LLC

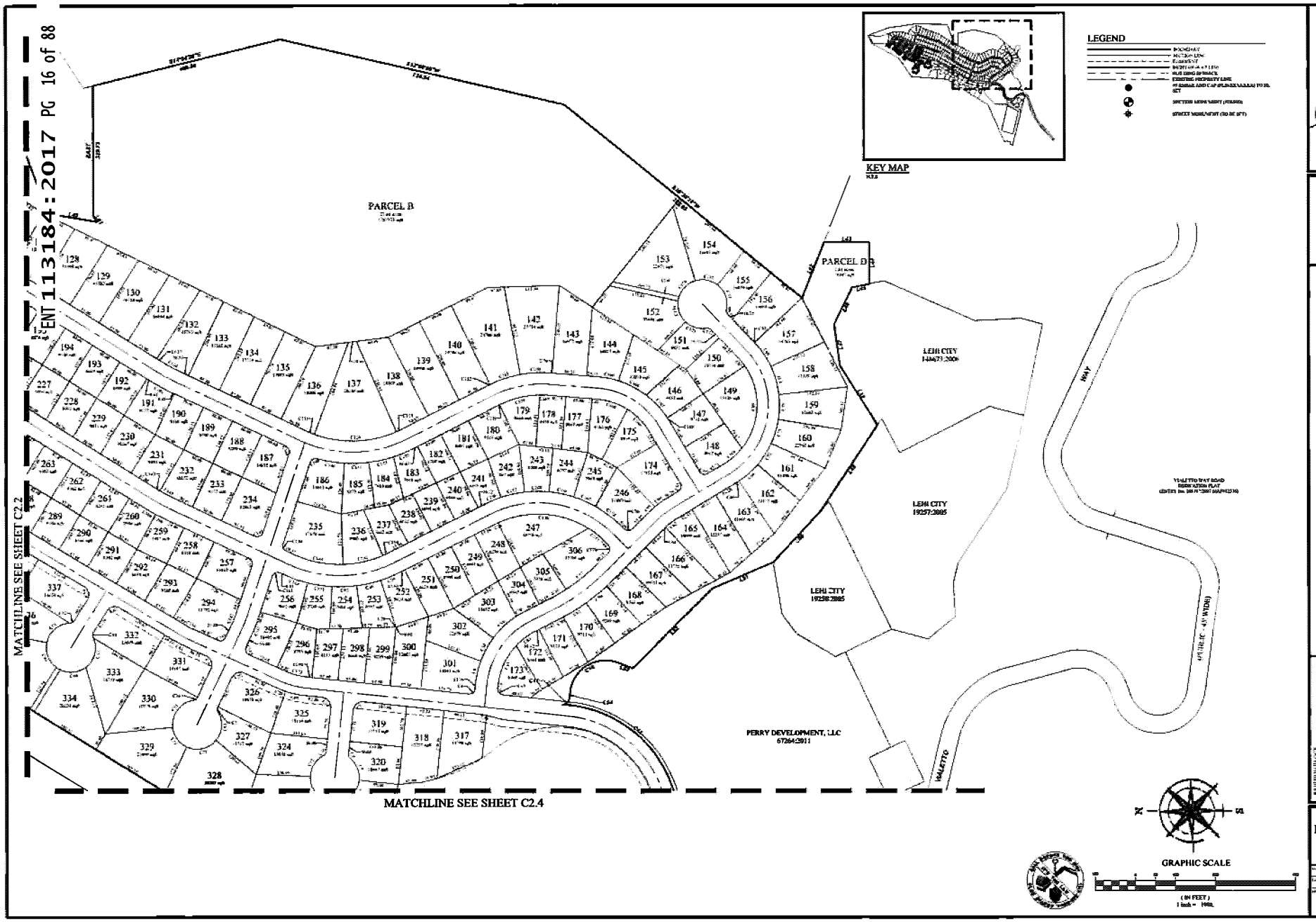
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Preliminary Plat

PRELIMINARY PLAT

C2.2



FOCUS ENGINEERING AND SURVEYING, LLC

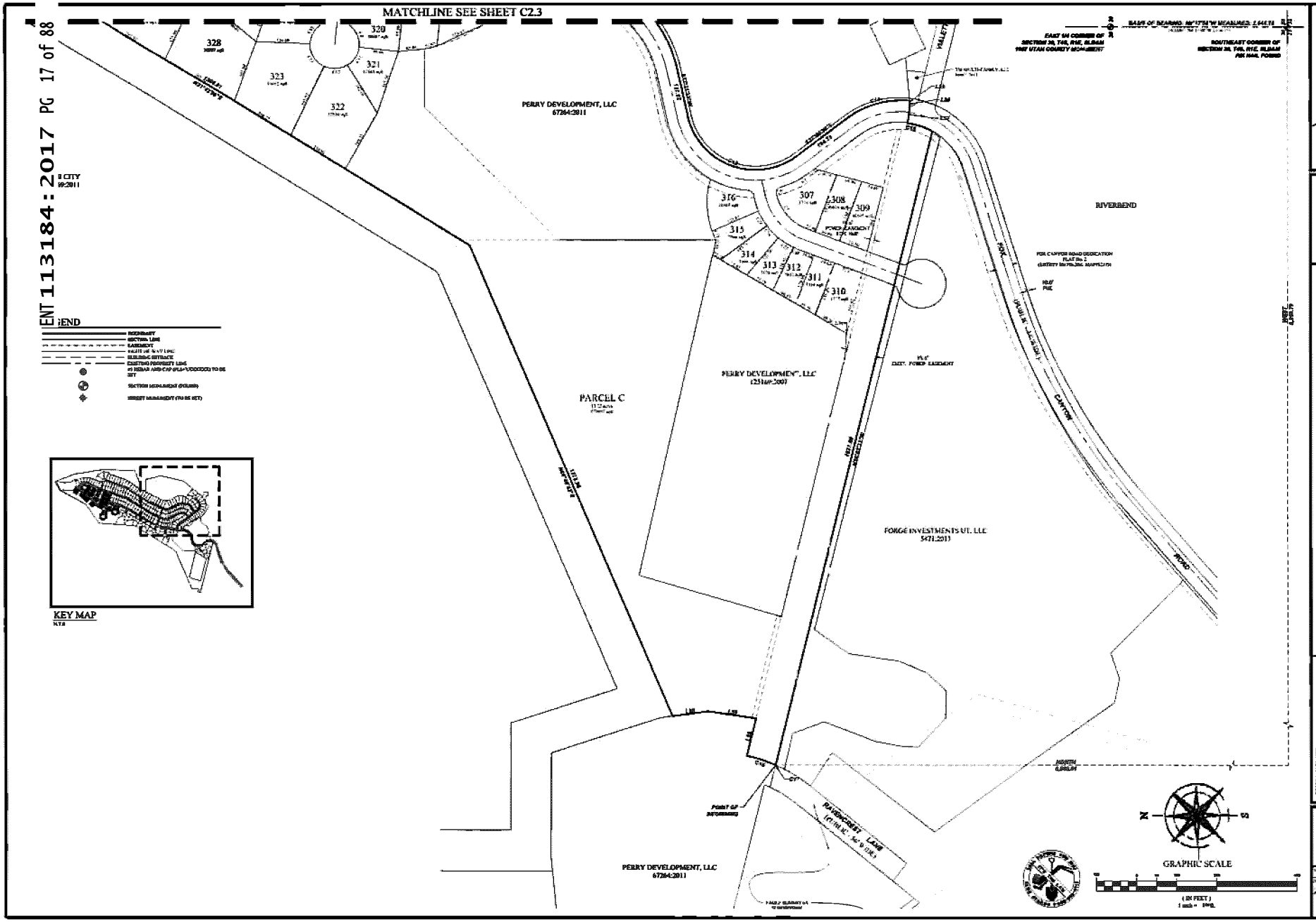
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Preliminary Plat

PRELIMINARY PLAT

C2.3



FOCUS ENGINEERING AND SURVEYING, LLC

THOMAS M. ROMNEY

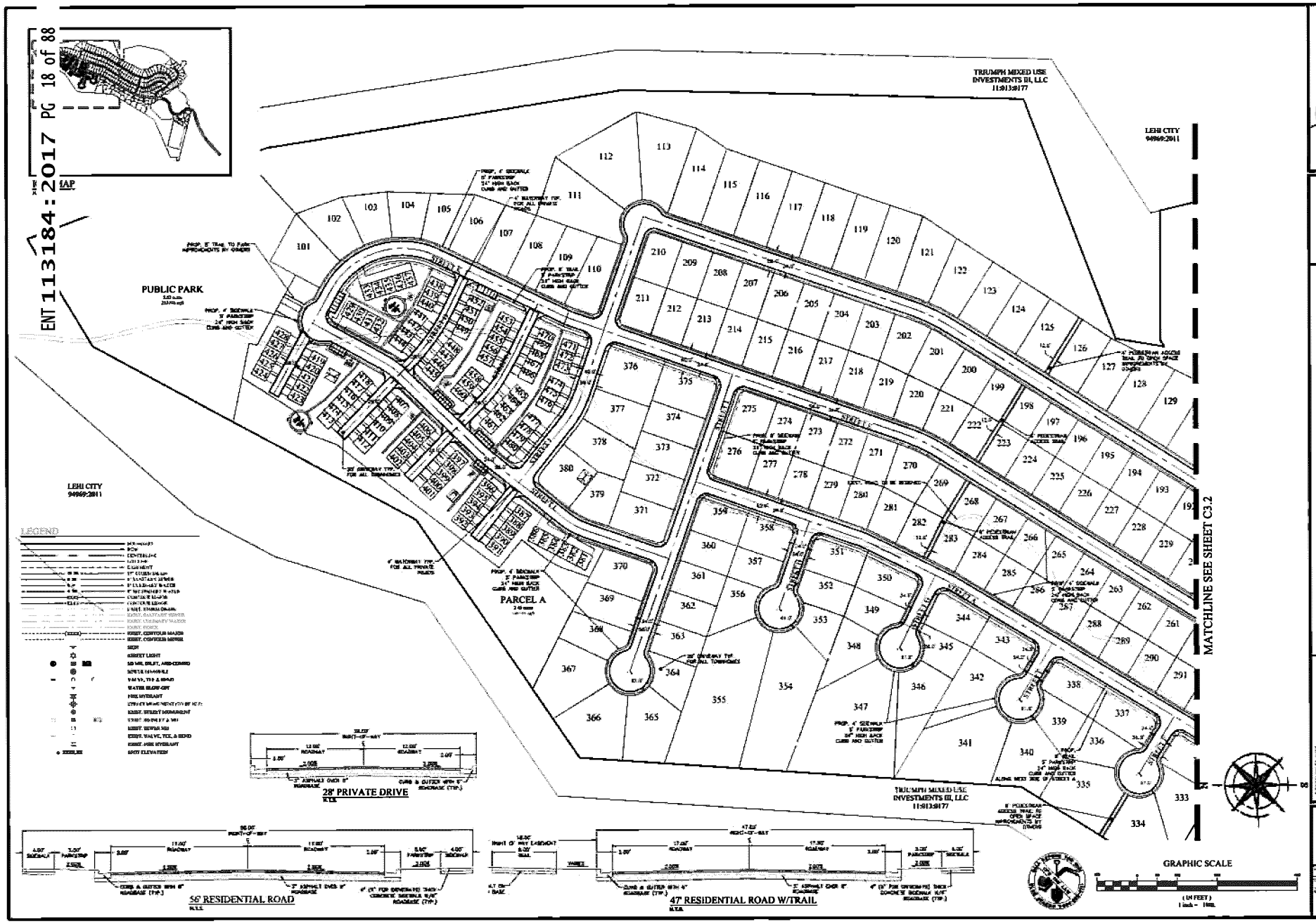
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Preliminary Plat

PRELIMINARY PLAT

C2.4



FOCUS ENGINEERING AND SURVEYING, LLC

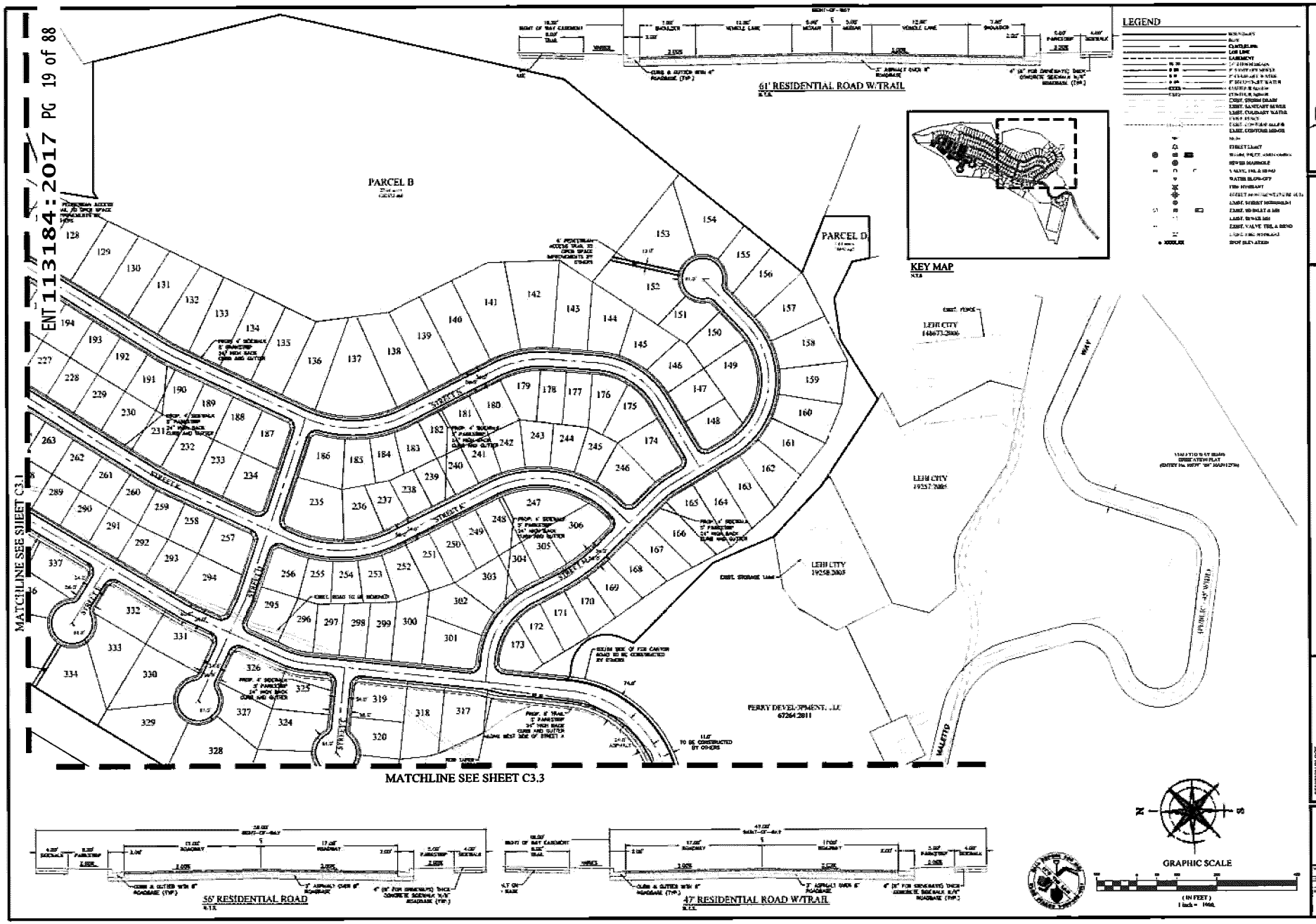
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Site Plan

SITE PLAN

C3.1



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HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Site Plan

REVISION BLOCK

SITE PLAN

C3.2

MATCHLINE SEE SHEET C2.3

KEY MAP

LEGEND

PERRY DEVELOPMENT, LLC
67264:2011

PERRY DEVELOPMENT, LLC
125169:2009

PARCEL C

FORGE INVESTMENTS UT, LLC
5471:2013

PERRY DEVELOPMENT, LLC
67264:2011

TEMP. TURN AROUND

60' RESIDENTIAL ROAD W/TRAIL OFF-SITE
N.T.S.

56' RESIDENTIAL ROAD
N.T.S.

74' RESIDENTIAL ROAD W/TRAIL OFF-SITE
N.T.S.

61' RESIDENTIAL ROAD W/TRAIL
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 100ft

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THOMAS M. ROMNEY

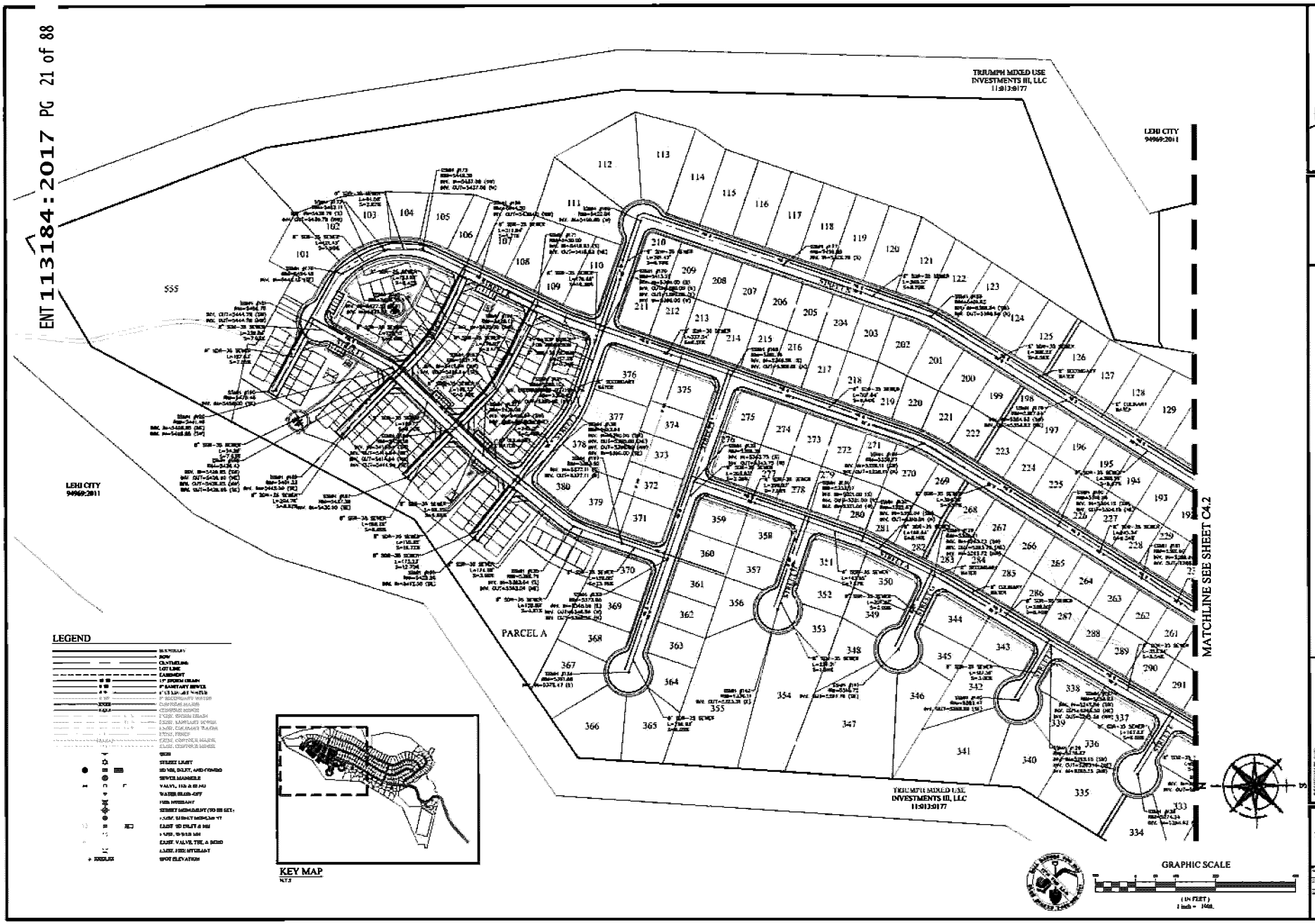
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Site Plan

SITE PLAN

C3.3

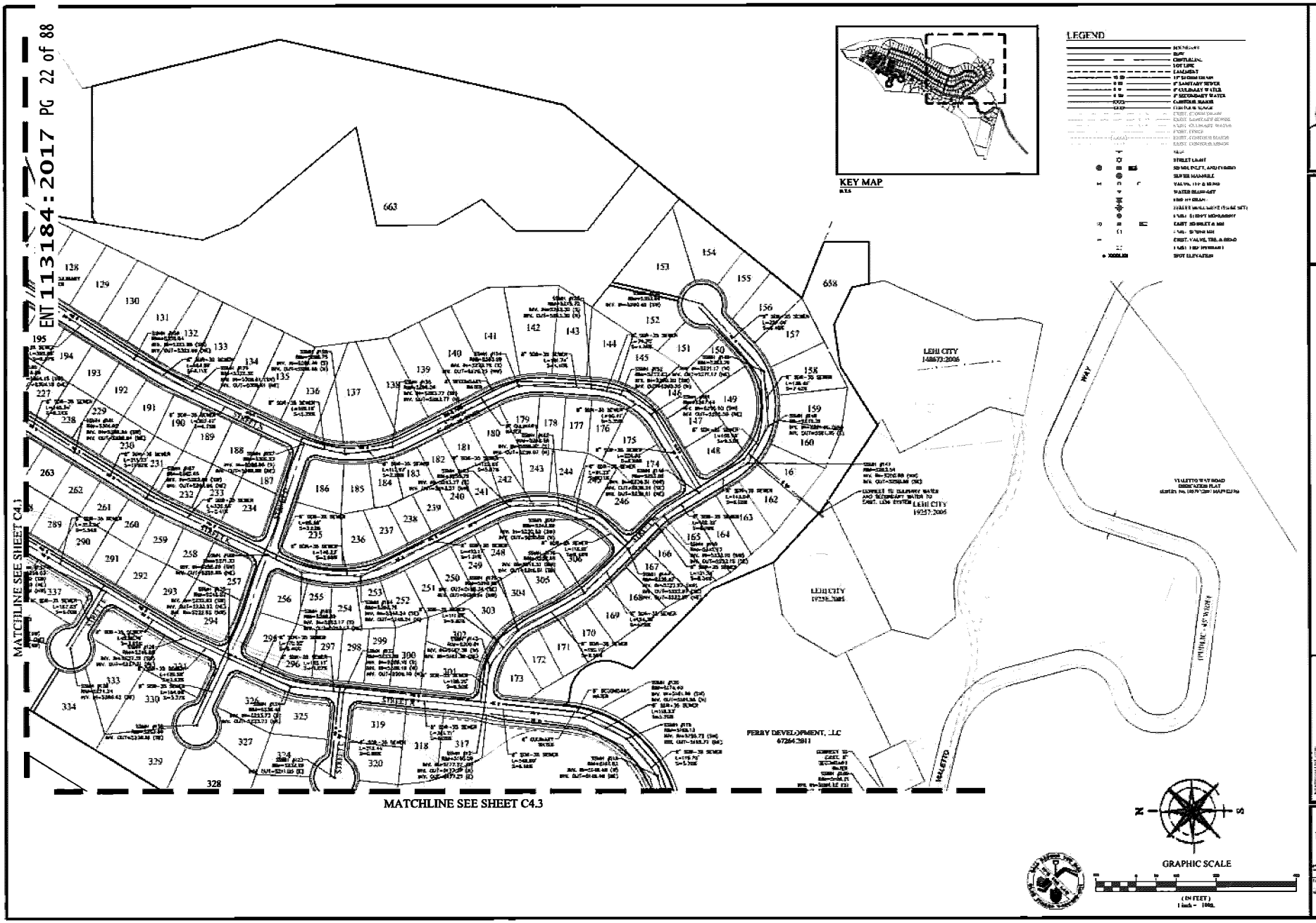


FOCUS
ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Utility Plan

UTILITY PLAN

C4.1



MATCHLINE SEE SHEET C4.3

FOCUS ENGINEERING AND SURVEYING, LLC

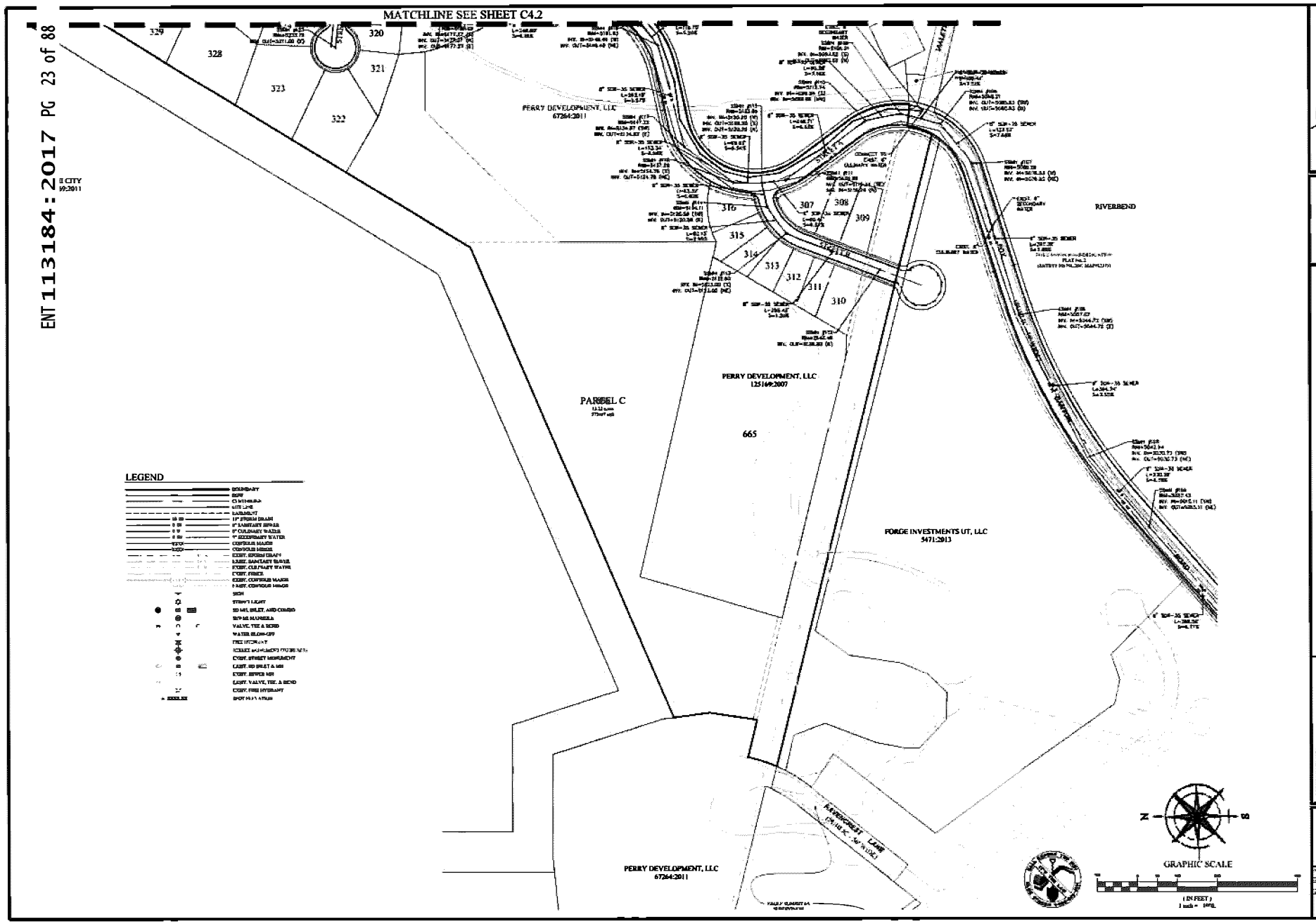
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Utility Plan

UTILITY PLAN

C4.2



FOCUS ENGINEERING AND SURVEYING, LLC

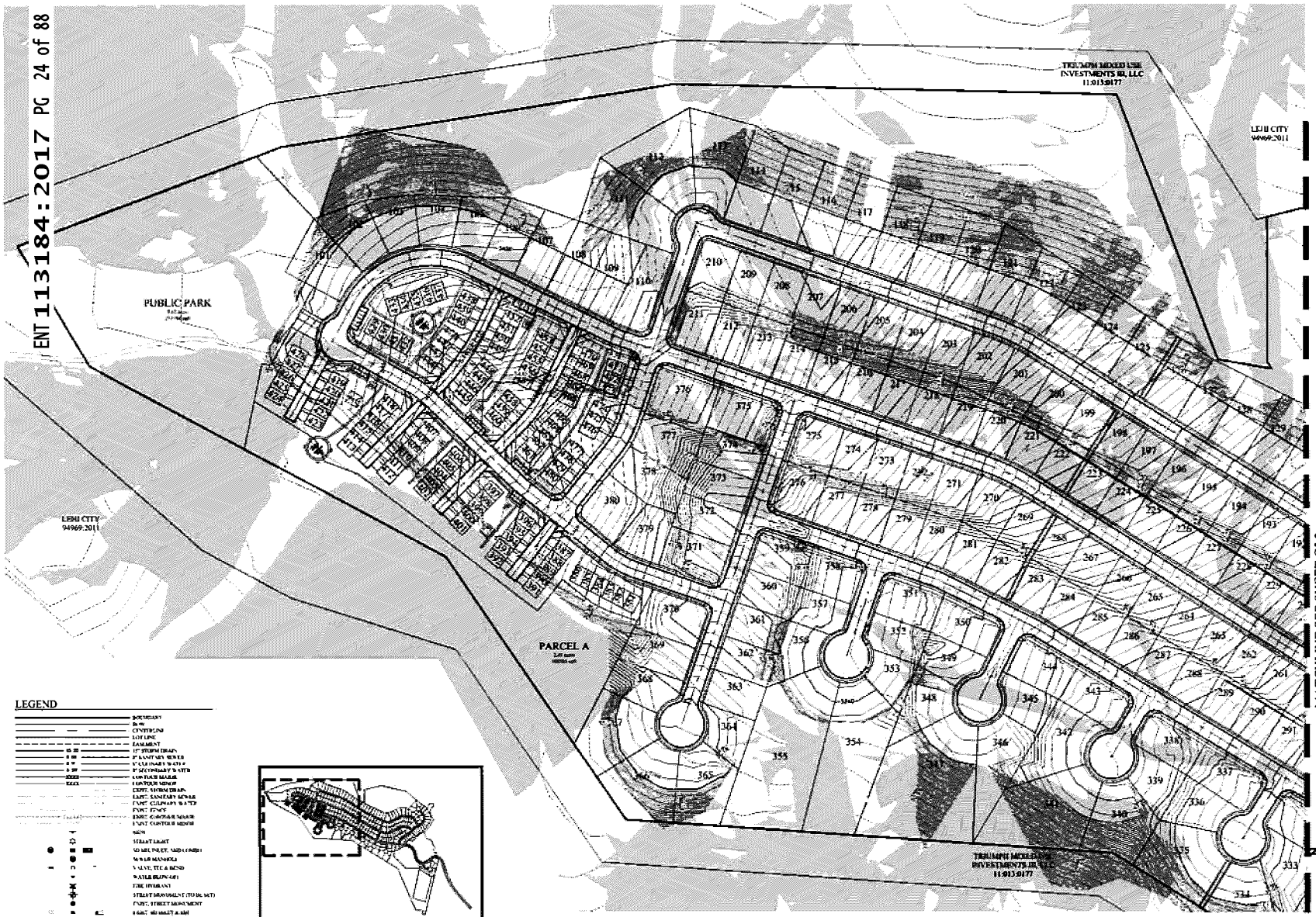
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Utility Plan

UTILITY PLAN

C4.3



FOCUS ENGINEERING AND SURVEYING, LLC

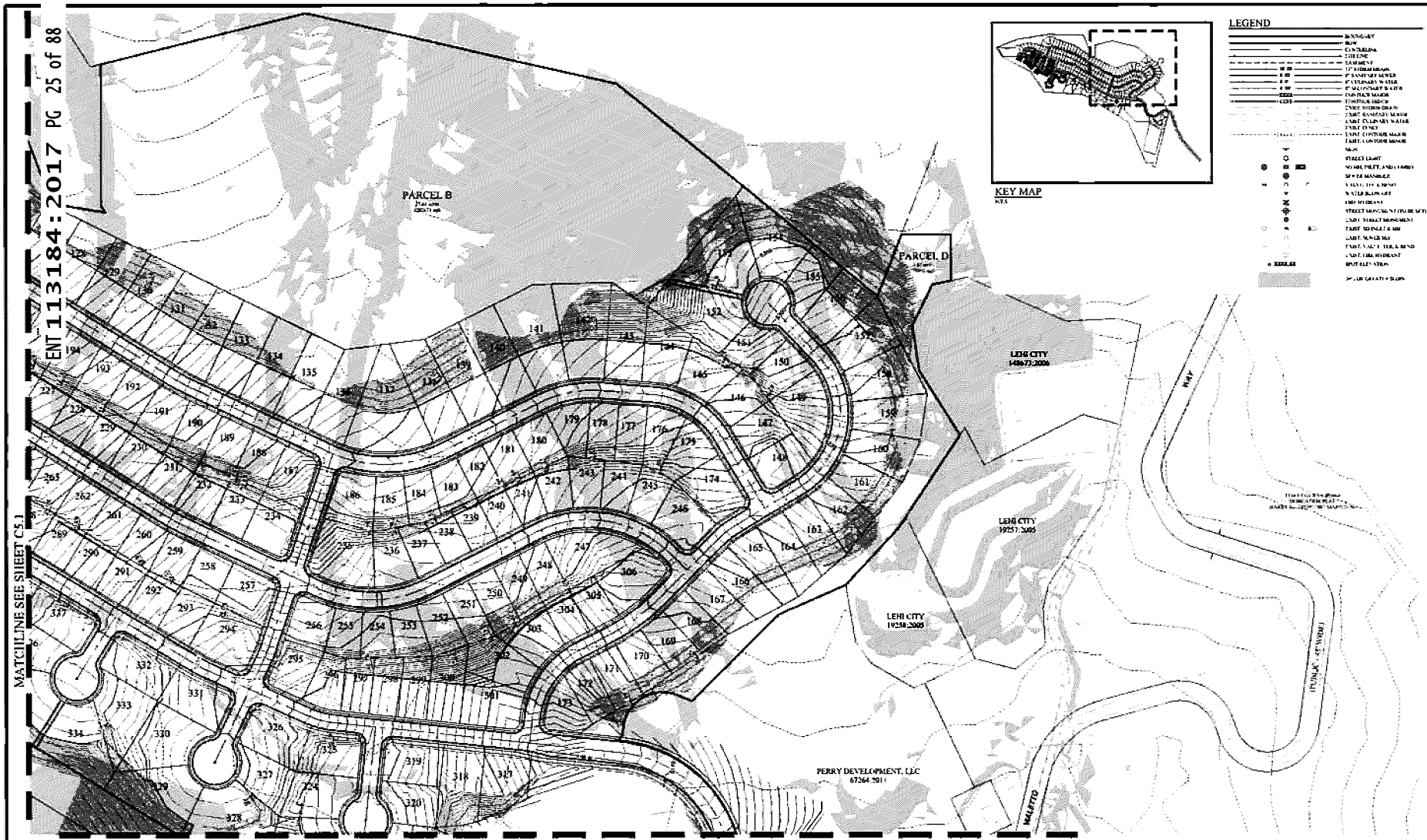
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Grading Plan

GRADING PLAN

C5.1



FOCUS ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Grading Plan

GRADING PLAN

C5.2

MATCHLINE SEE SHEET C5.3

PERRY DEVELOPMENT, LLC
67264:2011

PERRY DEVELOPMENT, LLC
125169:2007

PARCEL C

PERRY DEVELOPMENT, LLC
67264:2011

RIVERFRONT

LEGEND

KEY MAP

GRAPHIC SCALE

(IN FEET)

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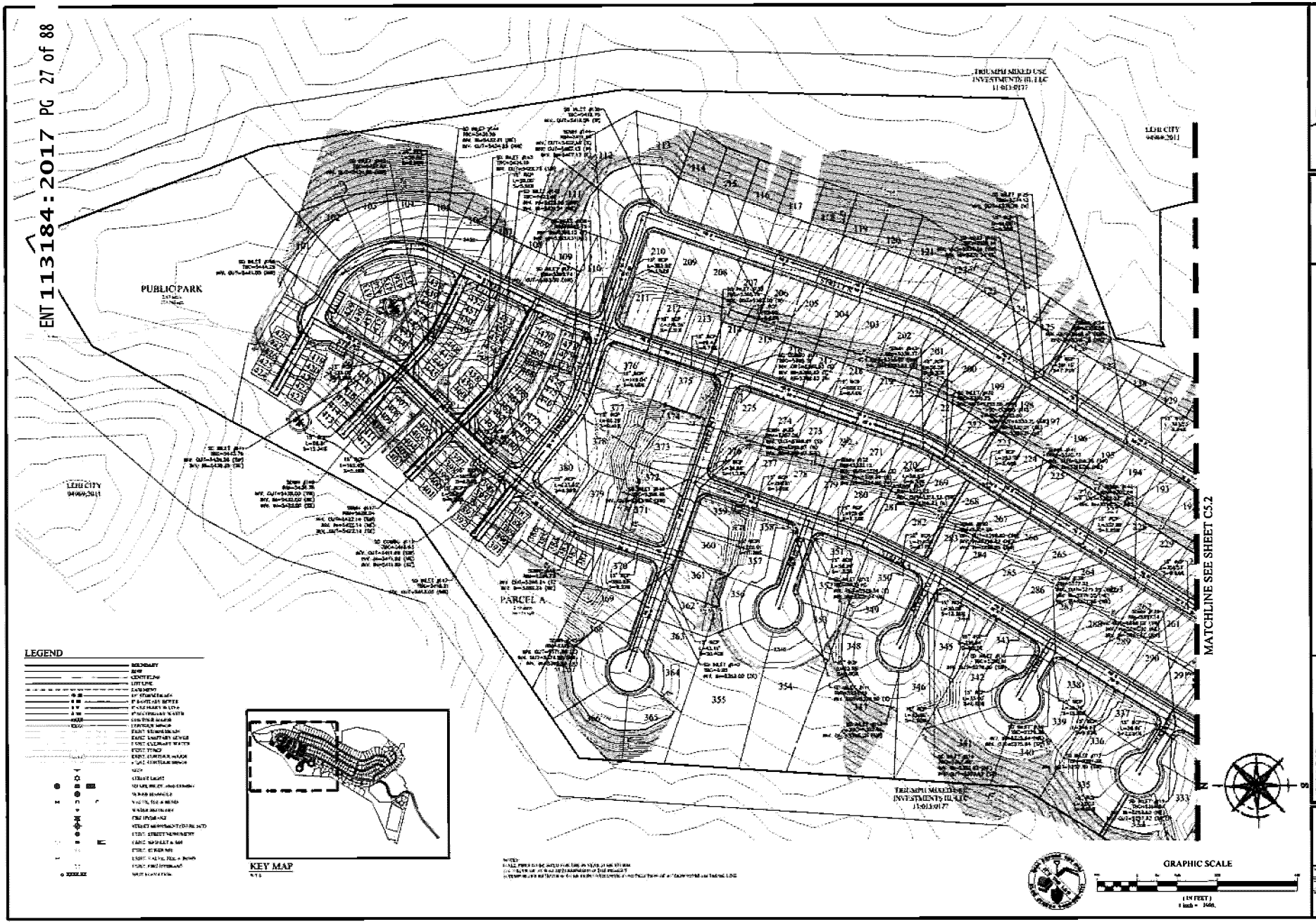
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Grading Plan

GRADING PLAN

C5.3



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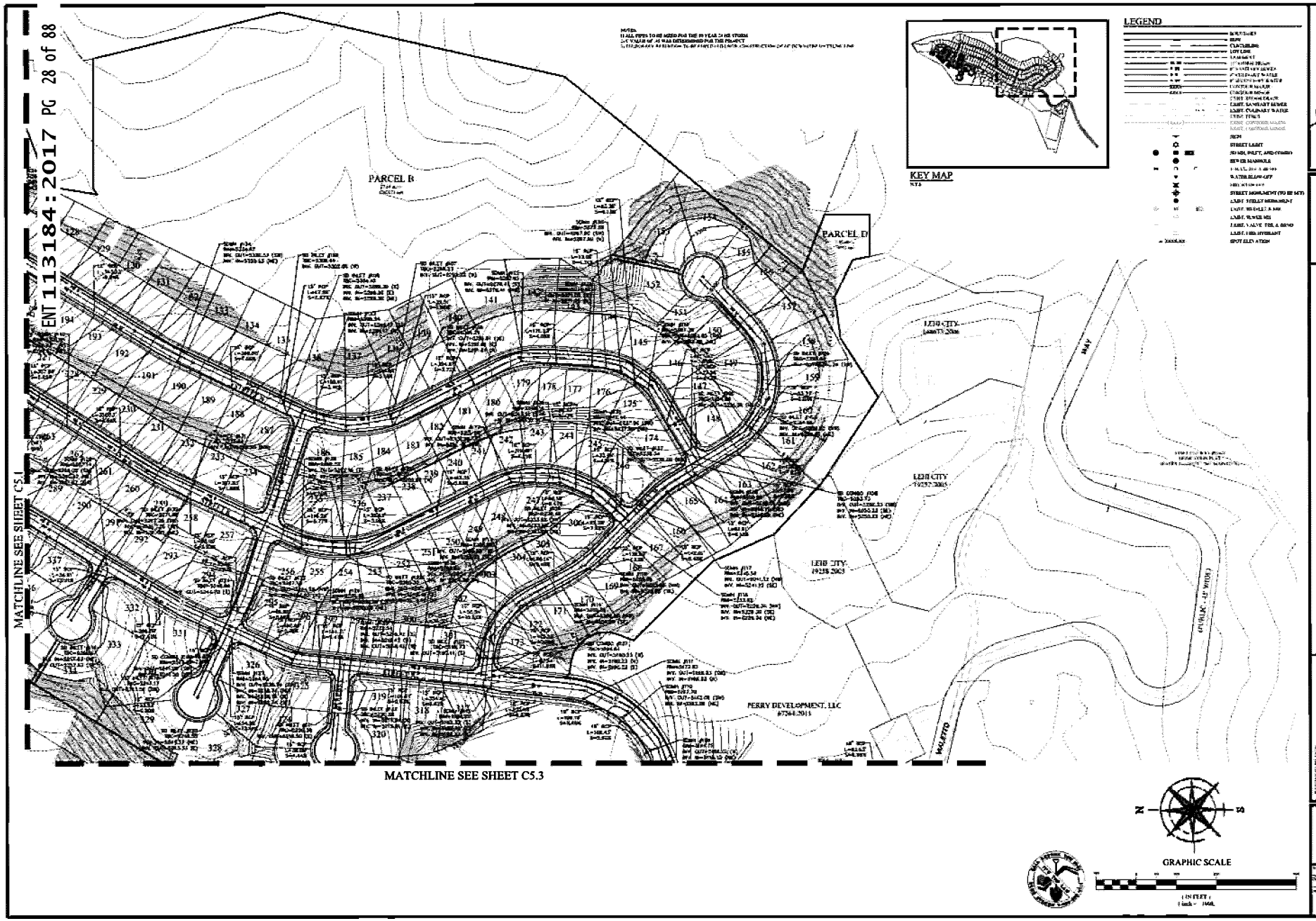
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Drainage Plan

DRAINAGE PLAN

C6.1



FOCUS
ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Drainage Plan

DRAINAGE PLAN

C6.2

MATCHLINE SEE SHEET C5.3

FERRY DEVELOPMENT, LLC
67264:2011

PARCEL C

FERRY DEVELOPMENT, LLC
123169:2007

FORGE INVESTMENTS UT, LLC
5471:2013

FERRY DEVELOPMENT, LLC
67264:2011

N VERMEND

LEGEND

KEY MAP

NOTES:
1) ALL PIPES TO BE SLOPED PER THE 2013 IFC AS NOTED
2) C VALUE OF .42 WAS OVERRIDDEN FOR THE PROJECT
3) TEMPORARY DETENTION TO BE KEPT OPEN UNTIL CONSTRUCTION OF 24" DOWNSTREAM TRUNK LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 100ft.

FOCUS ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Drainage Plan

DRAINAGE PLAN

C6.3

CUT AND FILL PLAN

C7

REVISION BLOCK

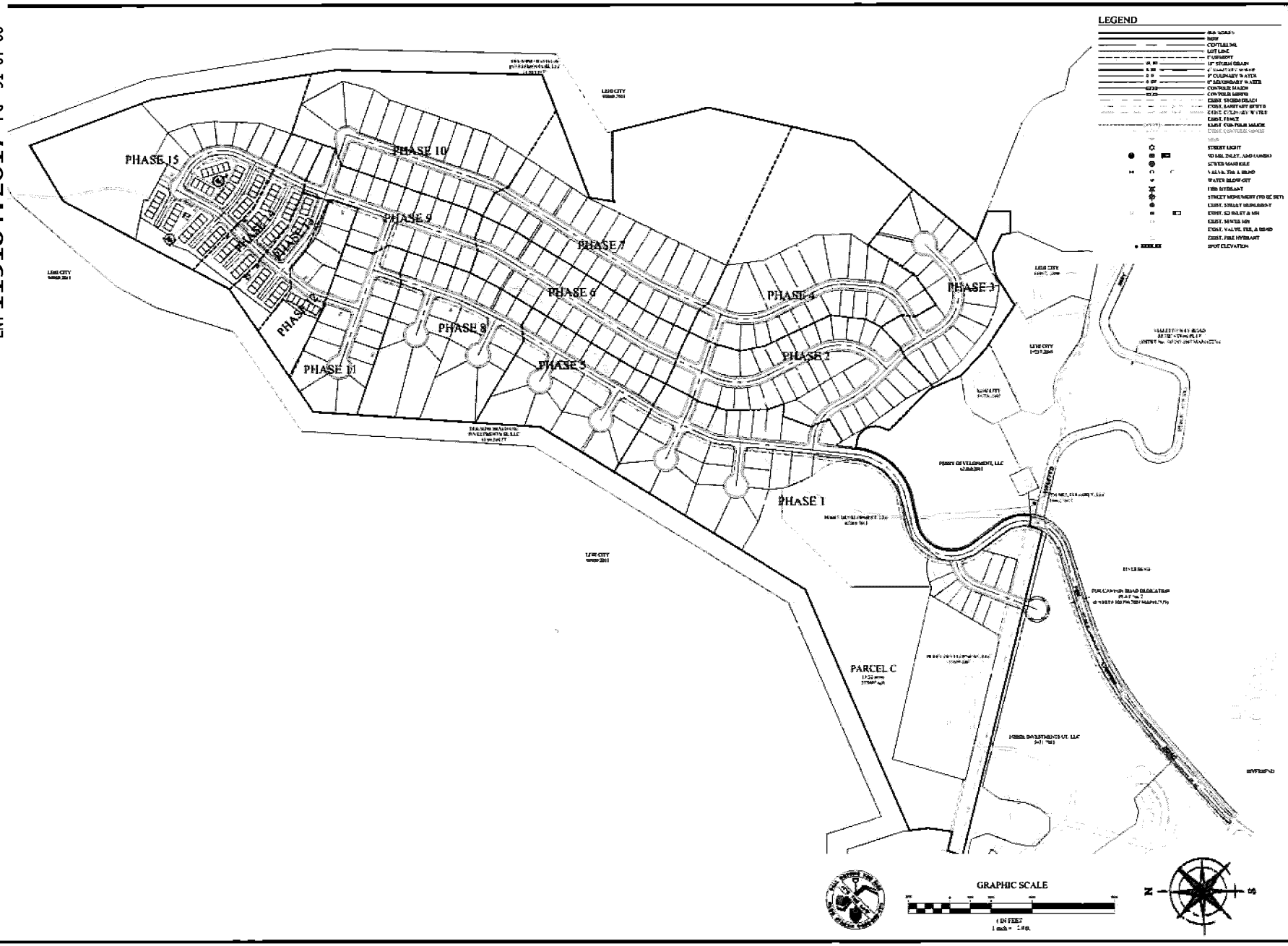
#	DATE	DESCRIPTION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Cut and Fill Plan

FOCUS
ENGINEERING AND SURVEYING, LLC
802 WEST 8360 SOUTH
SANDY, UTAH 84070 PH. (801) 352-0075
www.focusutah.com



FOCUS ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Phasing Plan

PHASING PLAN

C8

LEGEND

- CONIFEROUS TREE (25)
- DECIDUOUS TREE (25)
- SHRUB (50)
- XERISCAPE
- TURF

AMENITIES

98	# OF TOWN HOME UNITS
6	PICNIC AREAS
1	SPORTS COURT
2	PLAYGROUNDS
1	CLUB HOUSE

PARKING TABULATIONS

98	# OF TOWN HOME UNITS
31	REQUIRED GUEST PARKING STALLS
31	PROVIDED PARKING STALLS

LANDSCAPE TABULATIONS

98	# OF TOWN HOME UNITS
50	REQUIRED TREES
25/50	MINIMUM CONIFEROUS TREES
50	REQUIRED SHRUBS
2.5	ACRES OF HOA OPEN SPACE
0.5	REQUIRED ACRES OF XERISCAPE (20%)
0.7	PROVIDED ACRES OF XERISCAPE (28%)

TURF MIXTURE

15%	"BLUETTUNE" KENTUCKY BLUEGRASS
15%	"MANHATTAN" KENTUCKY BLUEGRASS
17%	"NEWPORT" KENTUCKY BLUEGRASS
17%	"TOUCHDOWN" KENTUCKY BLUEGRASS
14%	"JUVI" PERENNIAL RYEGRASS
22%	"ACCENT" PERENNIAL RYEGRASS

TRIUMPH MIXED USE
INVESTMENTS III, LLC
11:013:0177

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N

FOCUS ENGINEERING AND SURVEYING, LLC
6 NORTH 100 WEST, PROVO, UTAH 84601
PH. (801) 377-4075
www.focusengineering.com

THOMAS M. PORSKY

HIDDEN CANYON RESIDENTIAL SUBDIVISION

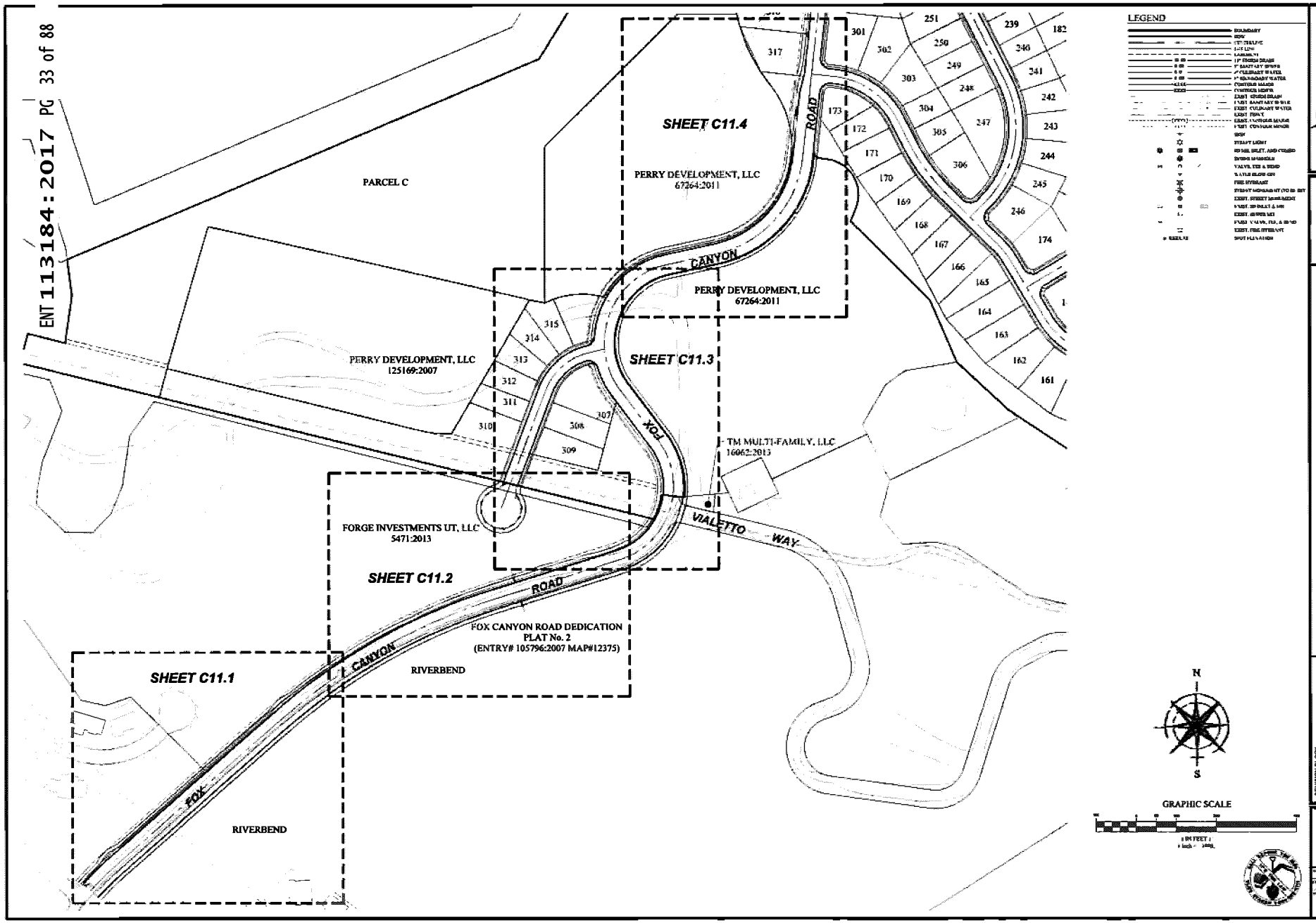
LEHI, UTAH

Landscape and Amenities Plan

REVISION BLOCK		
#	DATE	REVISION

LANDSCAPE AND AMENITIES PLAN

C9



FOCUS ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON RESIDENTIAL SUBDIVISION

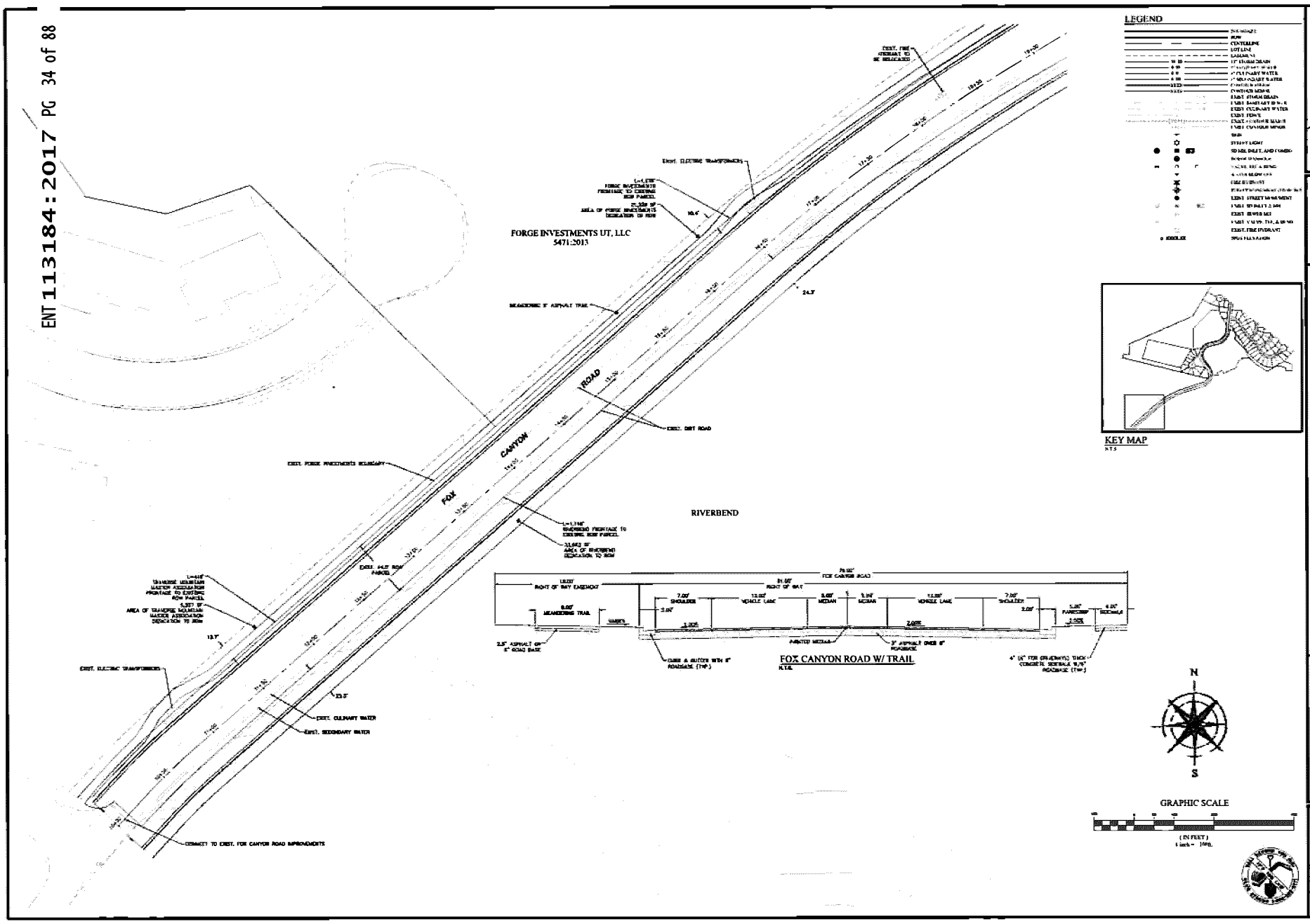
LEHI, UTAH

Fox Canyon Road Plan

REVISION BLOCK

FOX CANYON ROAD PLAN

C11.0



FOCUS
ENGINEERING AND SURVEYING, LLC
9151 S. STATE STREET, SUITE 1
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Fox Canyon Road Plan

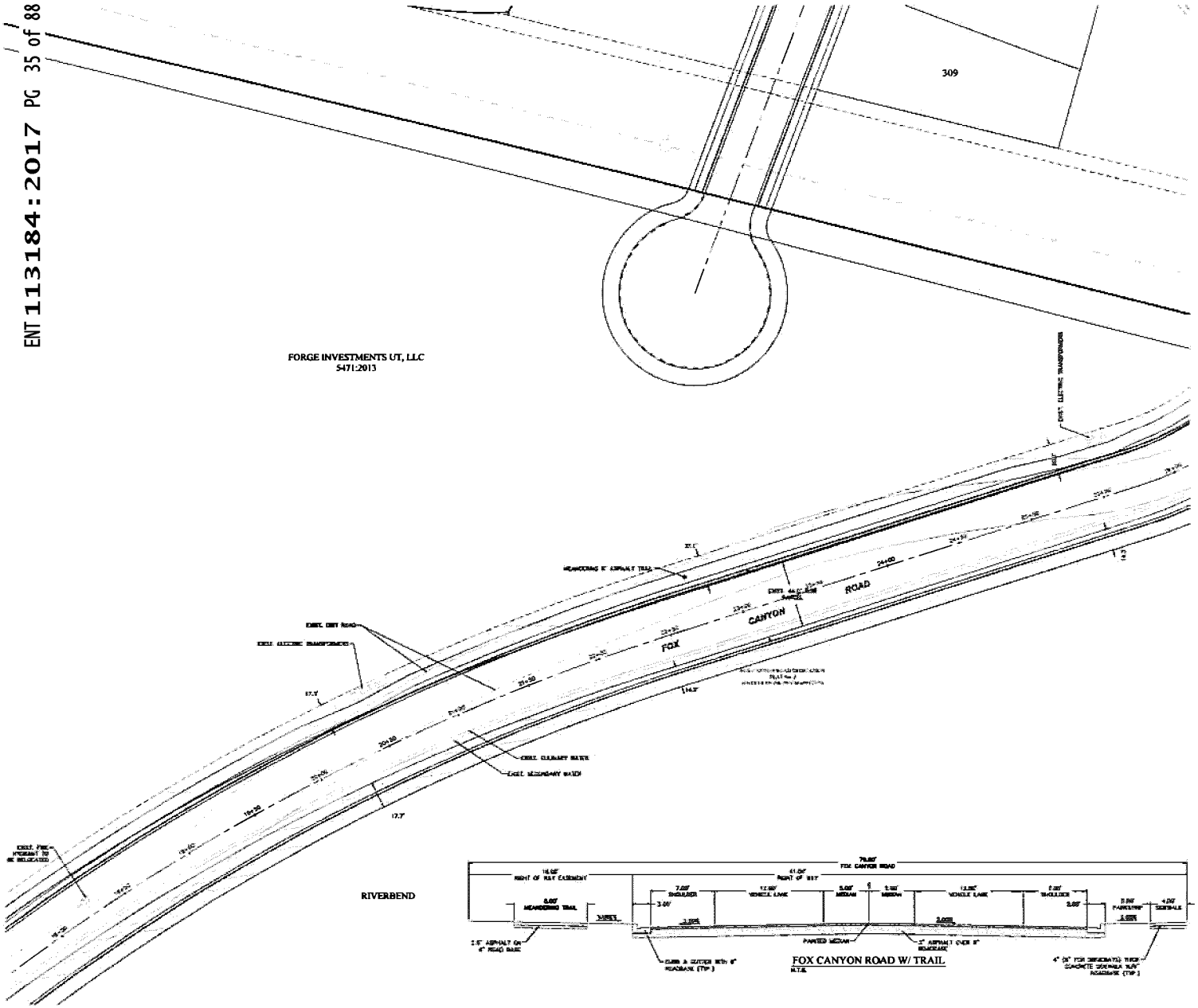
REVISIONS/ISSUES

#	DATE	DESCRIPTION

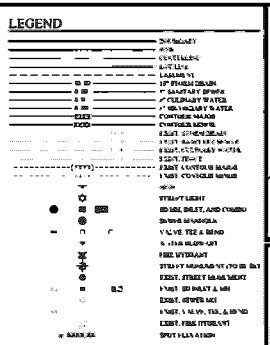
FOX CANYON ROAD PLAN

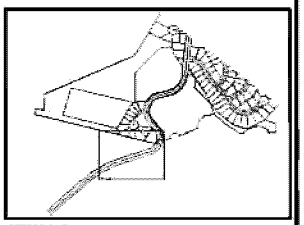
DATE	12-10	DRAWN	RJB
DATE	02.10.15	JOB #	15-177

C11.1



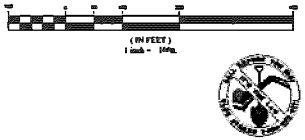
LEGEND





KEY MAP
N.T.S.

GRAPHIC SCALE



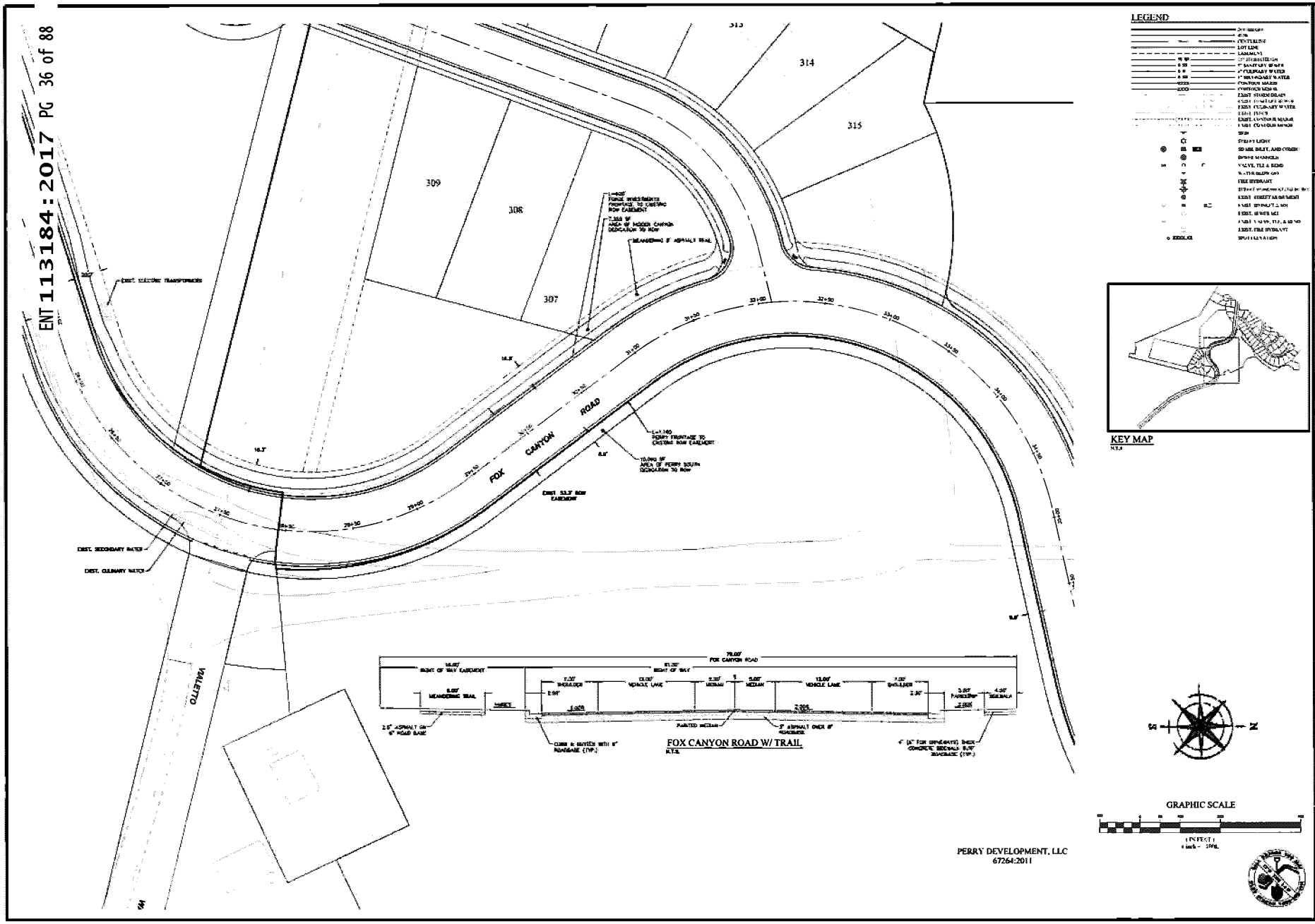
FOCUS
ENGINEERING AND SURVEYING, LLC

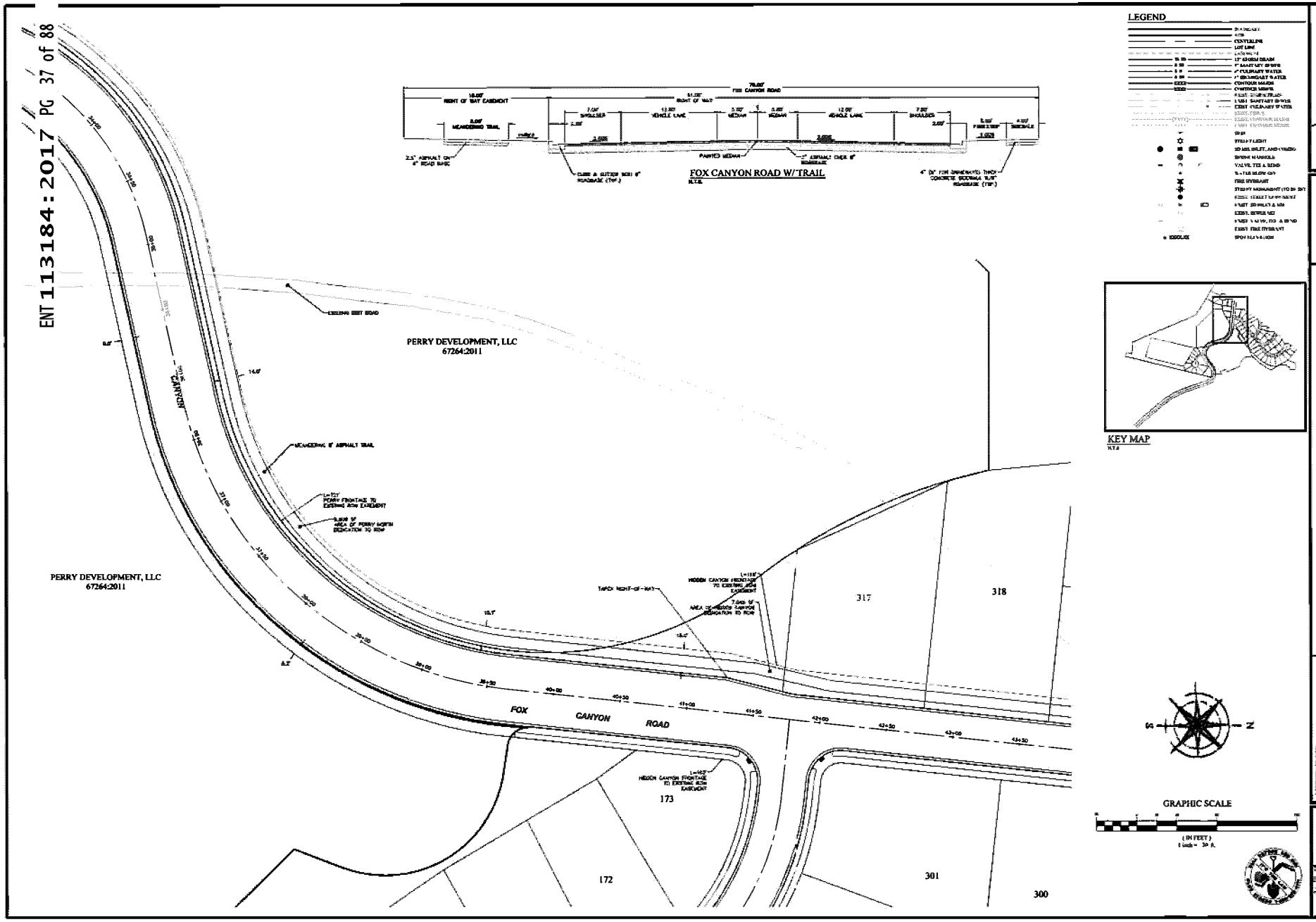
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Fox Canyon Road Plan

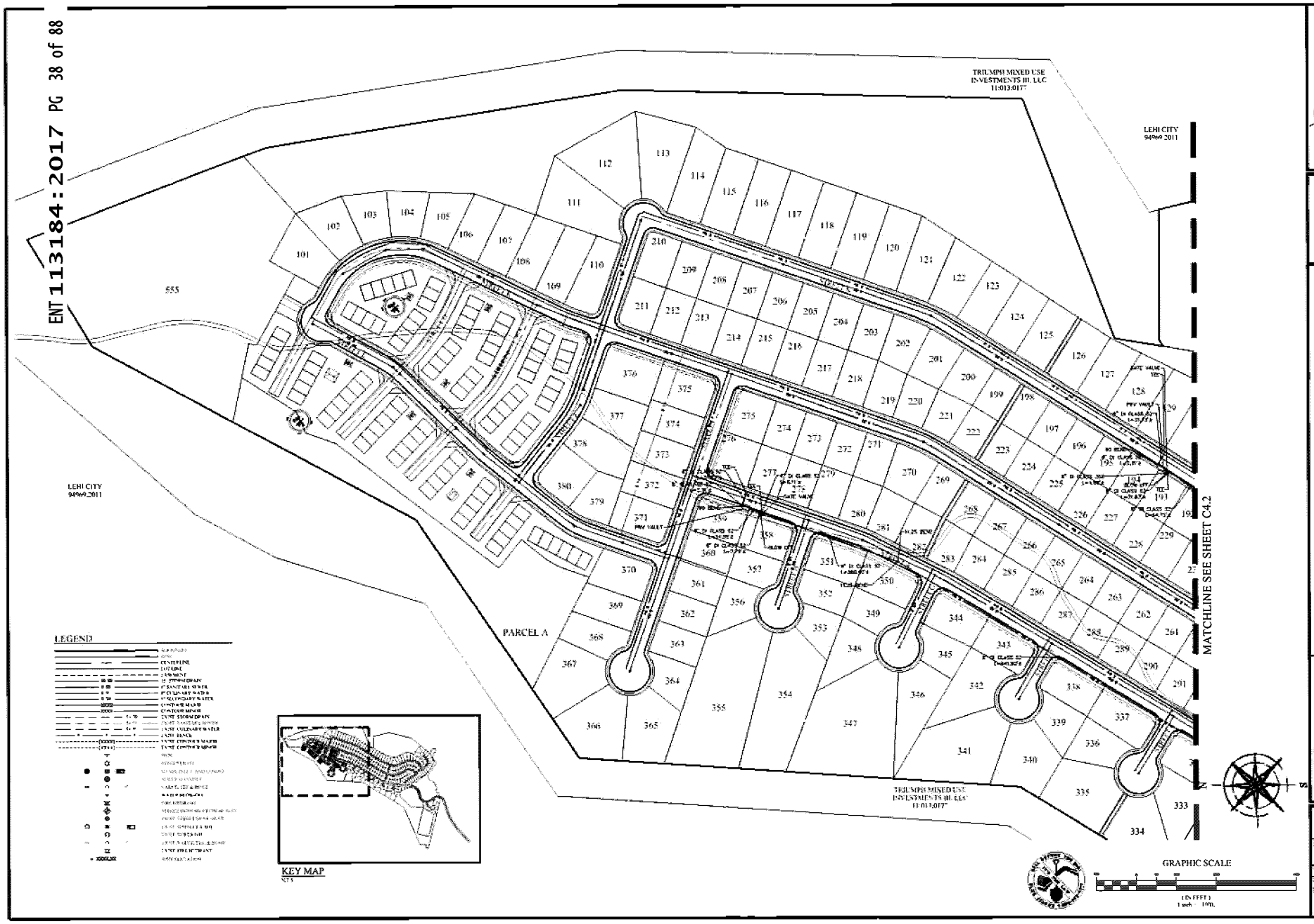
REVISION BLOCK

FOX CANYON ROAD PLAN

C11.2


309
308
307
314
315
FOX CANYON ROAD
WALLETTO
EXIST. ELECTRIC TRANSFORMERS
EXIST. SECONDARY WATER
EXIST. CULINARY WATER
EXIST. 53.3' ROW EASEMENT
MEANDERING 8' ASPHALT TRAIL
FOX CANYON ROAD W/ TRAIL
N.T.S.
PERRY DEVELOPMENT, LLC
67264:2011
LEGEND
KEY MAP
N.T.S.
GRAPHIC SCALE
(IN FEET)
FOCUS
ENGINEERING AND SURVEYING, LLC
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Fox Canyon Road Plan
FOX CANYON ROAD PLAN
C11.3


FOX CANYON ROAD W/TRAIL
N.T.S.
LEGEND
KEY MAP
N.T.S.
PERRY DEVELOPMENT, LLC
67264:2011
PERRY DEVELOPMENT, LLC
67264:2011
FOX CANYON ROAD
317
318
173
172
301
300
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
FOCUS
ENGINEERING AND SURVEYING, LLC
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Fox Canyon Road Plan
FOX CANYON ROAD PLAN
C11.4



FOCUS
ENGINEERING AND SURVEYING, LLC

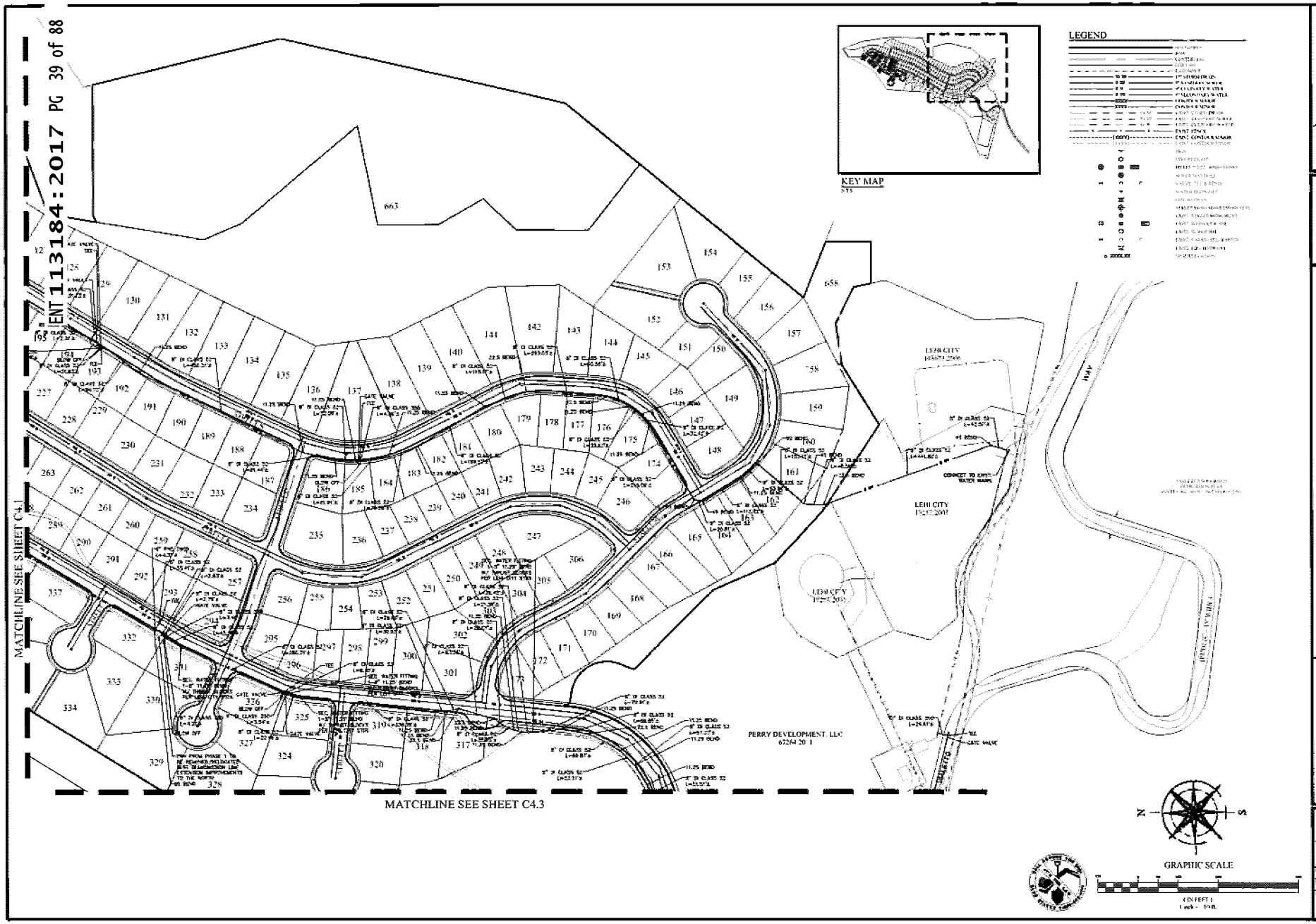
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Secondary Water Transmission Plan

SECONDARY WATER TRANSMISSION PLAN

C16.1



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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

THOMAS M. ROMNEY

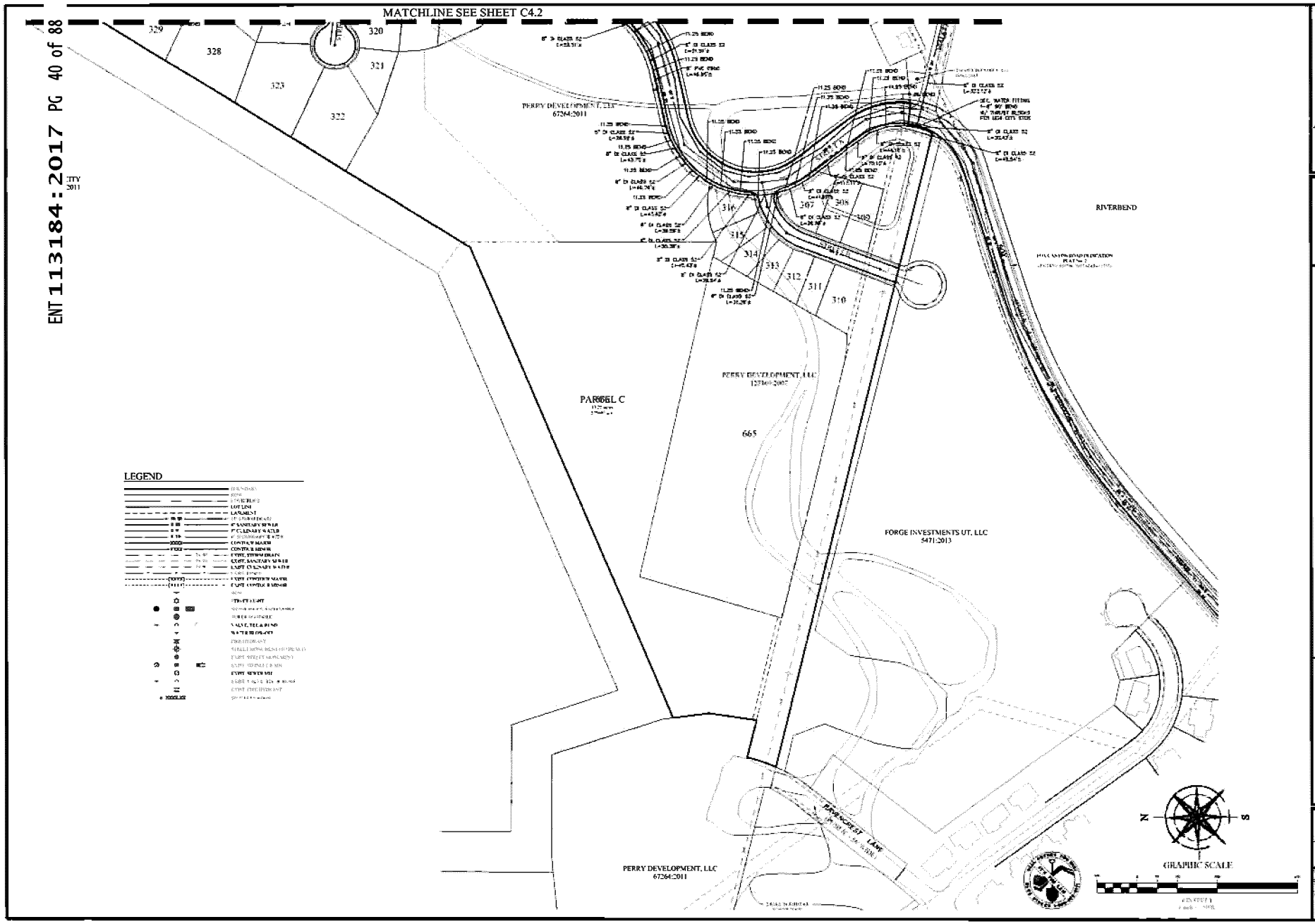
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Secondary Water Transmission Plan

SECONDARY WATER TRANSMISSION PLAN

C16.2



FOCUS ENGINEERING AND SURVEYING, LLC

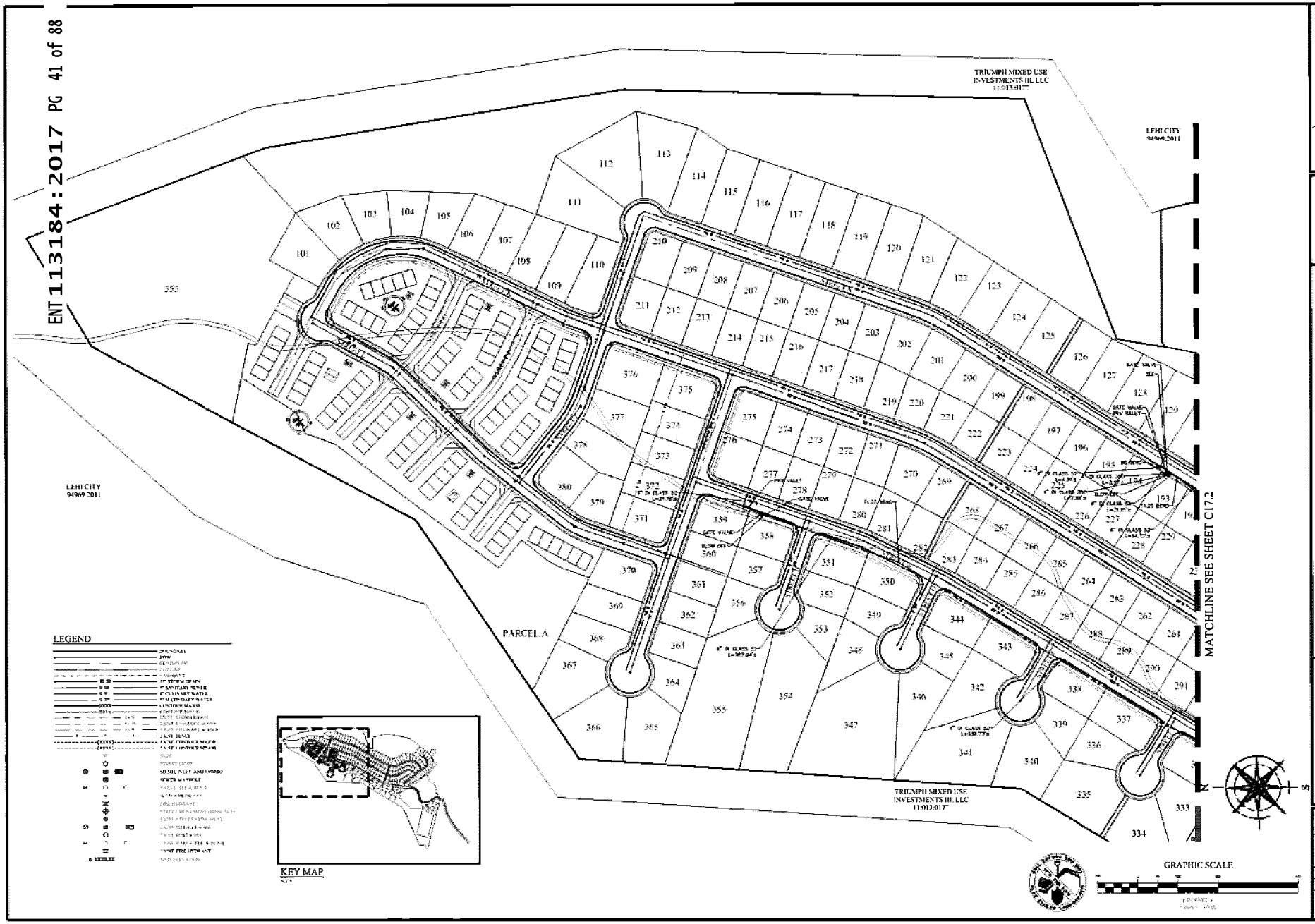
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Secondary Water Transmission Plan

SECONDARY WATER TRANSMISSION PLAN

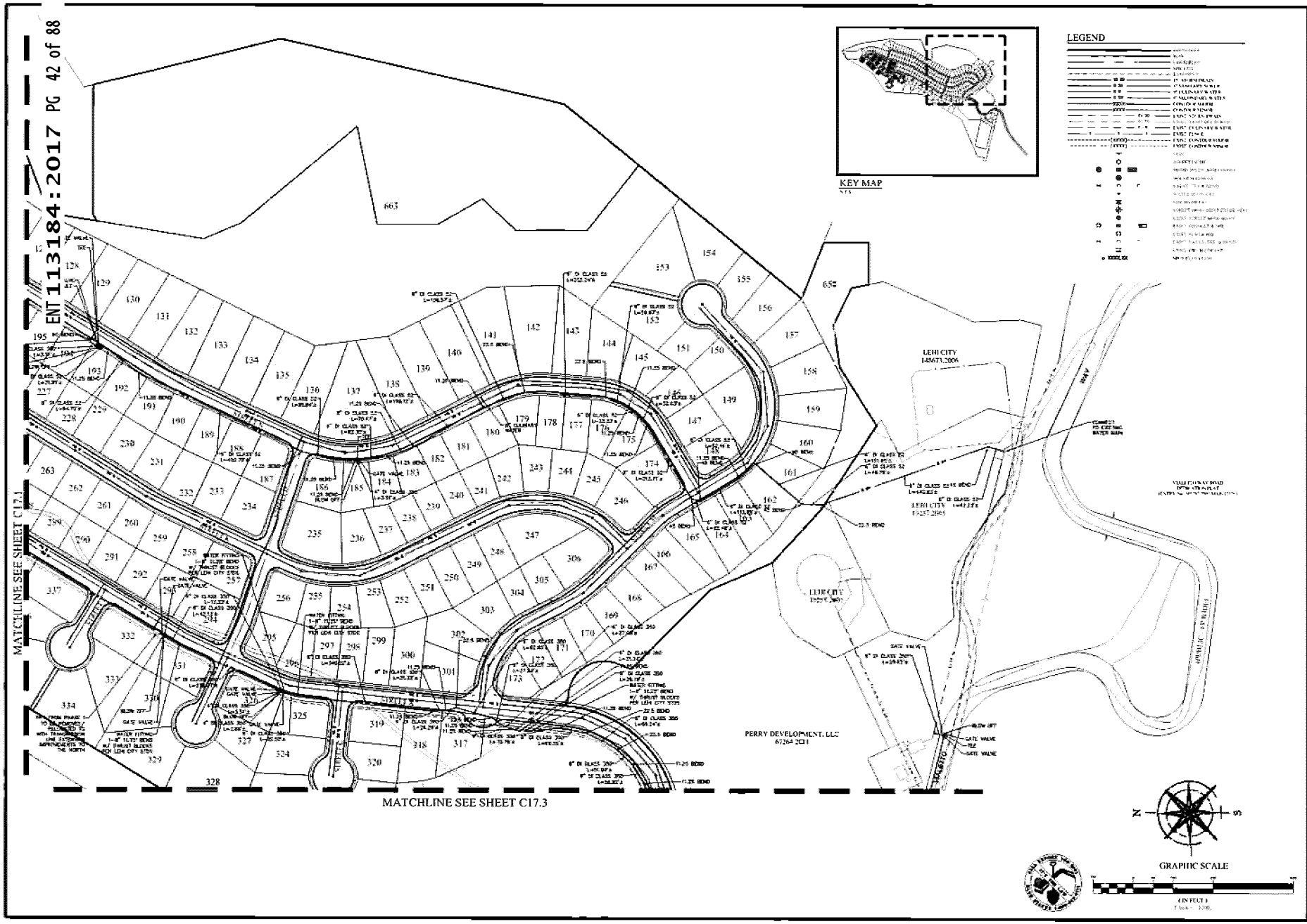
C16.3



FOCUS
ENGINEERING AND SURVEYING, LLC
HIDDEN CANYON RESIDENTIAL SUBDIVISION
LEHI, UTAH
Water Transmission Plan

WATER TRANSMISSION PLAN

C17.1



FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 (801) 352-0075

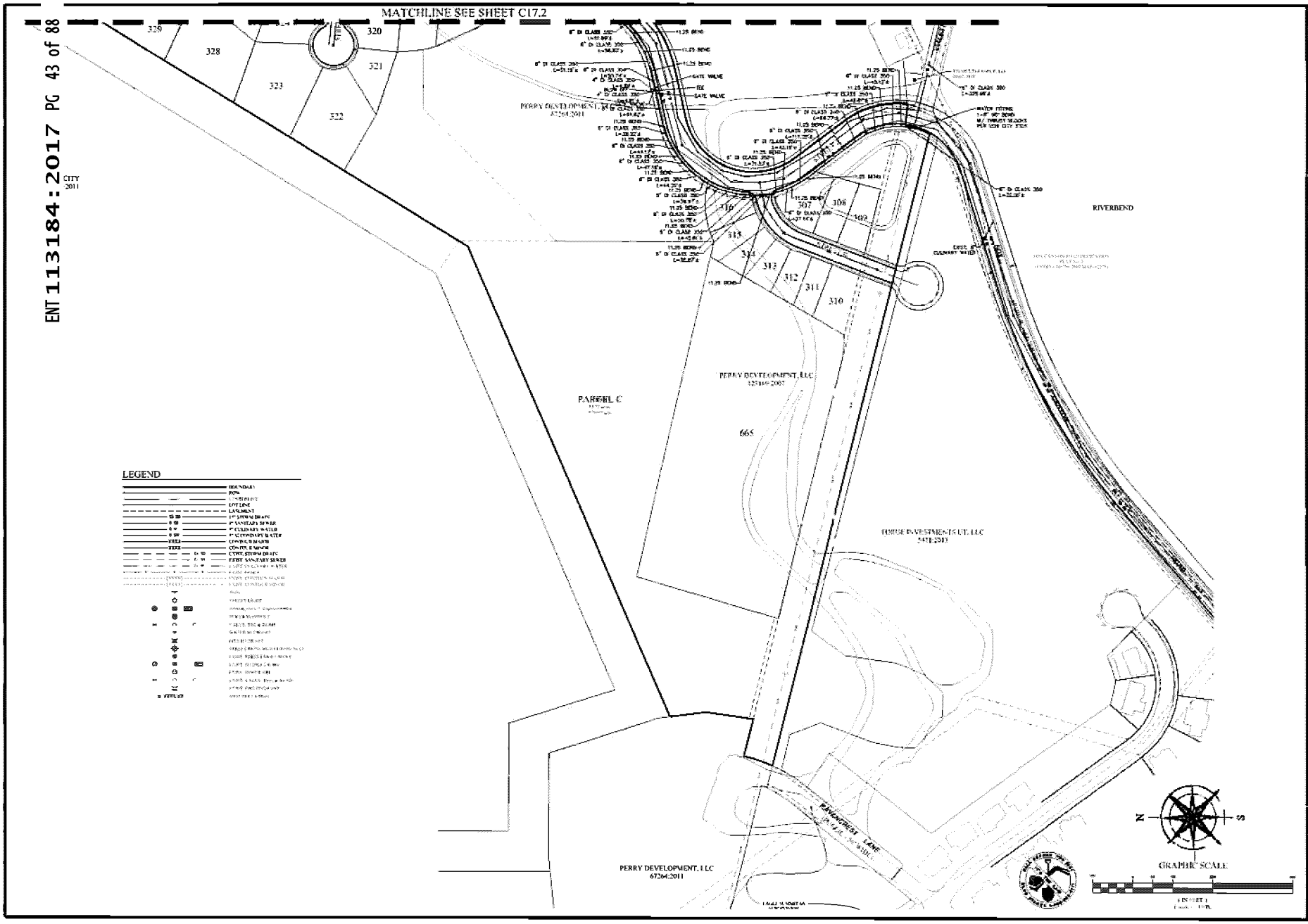
HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Water Transmission Plan

WATER TRANSMISSION PLAN

C17.2



FOCUS ENGINEERING AND SURVEYING, LLC

THOMAS M. BOBICZ

HIDDEN CANYON RESIDENTIAL SUBDIVISION

LEHI, UTAH

Water Transmission Plan

REVISIONS

WATER TRANSMISSION PLAN

C17.3

ENT 113184:2017 PG 44 of 88

HIDDEN CANYON PLAT "A"

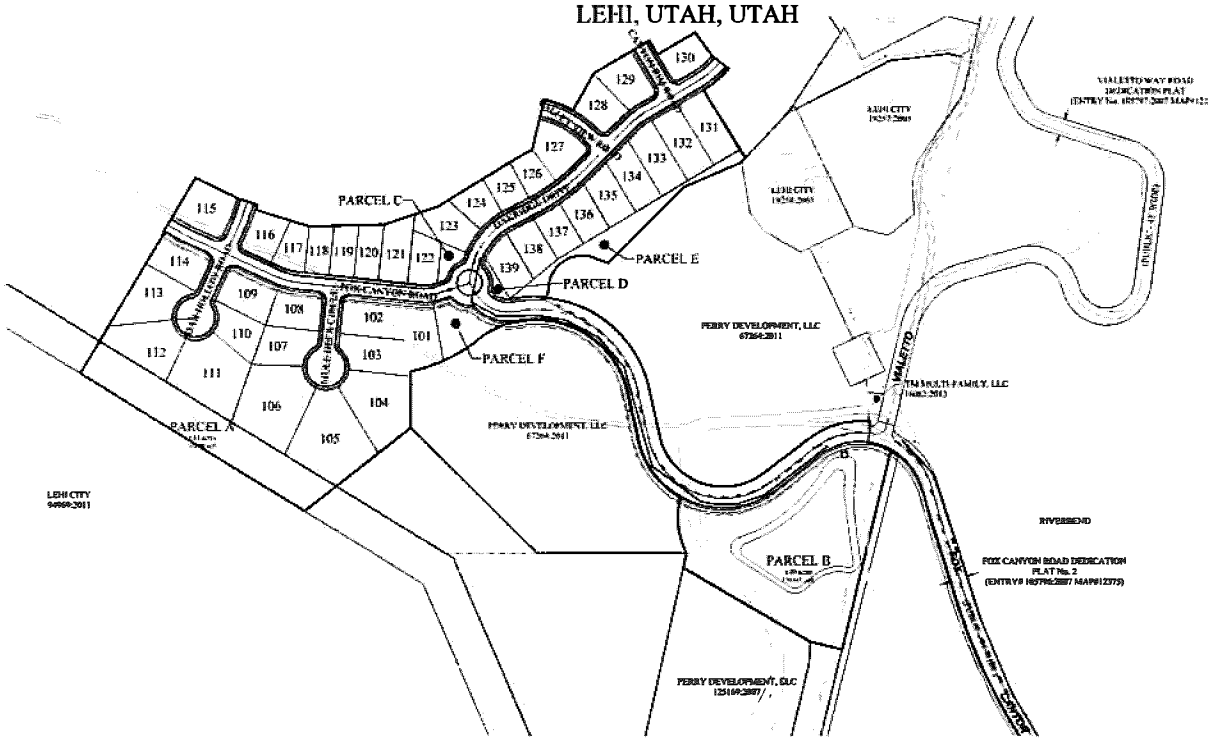
PREPARED FOR:

FIELDSTONE HOMES

LOCATED IN:

LEHI, UTAH, UTAH

VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	Cover
C2	Final Plat
C2.1	Final Plat
C3	Overall Site Plan
C4	Site Plan
C5	Site Plan
C6	Grading Plan
C7	Grading Plan
C7.1	Grading Plan
C8	Drainage Plan
C8.1	Detention Pond Profiles
C8.2	Detention Pond Profiles
C9	Drainage Plan
C9.1	Pipe Sizing Plan
C9.2	Pipe Sizing Plan
C10	Sewer Plan
C11	Sewer Plan
C12	Water Plan
C12.1	Water Plan
C13	Secondary Water Plan
C13.1	Secondary Water Plan
C14	Erosion Control Plan
C14.1	Erosion Control Plan
C15	Offsite Storm Drain Plan
C15.1	Offsite Storm Drain Plan and Profile
C15.2	Offsite Storm Drain Plan and Profile
PP1	Fox Canyon Road Plan and Profile
PP2	Fox Canyon Road Plan and Profile
PP3	Fox Canyon Road Plan and Profile
PP4	Fox Canyon Road Plan and Profile
PP5	Fox Canyon Road Plan and Profile
PP6	Fox Canyon Road Plan and Profile
PP7	Fox Canyon Road Plan and Profile
PP8	Thames Drive Plan and Profile
PP9	Oakridge Drive Plan and Profile
PP10	Oakridge Plan and Profile
PP11	Gunwhale Circle Plan and Profile
PP12	Moravia Circle Plan and Profile
PP13	Henley Drive Plan and Profile
D1	Erosion Control Details
D2	Details

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 HEREON 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. TRAVERSE MOUNTAIN HOA WILL BE RESPONSIBLE FOR ALL LIGHTING MAINTENANCE AND OPERATION COSTS IF NON-LEHI CITY STANDARD STREET LIGHTS ARE INSTALLED. (LEHI CITY POWER EA1)

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 GIVEN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILDOUT OF THE INTENDED IMPROVEMENTS

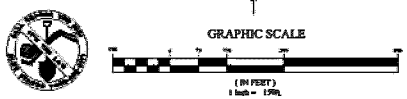
LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS ME-01.
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.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
202 WEST 1300 SOUTH
SANDY, UTAH 84070
(801) 352-0075
CONTACT: THOMAS ROMNEY

DEVELOPER/OWNER
FIELDSTONE HOMES
12244 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UT 84020
(801) 233-4080
CONTACT: JASON BARNES



FOCUS ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON PLAT "A"

LEHI, UTAH

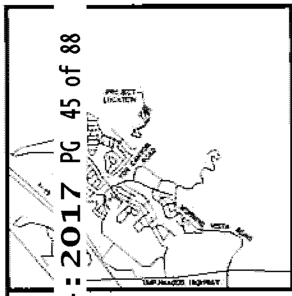
Cover

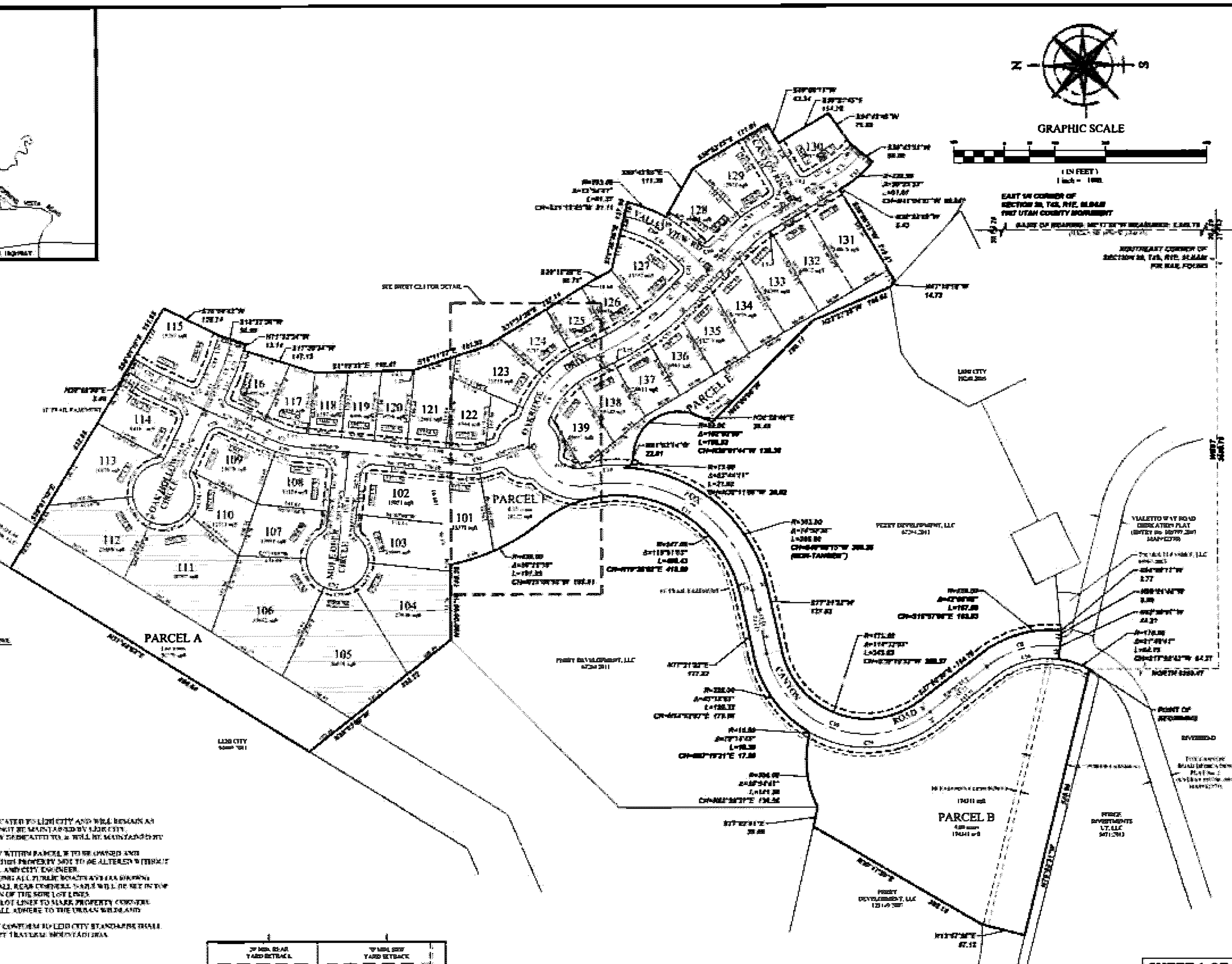
REVISIONS		
No.	DATE	DESCRIPTION
1	10/19	
2		
3		
4		
5		
6		
7		
8		

COVER

Scale	1"=150'	Drawn	TBM
Date	8-29-16	Job #	16-172

C1





GRID ADDRESSES AT INTERSECTIONS

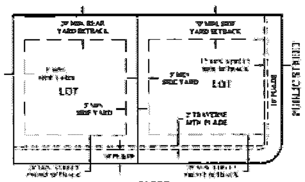
- (A) 5450 N. 1900 W.
- (B) 5600 N. 1950 W.
- (C) 5500 N. 1950 W.
- (D) 5450 N. 1600 W.
- (E) 5400 N. 1700 W.

NOTES:

1. PARCELS A & E ARE HEREBY DEDICATED TO LEHI CITY AND WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAINED BY LEHI CITY.
2. PARCELS B, C, D, AND F ARE HEREBY DEDICATED TO & WILL BE MAINTAINED BY TRAVERSE MOUNTAIN HOA.
3. PERMANENT DETENTION FACILITY WITHIN PARCEL B TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
4. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADS AND AS SHOWN.
5. #5 REBAR AND CAP TO BE SET AT ALL REAR CORNERS. NAILS WILL BE SET IN TOP BACK OF CURB ON THE EXTENSION OF THE SIDE LOT LINES.
6. ADD PINS AT EXTENSION OF SIDE LOT LINES TO MARK PROPERTY CORNERS.
7. LOTS 104, 105, 106, 111 AND 112 SHALL ADHERE TO THE URBAN WILDLAND INTERFACE CODE.
8. ALL STREET LIGHTS THAT DO NOT CONFORM TO LEHI CITY STANDARDS SHALL BE MAINTAINED AND OPERATED BY TRAVERSE MOUNTAIN HOA.

TABULATIONS:

CURRENT ZONE:	PC
TOTAL AREA: ACRES	24.91
SINGLE FAMILY LOTS	39
OPEN SPACE: ACRES	6.62
DENSITY: UNITS/ACRE	1.54
ROADWAY AREA: ACRES	5.34
ROADWAY LENGTH: FEET	4,046



TYPICAL BUILDING SETBACKS

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075

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 OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES ________ NOTARY PUBLIC RESIDING IN ________ COUNTY

MY COMMISSION No. ________ PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ________

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

MY COMMISSION EXPIRES ________ NOTARY PUBLIC RESIDING IN ________ COUNTY

MY COMMISSION No. ________ PRINTED FULL NAME OF NOTARY

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675 ________ Date

BOUNDARY DESCRIPTION

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the northwesterly line of FOX CANYON ROAD DEDICATION PLAT NO. 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder [illegible] ... thence Southwesterly along the arc of a 293.00 foot radius non-tangent curve (radius bears: N70°38'36"W) 81.37 feet through a central angle of 15°54'41" (chord: S21°16'43"W 81.11 feet); thence S40°43'55"E 111.39 feet; thence S30°57'45"E 171.01 feet; thence S59°06'15"W 43.34 feet; thence S30°57'45"E 114.79 feet; thence S54°42'46"W 75.68 feet; thence S38°47'32"W 56.00 feet; thence Northwesterly along the arc of a 228.00 foot radius non-tangent curve (radius bears: N38°47'32"E) 81.07 feet through a central angle of 20°22'23" (chord: N41°04'37"W 80.64 feet); thence N50°57'45"W 5.43 feet; thence S59°06'15"W 212.41 feet to the easterly line of that Real Property described in Deed Entry No. 39250:2005 of the Official Records of Utah County; thence N47°19'18"W along said deed 14.73 feet; thence N29°22'39"W 144.62 feet; thence N49°08'08"W 299.17 feet; thence N39°39'46"E 38.49 feet; thence Northwesterly along the arc of an 89.00 foot radius curve to the left 158.52 feet through a central angle of 102°02'59" (chord: N30°01'44"W 138.39 feet); thence N81°03'14"W 22.01 feet; thence along the arc of a 15.00 foot radius curve to the right 21.92 feet through a central angle of 83°44'11" (chord: N39°11'08"W 20.02 feet); thence Southwesterly along the arc of a 363.00 foot radius non-tangent curve (radius bears: N87°19'03"W) 395.60 feet through a central angle of 74°50'36" (chord: S40°06'15"W 368.25 feet); thence S77°31'33"W 127.92 feet; thence along the arc of a 172.00 foot radius curve to the left 343.83 feet through a central angle of 114°32'03" (chord: S20°15'32"W 290.37 feet); thence S37°00'30"E 134.79 feet; thence along the arc of a 228.00 foot radius curve to the right 167.34 feet through a central angle of 42°03'45" (chord: S15°57'08"E 163.83 feet) to the north line of that Real Property described in Deed Entry No. 10062:2013 of the Official Records; thence S64°09'17"W along said deed 3.77 feet; thence N09°01'44"W along said deed 8.09 feet; thence N82°59'07"W 44.31 feet along the extension of, and along the northwesterly terminus of FOX CANYON ROAD DEDICATION PLAT NO. 2, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence Southwesterly along said Dedication Plat and along the arc of a 170.00 foot radius non-tangent curve (radius bears: N82°59'07"W) 64.76 feet through a central angle of 21°49'41" (chord: S17°55'43"W 64.37 feet) to the point of beginning.

Contains: 24.91+/- acres

OWNER'S DEDICATION

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

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY ENGINEER ________ ATTEST ________ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY ________ CHAIRMAN, PLANNING COMMISSION

PLAT "A"
HIDDEN CANYON

A RESIDENTIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

Curve Table

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

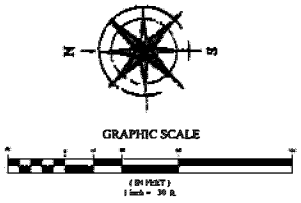
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

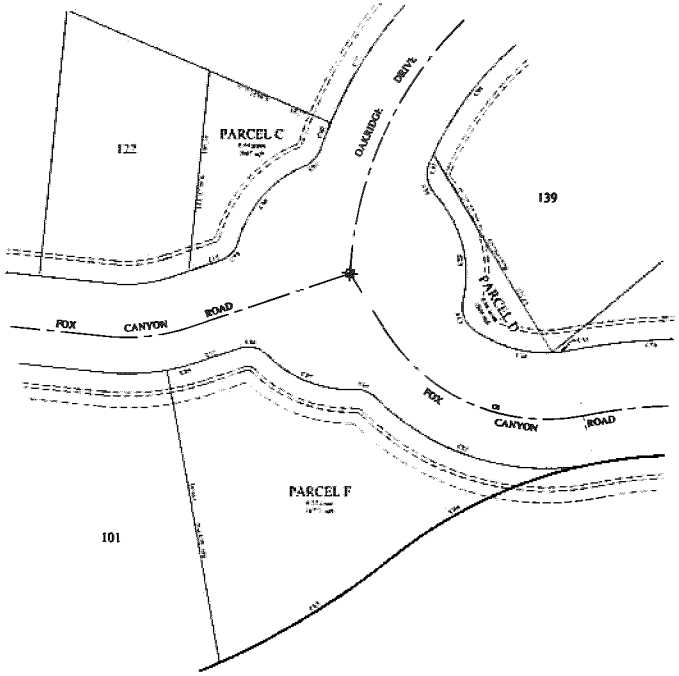
Curve Table

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]





Line Table

LINE	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]

Line Table

LINE	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]

PLAT "A"

HIDDEN CANYON

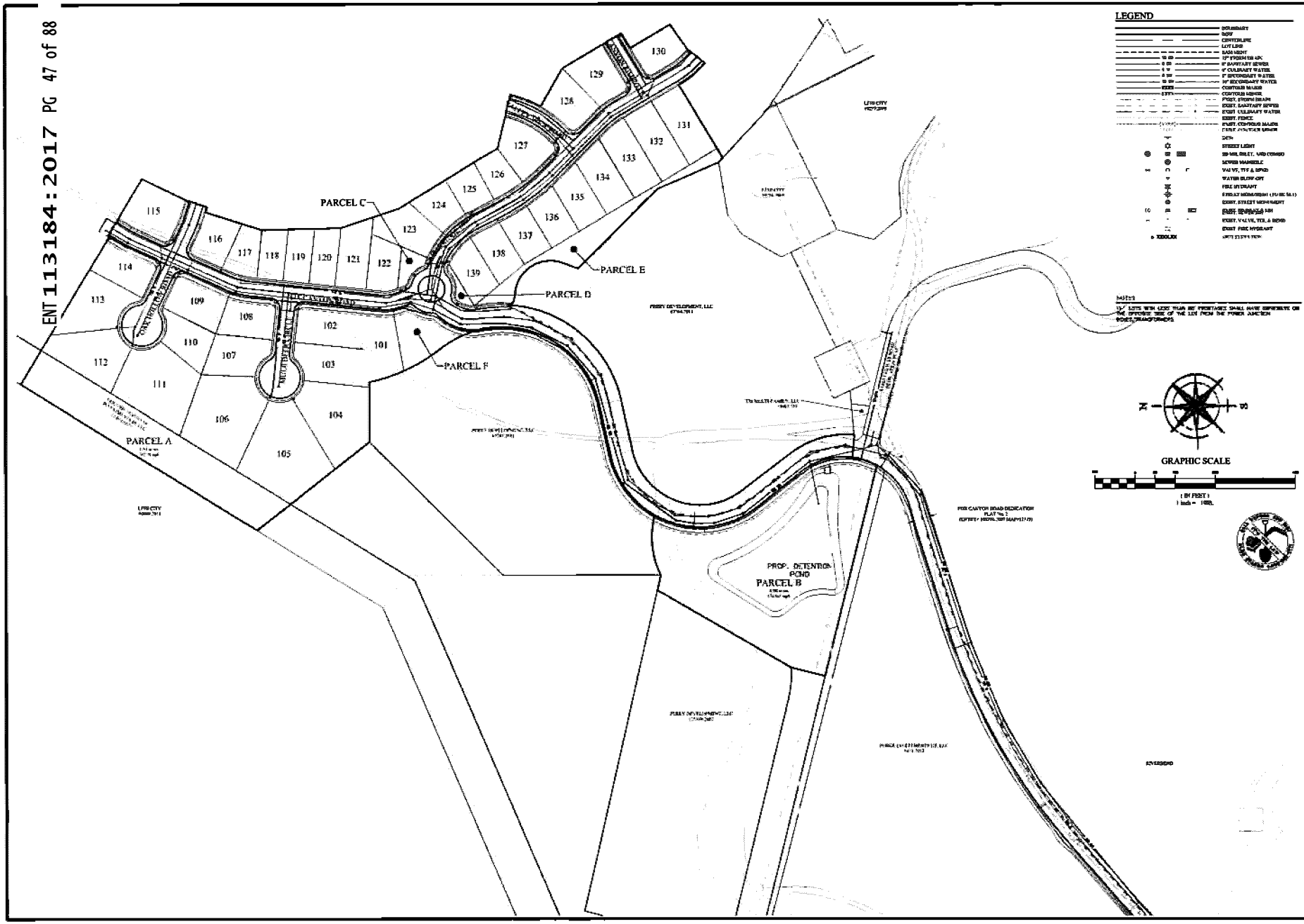
A RESIDENTIAL SUBDIVISION

LEHI, UTAH COUNTY, UTAH

[illegible]	[illegible]	[illegible]	[illegible]

SHEET 2 OF 2

FOCUS ENGINEERING AND SURVEYING, LLC
[illegible] CENTER STREET
[illegible]
www.focusuvc.com



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32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusesa.com

HIDDEN CANYON PLAT "A"

LEHI, UTAH

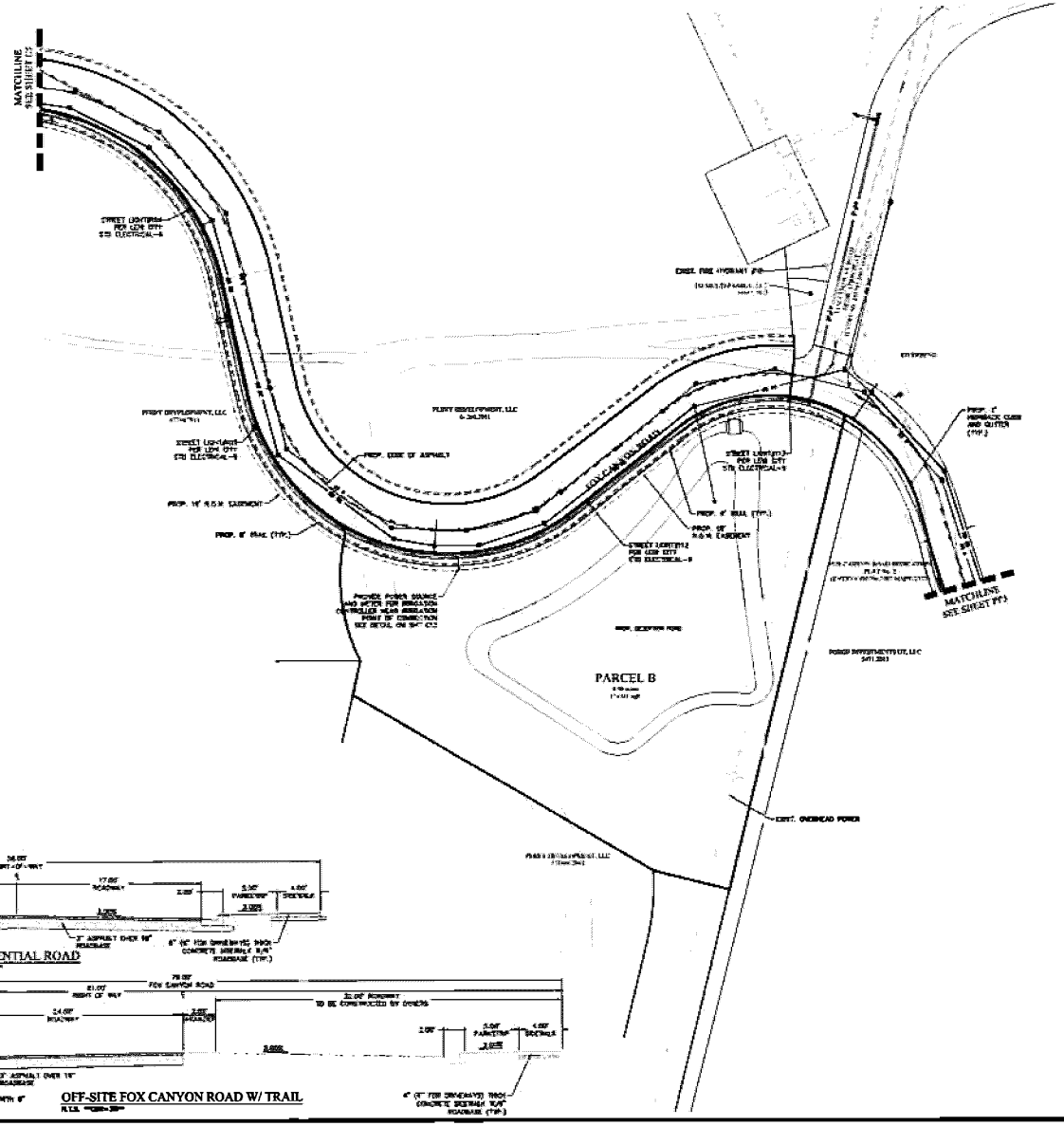
Overall Site Plan

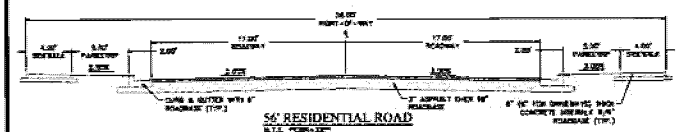
REVISION HISTORY		
	DATE	DESCRIPTION

OVERALL SITE PLAN

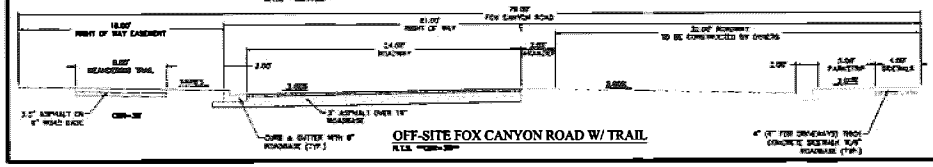
Scale	1"=100'	Drawn	TBM
Date	5/29/16	Job #	15-177

C3





56' RESIDENTIAL ROAD

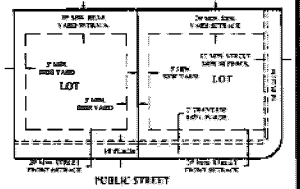


OFF-SITE FOX CANYON ROAD W/ TRAIL

LEGEND

NOTES

1) LOTS WITH LESS THAN 60' FRONTAGES SHALL HAVE DRIVEWAYS ON THE OPPOSITE SIDE OF THE LOT FROM THE POWER JUNCTION BOXES/TRANSFORMERS.



TYPICAL BUILDING SETBACKS

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
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THOMAS M. ROMNEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

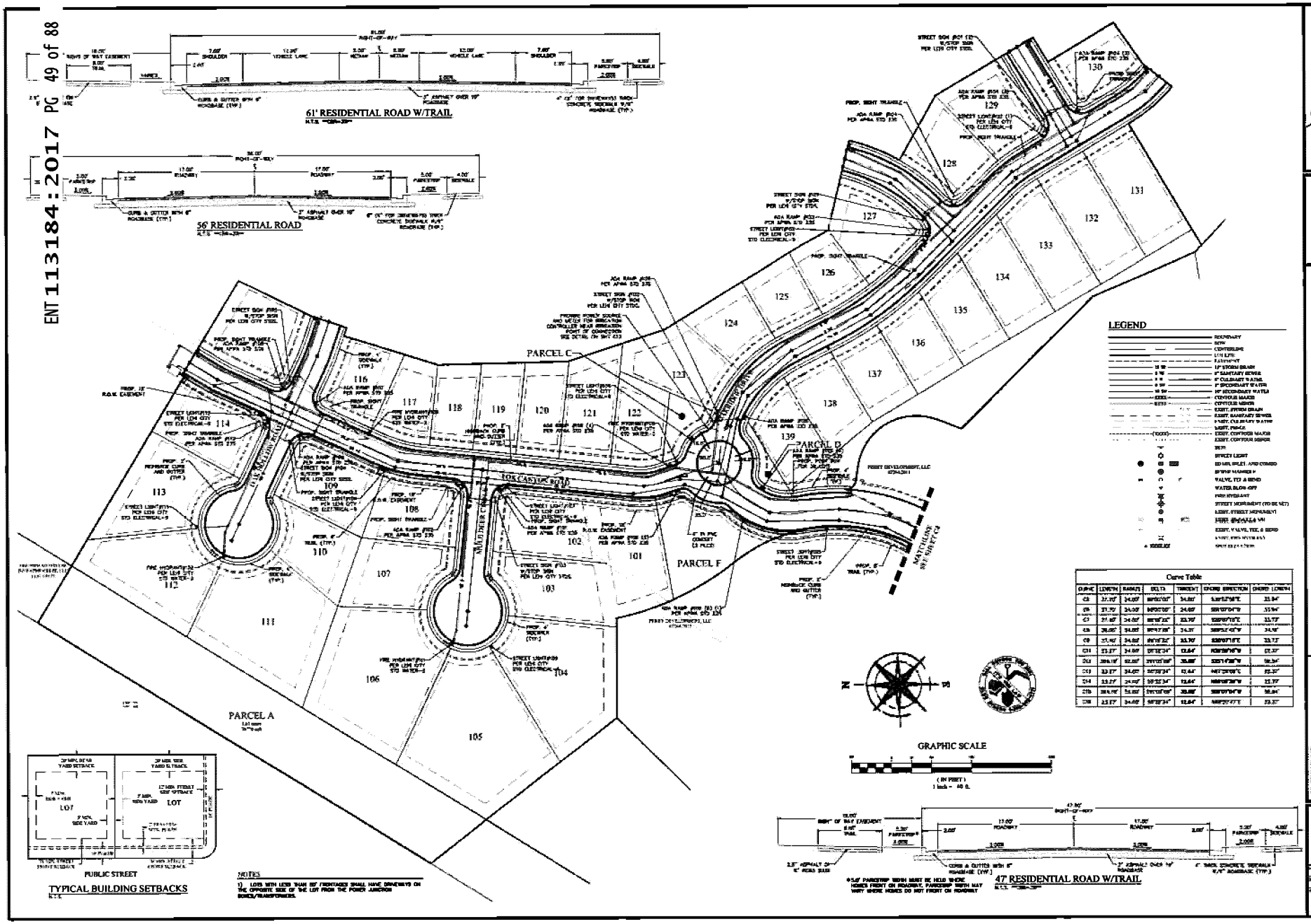
Site Plan

REVISION BLOCK

SITE PLAN

1"=40'	Drawn	TRM
3/29/16	Job #	15-177

C4



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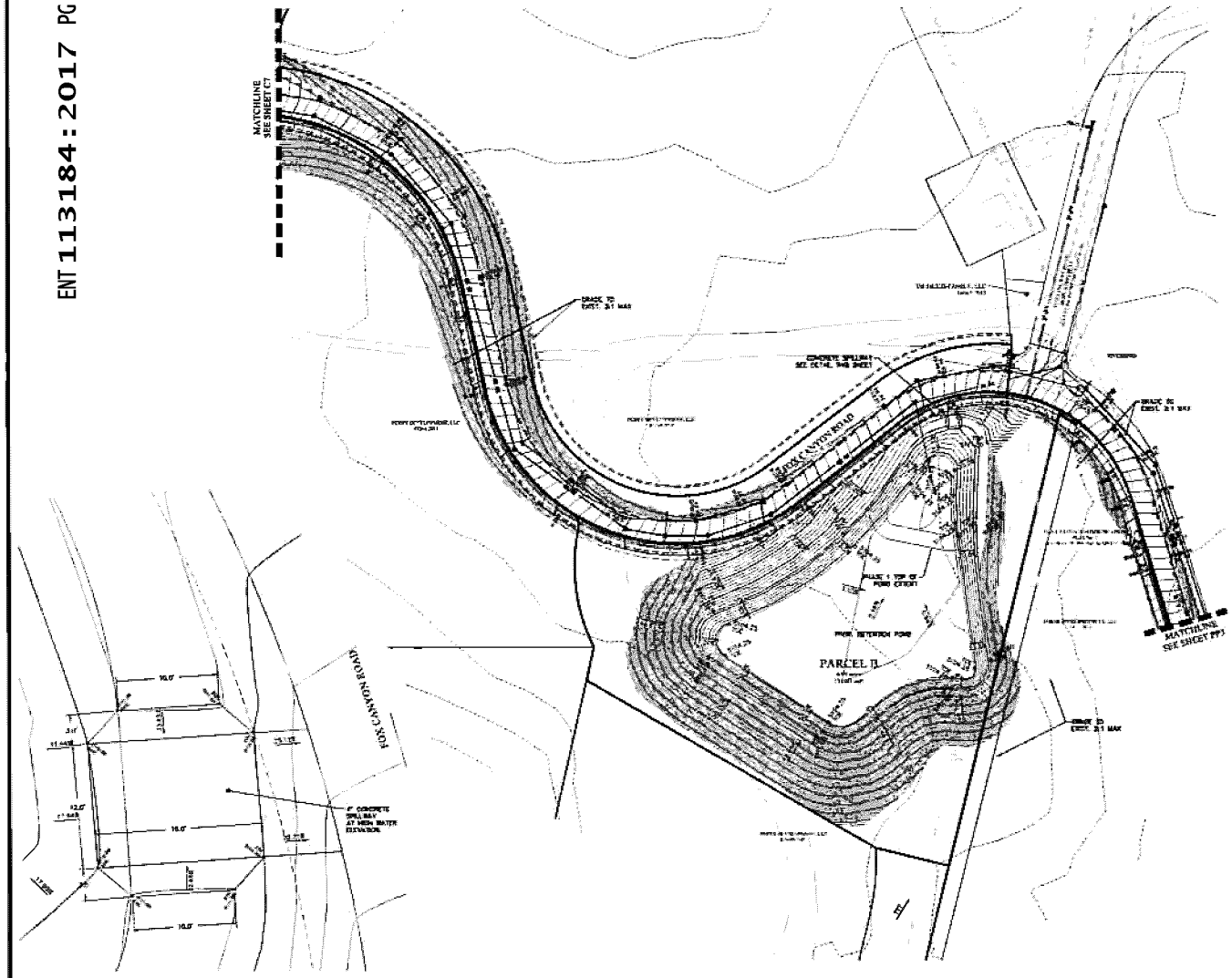
HIDDEN CANYON PLAT "A"

LEHI, UTAH

Site Plan

SITE PLAN

C5



SPILLWAY DETAIL

SCALE: 1"=7'

LEGEND

- BOUNDARY
- PLAT
- CENTERLINE
- LOT LINE
- EASEMENT
- 18" STORM DRAIN
- 8" SANITARY SEWER
- 8" SECONDARY WATER
- 18" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. SECONDARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- 30 MIL INLET, AND CURBS
- 30 MIL MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES

1) RE-VEGETATE 2:1 SLOPES WITH APPROVED PRIVATE SEED MIX PER RE-VEGETATION DETAIL ON SHEET THIS SHEET. LOOSEN 3-5" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET C6. LOOSEN 3-5" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.
3) DISTURBED SLOPES WILL BE SHAPED WHERE POSSIBLE TO MAKE A MORE NATURAL APPEARANCE, BLEND WITH THE NATURAL TOPOGRAPHY AND AVOID A MANUFACTURED SLOPE LOOK.

Re-vegetation 2:1 (1V:2 Slope) mix:

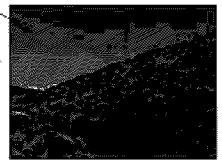
Species	%
Indian ricegrass	18
Bluebunch wheatgrass	17.5
Sand dropseed	16.25
Slender wheatgrass	2.5
Sand lovegrass	5.75
Western wheatgrass	15
Bottlebrush squirreltail	5
Mountain brome	5
Sherman big bluegrass	5
Blue flax	15
Globemallow species	12

SEEDING RATE IS 20 POUNDS PER ACRE

Mixture provided by Granite Seed, Lehi, Utah

TABLE A

The management plans (without Appendices A, B) were based on the Tolomar Hospital property which was zoned in 1994. Plantings, replanted and reproductions of the proposed Sunglacier Road Mix below.



RE-VEGETATION DETAIL

GRAPHIC SCALE

0 5 10 20 30 40 60 80

(IN FEET)
1 inch = 10 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusuc.com

LICENSED PROFESSIONAL ENGINEER
THOMAS M. HOWARD
STATE OF UTAH

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Grading Plan

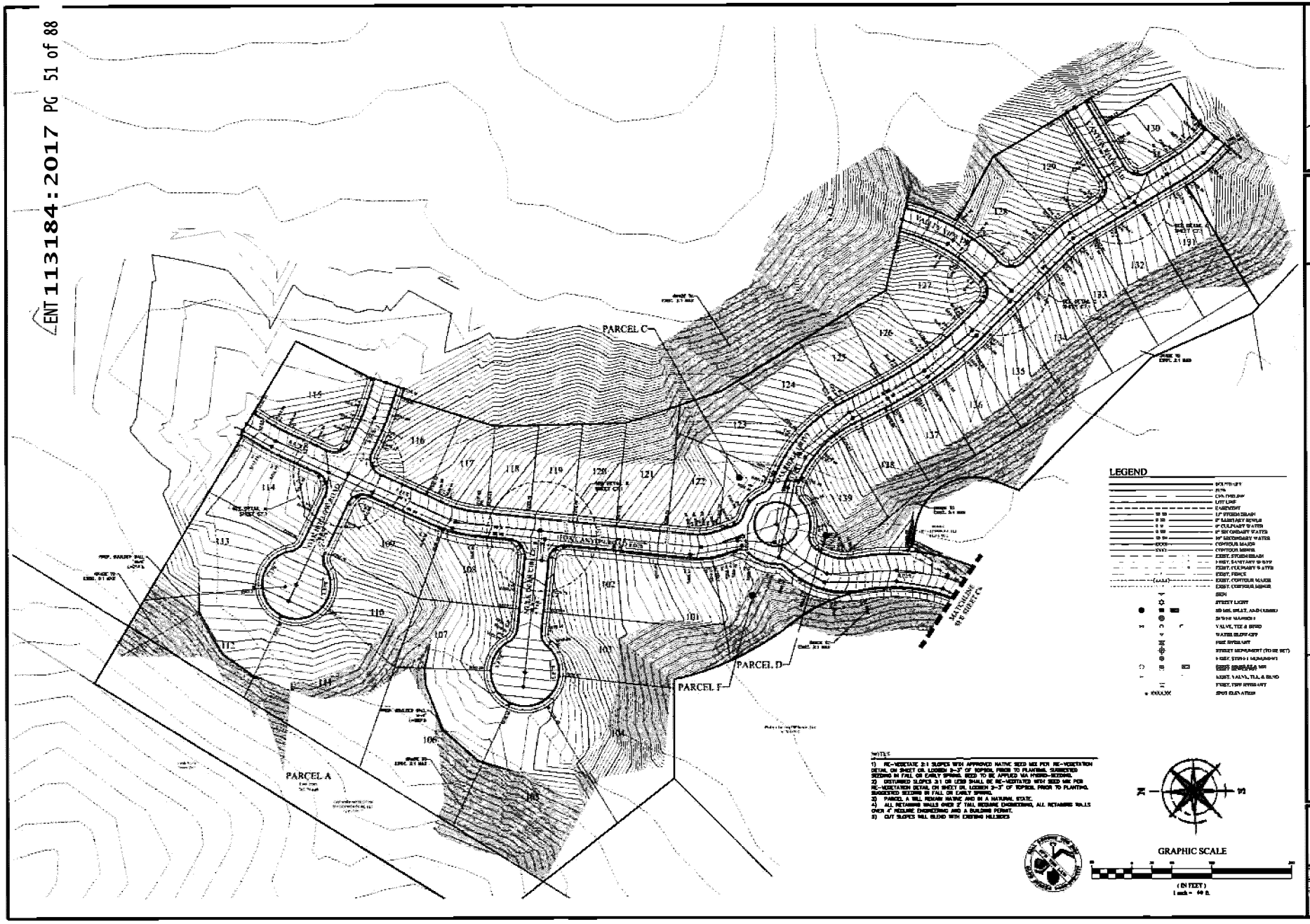
REVISION BLOCK

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

GRADING PLAN

Scale	1"=10'	Drawn	TMH
Date	8/29/16	Job #	15-177

C6



FOCUS. ENGINEERING AND SURVEYING, LLC

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Grading Plan

REVISION BLOCK

	DATE	DESCRIPTION
1	8/1/16	
2		
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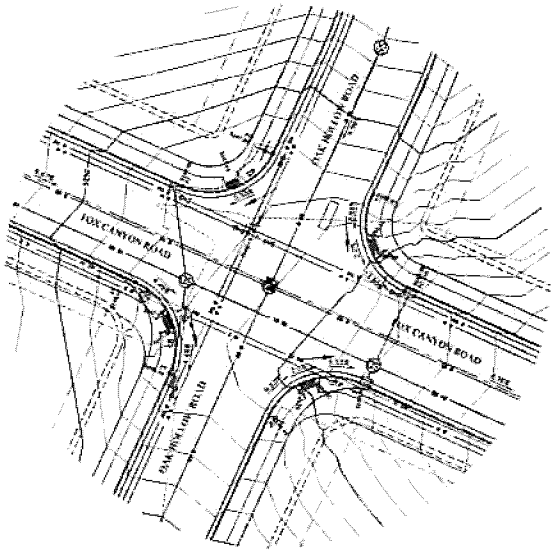
GRADING PLAN

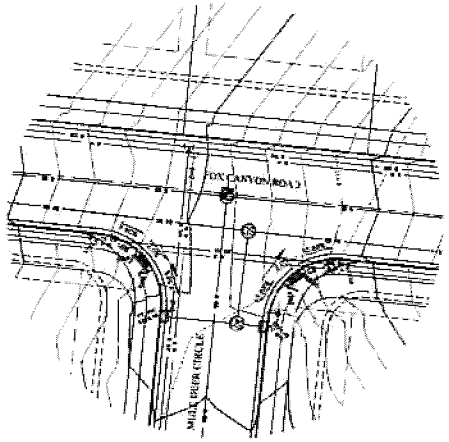
1"=40' | DR. TBM

8/29/16 | JOB # 15-177

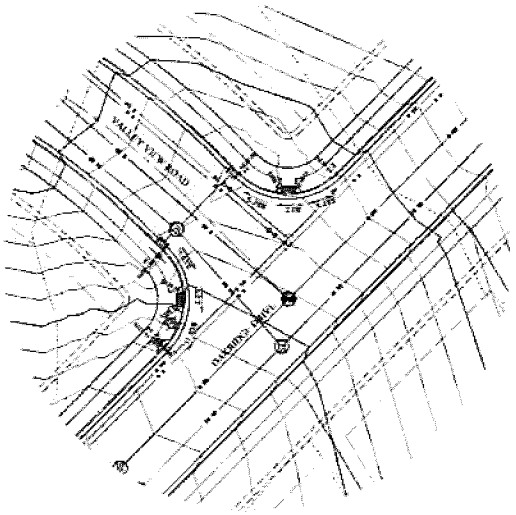
C7



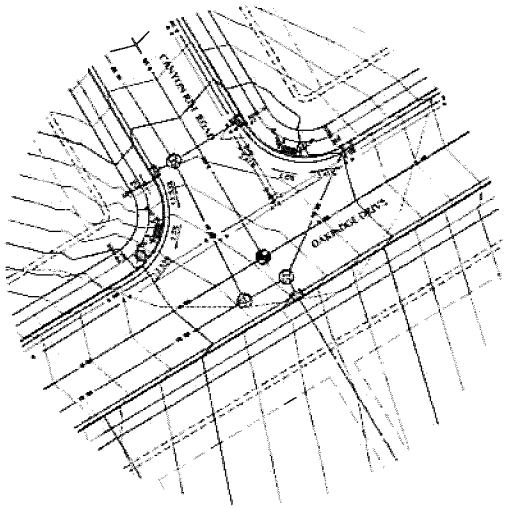
DETAIL A - OAK HOLLOW RD & FOX CANYON RD



DETAIL B - MULE DEER CIRCLE & FOX CANYON RD



DETAIL C - VALLEY VIEW RD & OAKRIDGE DR



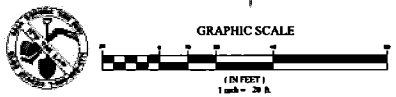
DETAIL D - CANYON RIM RD & OAKRIDGE DR

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
8" STUBS-UP
8" SANITARY SEWER
8" SECONDARY WATER
8" WATER
8" SECONDARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. SECONDARY WATER
EXIST. WATER
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
MGR
STREET LIGHT
SD MH, INLET, AND CONBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER IN OFF-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. MANHOLE
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

NOTES

1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET C6. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET C6. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.
3) PARCEL A WILL REMAIN NATIVE AND IN A NATURAL STATE.
4) ALL RETAINING WALLS OVER 2' TALL REQUIRE ENGINEERING. ALL RETAINING WALLS OVER 4' REQUIRE ENGINEERING AND A BUILDING PERMIT.
5) CUT SLOPES WILL BLEND WITH EXISTING HILLSIDES



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HIDDEN CANYON PLAT "A"

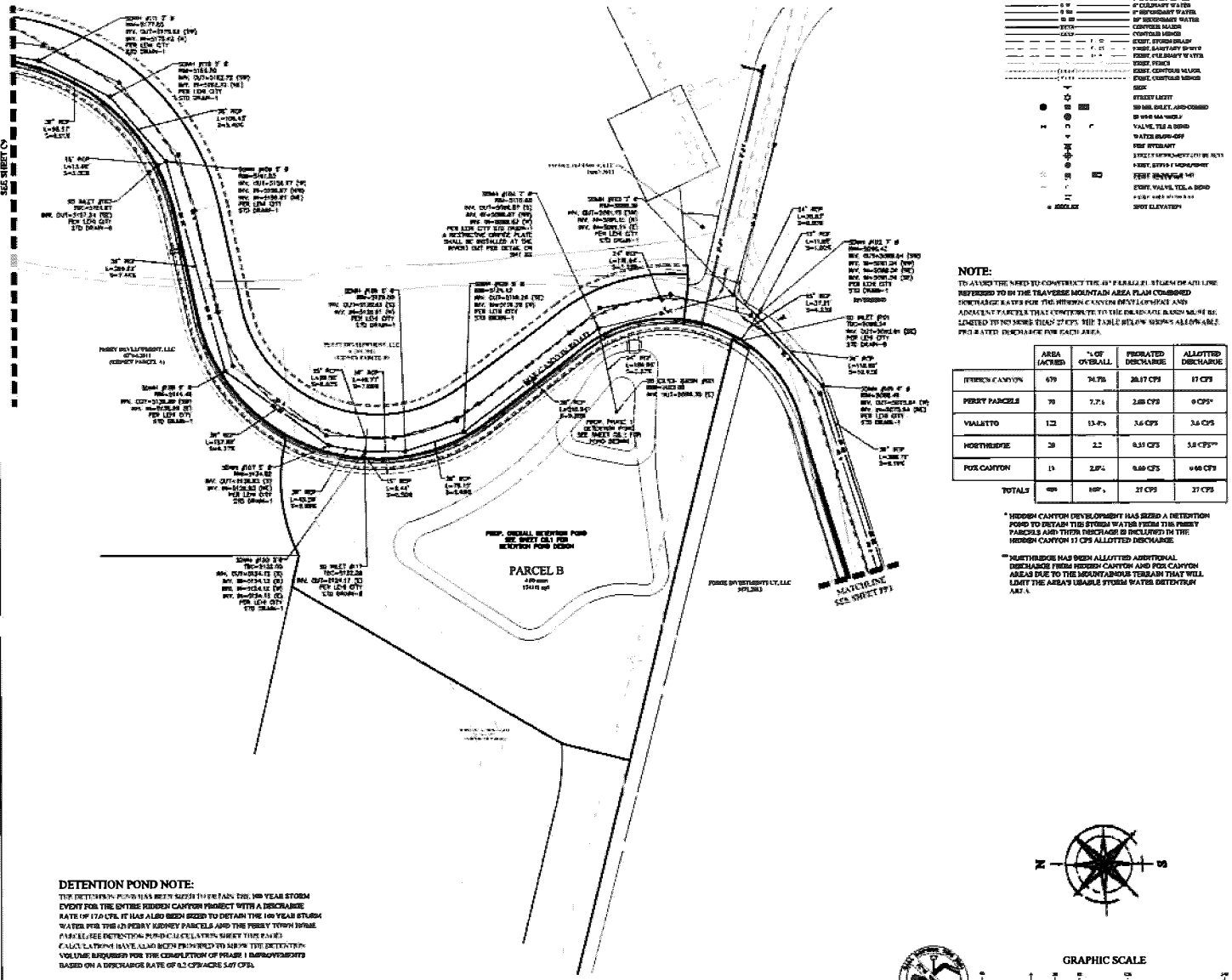
LEHI, UTAH

Grading Plan

REVISIONS BLOCK		
	DATE	DESCRIPTION

GRADING PLAN

C7.1



LEGEND

	BOUNDARY
	BLOCK
	CENTERLINE
	LOT LINES
	EASEMENT
	12" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	18" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	BOX
	STREET LIGHT
	100 MIN. GULLY, AND CURBED
	18 [illegible] MAX WIDTH
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (FOUND)
	EXIST. STREET MONUMENT
	FIRE HYDRANT
	EXIST. VALVE, TEE & BEND
	SPOT ELEVATION

NOTE:

TO AVOID THE NEED TO CONSTRUCT THE 48" PARALLEL STORM DRAIN LINE REFERRED TO IN THE TRAVERSE MOUNTAIN AREA PLAN COMBINED DISCHARGE RATES FOR THE HIDDEN CANYON DEVELOPMENT AND ADJACENT PARCELS THAT CONTRIBUTE TO THE DRAINAGE BASIN MUST BE LIMITED TO NO MORE THAN 27 CFS. THE TABLE BELOW SHOWS ALLOWABLE PRORATED DISCHARGE FOR EACH AREA.

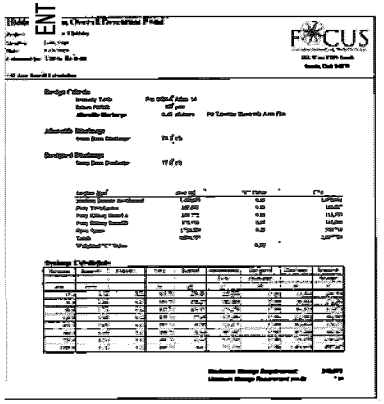
	AREA (ACRES)	% OF OVERALL	PRORATED DISCHARGE	ALLOTTED DISCHARGE
HIDDEN CANYON	679	74.7%	20.17 CFS	17 CFS
PERRY PARCELS	70	7.7%	2.08 CFS	0 CFS*
VIALETTO	122	13.4%	3.6 CFS	3.6 CFS
NORTHRIDGE	20	2.2	0.59 CFS	5.8 CFS**
FOX CANYON	19	2.0%	0.60 CFS	0.60 CFS
TOTALS	909	100%	27 CFS	27 CFS

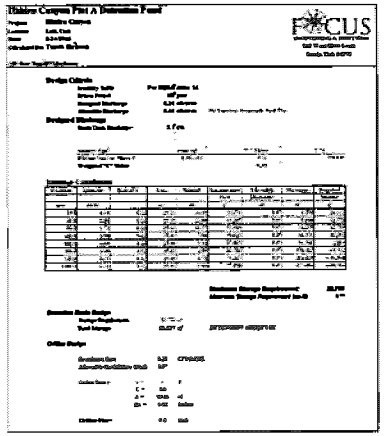
* HIDDEN CANYON DEVELOPMENT HAS SIZED A DETENTION POND TO DETAIN THE STORM WATER FROM THE PERRY PARCELS AND THEIR DISCHARGE IS INCLUDED IN THE HIDDEN CANYON 17 CFS ALLOTTED DISCHARGE

** NORTHRIDGE HAS BEEN ALLOTTED ADDITIONAL DISCHARGE FROM HIDDEN CANYON AND FOX CANYON AREAS DUE TO THE MOUNTAINOUS TERRAIN THAT WILL LIMIT THE AREA'S USABLE STORM WATER DETENTION AREA.

DETENTION POND NOTE:

THE DETENTION POND HAS BEEN SIZED TO DETAIN THE 100 YEAR STORM EVENT FOR THE ENTIRE HIDDEN CANYON PROJECT WITH A DISCHARGE RATE OF 17.0 CFS. IT HAS ALSO BEEN SIZED TO DETAIN THE 100 YEAR STORM WATER FOR THE 20 PERRY KIDNEY PARCELS AND THE PERRY TOWN HOME PARCEL. SEE DETENTION POND CALCULATIONS SHEET THE PARCEL CALCULATIONS HAVE ALSO BEEN PROVIDED TO SHOW THE DETENTION VOLUME REQUIRED FOR THE COMPLETION OF PHASE 1 IMPROVEMENTS BASED ON A DISCHARGE RATE OF 0.3 CFS/ACRE 5.67 CFS.





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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HIDDEN CANYON PLAT "A"

LEHI, UTAH

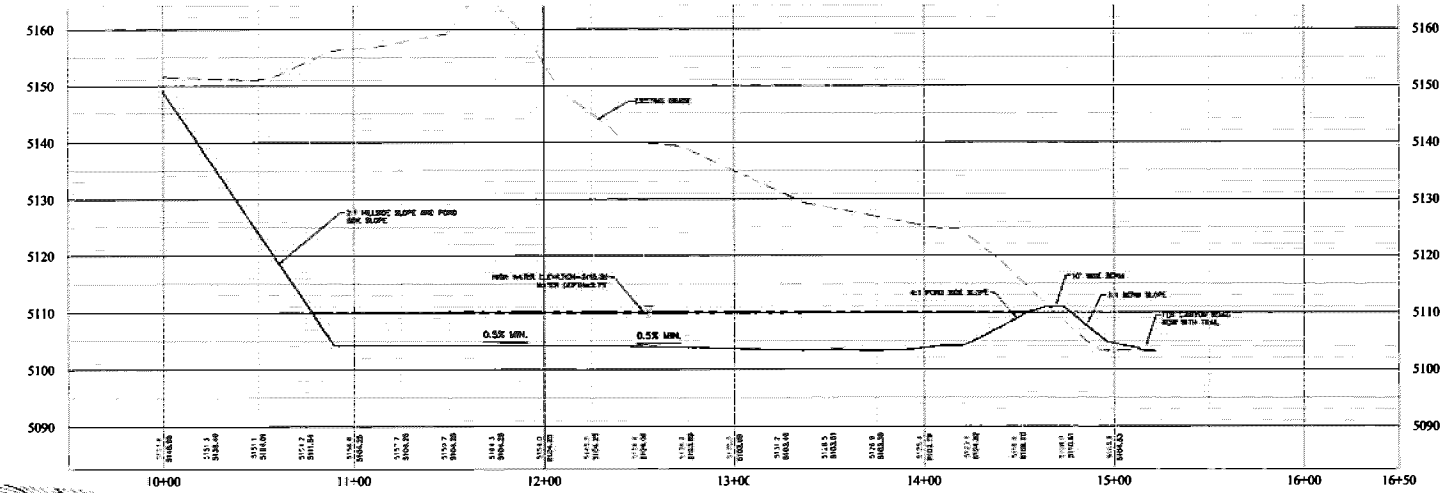
Drainage Plan

REVISION BLOCK		
DATE	DESCRIPTION	

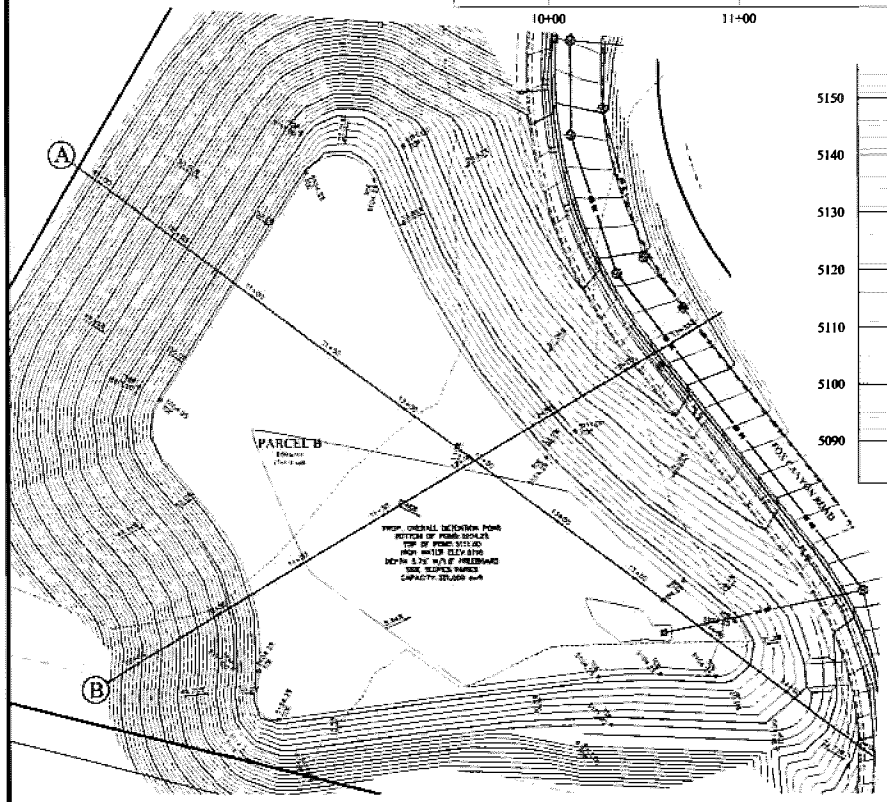
DRAINAGE PLAN

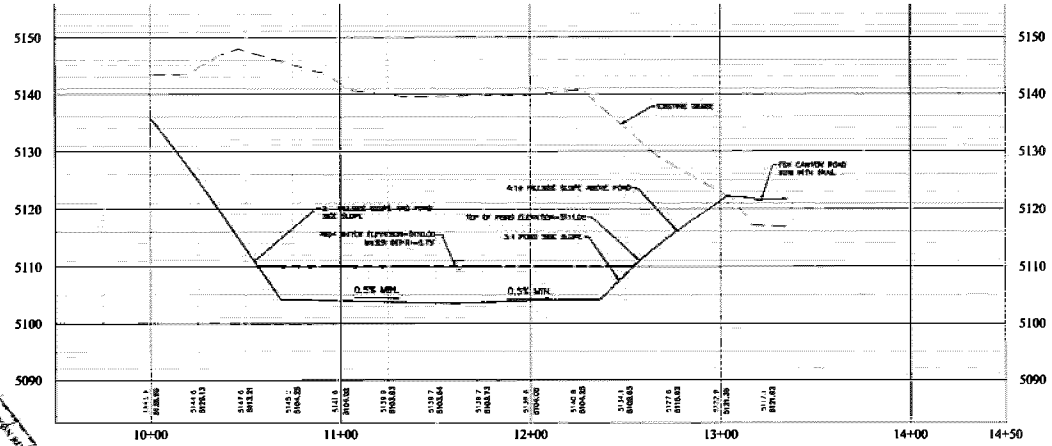
Scale: 1"=60' | Drawn: TBM
Date: 8-29-16 | Job #: 15-177

C8



DETENTION POND SECTION A PROFILE





DETENTION POND SECTION B PROFILE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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HIDDEN CANYON PLAT "A"

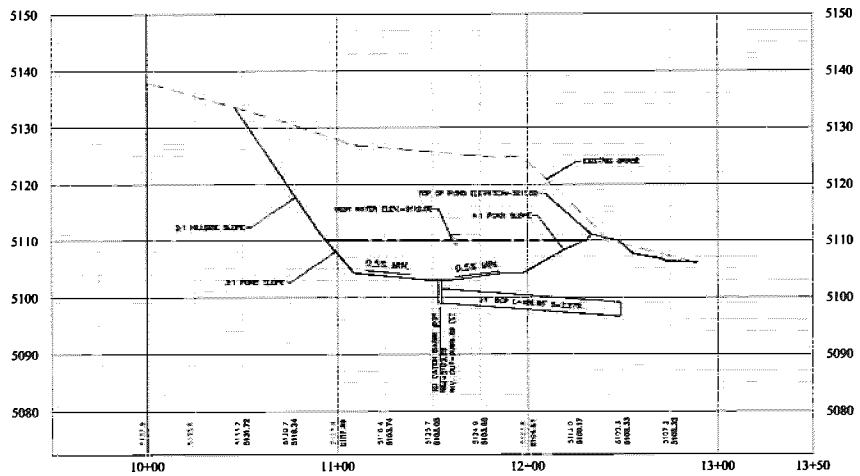
LEHI, UTAH

Detention Pond Profiles

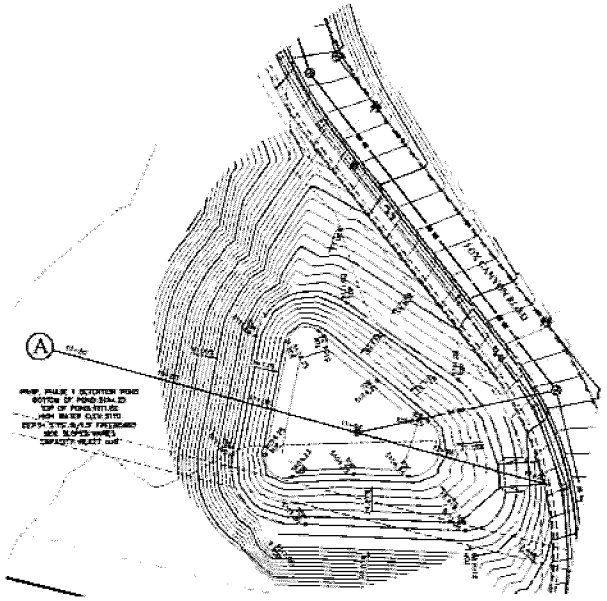
REVISION BLOCK

DETENTION POND PROFILES

C8.1



PHASE 1 DETENTION POND PROFILE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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HIDDEN CANYON PLAT "A"

LEHI, UTAH

Detention Pond Profiles

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
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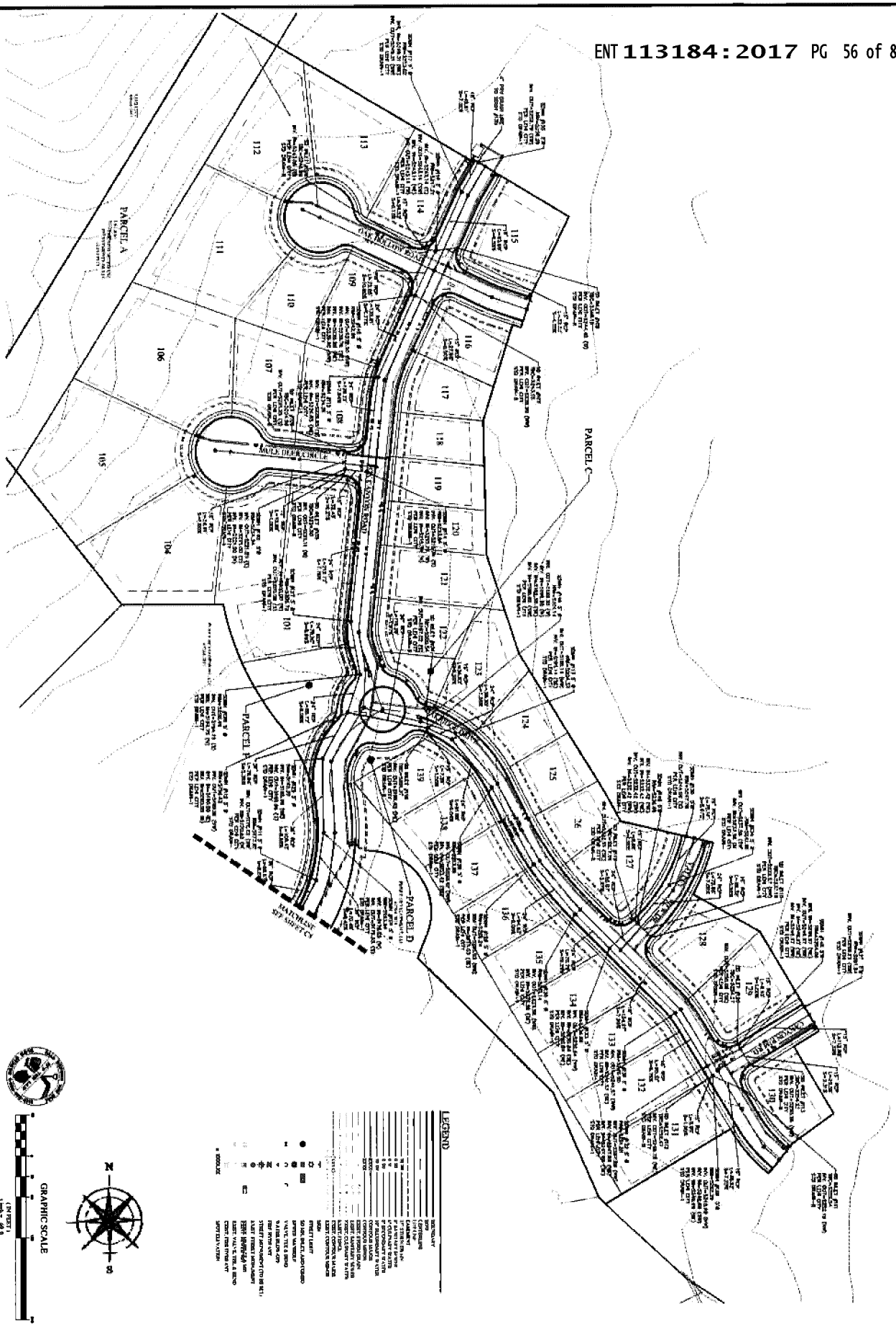
DETENTION POND PROFILES

C8.2



DRAINAGE PLAN	REVISION BLOCK		
C9	#	DATE	DESCRIPTION

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Drainage Plan

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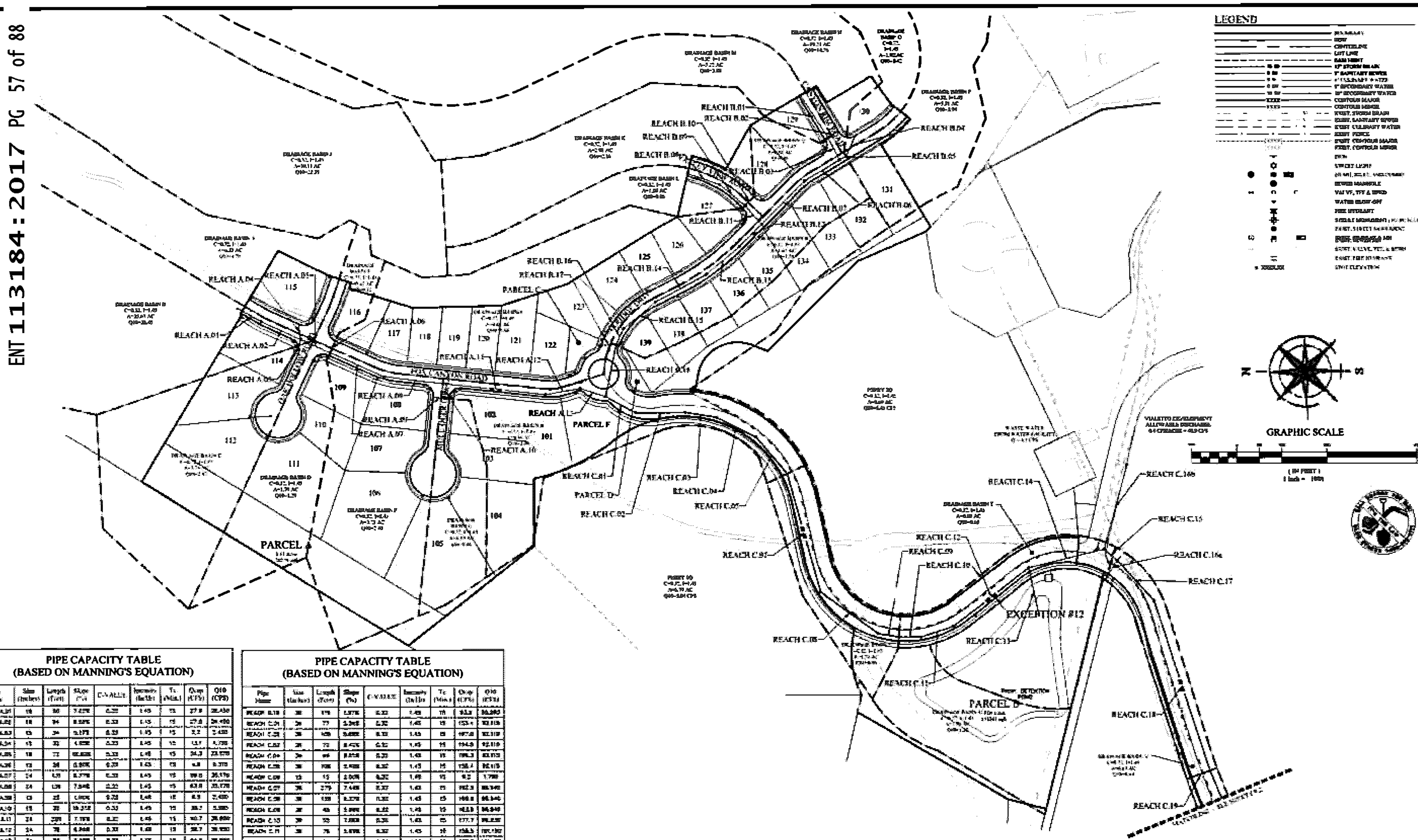

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH A.01	18	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH A.02	18	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH A.03	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.04	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH A.05	18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.06	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.07	24	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH A.08	24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.09	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.10	18	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH A.11	24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH A.12	24	[illegible]	[illegible]	[illegible]	[illegible]	15	[illegible]	[illegible]
REACH A.13	24	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
[illegible]	18	[illegible]	[illegible]	[illegible]	[illegible]	15	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	1.48	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH B.04	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	17.4	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH B.07	18	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	4.8	[illegible]
REACH B.11	24	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH B.12	24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH B.13	24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH B.14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	15	[illegible]	[illegible]
[illegible]	24	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
[illegible]	24	[illegible]	[illegible]	[illegible]	[illegible]	15	[illegible]	[illegible]
[illegible]	18	[illegible]	[illegible]	[illegible]	[illegible]	15	4.8	[illegible]

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH B.16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.01	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH C.02	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.03	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	15	[illegible]	[illegible]
REACH C.04	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.05	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.06	[illegible]	15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.07	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.08	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.09	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.11	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
REACH C.13	24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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REACH C.15	24	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.16a	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH C.16b	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH C.17	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.18	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH C.19	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	4.8	[illegible]
REACH C.20	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.21	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	[illegible]
REACH C.22	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]
REACH C.23	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	4.8	[illegible]
REACH C.24	[illegible]	[illegible]	[illegible]	[illegible]	1.45	15	[illegible]	77.110
REACH C.25	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	77.110
REACH C.26	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	77.110
REACH C.27	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	77.110
REACH C.28	[illegible]	[illegible]	[illegible]	[illegible]	1.45	[illegible]	[illegible]	[illegible]

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Pipe Sizing Plan

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

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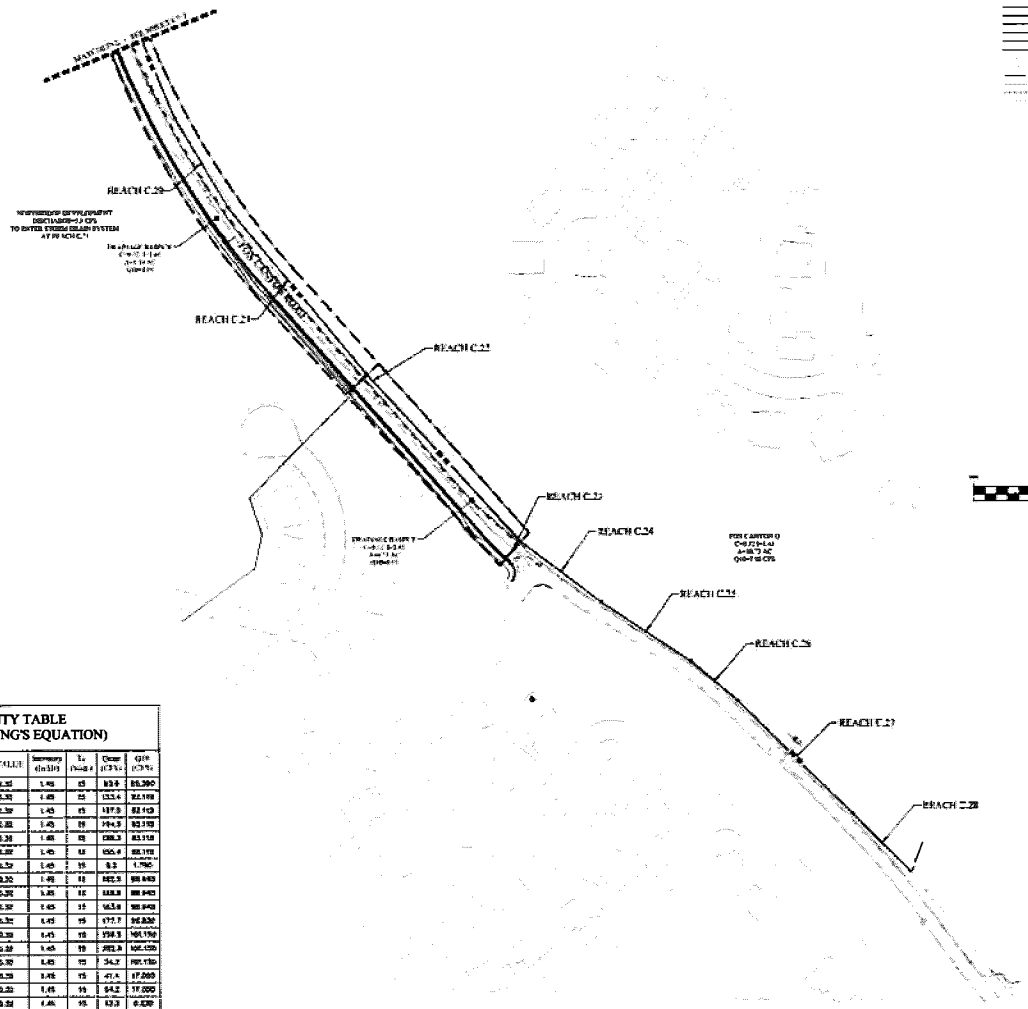
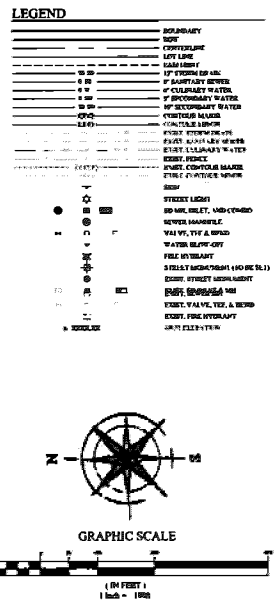
MIDVALE, UTAH 84047 PH: (801) 352-0075

PIPE SIZING PLAN

C9.1





PIPE CAPACITY TABLE
(BASED ON MANNING'S EQUATION)

Pipe Name	Size (inches)	Length (feet)	Slope (%)	C VALUE	Inversion (in/hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH A.01	18	50	7.00%	0.32	1.45	15	27.6	26.420
REACH A.02	18	84	4.38%	0.32	1.45	15	21.0	26.405
REACH A.03	15	34	6.17%	0.32	1.45	15	5.7	2.405
REACH A.04	15	22	4.55%	0.32	1.45	15	5.1	4.700
REACH A.05	18	72	10.00%	0.32	1.45	15	31.3	23.579
REACH A.06	15	29	2.00%	0.32	1.45	15	4.0	6.013
REACH A.07	24	127	5.17%	0.32	1.45	15	54.6	38.779
REACH A.08	24	139	7.84%	0.32	1.45	15	67.5	38.779
REACH A.09	15	25	4.00%	0.32	1.45	15	4.5	2.900
REACH A.10	15	27	18.51%	0.32	1.45	15	9.1	3.000
REACH A.11	24	235	7.10%	0.32	1.45	15	60.3	38.900
REACH A.12	24	70	8.00%	0.32	1.45	15	58.7	38.900
REACH A.13	24	90	8.00%	0.32	1.45	15	84.5	38.900
REACH B.01	18	113	7.32%	0.32	1.45	15	26.5	3.000
REACH B.02	15	29	2.57%	0.32	1.45	15	3.0	14.200
REACH B.03	18	55	4.36%	0.32	1.45	15	27.4	18.000
REACH B.04	15	40	7.25%	0.32	1.45	15	17.4	1.000
REACH B.05	15	6	1.00%	0.32	1.45	15	2.5	3.000
REACH B.06	18	80	6.76%	0.32	1.45	15	27.4	23.000
REACH B.07	18	139	7.00%	0.32	1.45	15	28.7	23.000
REACH B.08	15	75	8.67%	0.32	1.45	15	10.0	22.300
REACH B.09	24	73	7.00%	0.32	1.45	15	62.2	23.300
REACH B.10	15	28	6.00%	0.32	1.45	15	4.5	2.900
REACH B.11	24	65	2.87%	0.32	1.45	15	38.4	38.579
REACH B.12	24	71	10.00%	0.32	1.45	15	72.0	90.000
REACH B.13	24	85	8.00%	0.32	1.45	15	64.0	90.000
REACH B.14	24	128	8.00%	0.32	1.45	15	84.5	90.000
REACH B.15	24	97	8.00%	0.32	1.45	15	88.5	90.000
REACH B.16	24	28	7.00%	0.32	1.45	15	64.2	90.000
REACH B.17	15	34	6.00%	0.32	1.45	15	4.6	3.150

PIPE CAPACITY TABLE
(BASED ON MANNING'S EQUATION)

Pipe Name	Size (inches)	Length (feet)	Slope (%)	C VALUE	Inversion (in/hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
REACH B.18	36	119	1.37%	0.32	1.45	15	83.8	85.300
REACH C.01	36	77	5.39%	0.32	1.45	15	133.4	82.110
REACH C.02	36	108	8.00%	0.32	1.45	15	137.3	82.110
REACH C.03	36	75	8.42%	0.32	1.45	15	144.9	82.110
REACH C.04	36	98	8.94%	0.32	1.45	15	150.3	82.110
REACH C.05	36	108	5.00%	0.32	1.45	15	105.0	82.110
REACH C.06	15	15	2.00%	0.32	1.45	15	3.2	1.700
REACH C.07	36	270	7.44%	0.32	1.45	15	102.5	88.943
REACH C.08	36	154	8.27%	0.32	1.45	15	110.8	88.943
REACH C.09	36	43	5.00%	0.32	1.45	15	163.0	88.943
REACH C.10	36	50	7.00%	0.32	1.45	15	177.7	90.830
REACH C.11	36	38	5.00%	0.32	1.45	15	150.3	90.150
REACH C.12	36	271	8.27%	0.32	1.45	15	202.8	90.150
REACH C.13	24	162	2.77%	0.32	1.45	15	34.7	90.150
REACH C.14	24	173	3.32%	0.32	1.45	15	47.4	87.000
REACH C.15	24	38	0.00%	0.32	1.45	15	54.2	17.000
REACH C.16a	15	37	4.00%	0.32	1.45	15	3.3	0.000
REACH C.16b	24	153	6.79%	0.32	1.45	15	98.1	83.300
REACH C.17	36	119	12.00%	0.32	1.45	15	223.0	70.000
REACH C.18	36	208	8.19%	0.32	1.45	15	166.4	70.000
REACH C.19	15	44	0.50%	0.32	1.45	15	4.8	0.000
REACH C.20	36	153	6.38%	0.32	1.45	15	171.3	76.300
REACH C.21	36	200	5.00%	0.32	1.45	15	139.0	72.000
REACH C.22	36	307	6.00%	0.32	1.45	15	164.5	77.000
REACH C.23	15	37	0.00%	0.32	1.45	15	4.8	0.000
REACH C.24	36	178	3.29%	0.32	1.45	15	122.4	77.110
REACH C.25	36	166	6.00%	0.32	1.45	15	121.4	77.110
REACH C.26	36	199	9.00%	0.32	1.45	15	220.0	77.110
REACH C.27	36	340	8.37%	0.32	1.45	15	171.5	77.110
REACH C.28	36	144	5.00%	0.32	1.45	15	154.0	77.110

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HIDDEN CANYON PLAT "A"

LEHI, UTAH

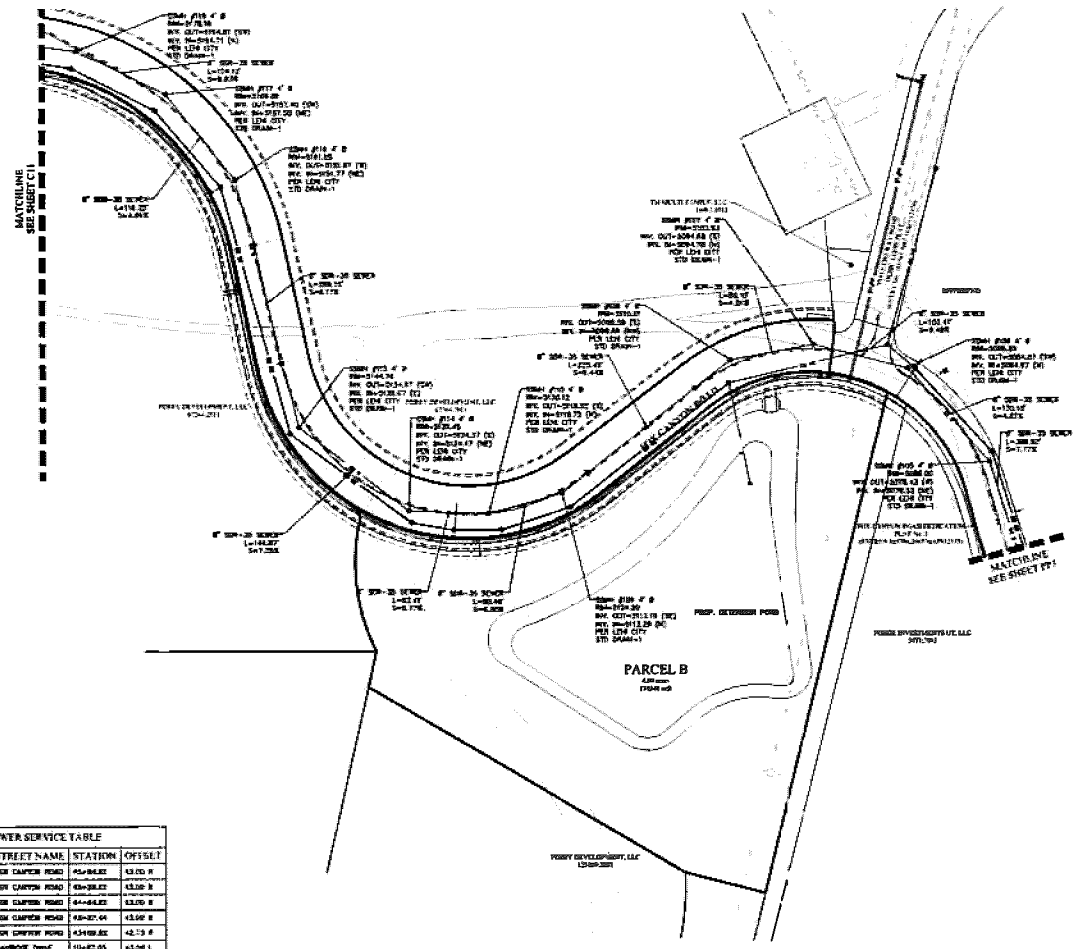
Pipe Sizing Plan

REVISIONS BLOCK							
	DATE	DESCRIPTION					
1							
2							
3							
4							
5							
6							
7							
8							

PIPE SIZING PLAN

Scale	1" = 100'	Drawn	TBM
Date	5-29-14	Job #	09.177

C9.2



LEGEND

	BOUNDARY
	BLOCK
	CENTERLINE
	LOT LINE
	EASEMENT
	12" STORM DRAIN
	8" SANITARY SEWER
	6" CULINARY WATER
	8" SECONDARY WATER
	16" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SECT.
	STREET LIGHT
	SD MH, INLET, AND CURBS
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER MANHOLE
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STONE MONUMENT
	EXIST. SANITARY SEWER
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
+ 1XXX.XX	SPOT ELEVATION

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SEWER LAT #101	FOX CANYON ROAD	46+08.03	35.01 L
SEWER LAT #102	FOX CANYON ROAD	46+08.38	34.00 L
SEWER LAT #103	MULE DEER CIRCLE	71+37.78	43.00 L
SEWER LAT #104	GUNNIVALE CIRCLE cul-de-sac	68+89.13	34.00 L
SEWER LAT #105	GUNNIVALE CIRCLE cul-de-sac	71+33.96	24.50 L
SEWER LAT #106	GUNNIVALE CIRCLE cul-de-sac	73+13.21	24.00 L
SEWER LAT #107	MULE DEER CIRCLE	71+37.78	43.00 R
SEWER LAT #108	MULE DEER CIRCLE	71+03.78	42.00 R
SEWER LAT #109	FOX CANYON ROAD	46+02.08	33.00 L
SEWER LAT #110	MORAVIA CIRCLE cul-de-sac	90+46.98	24.00 L
SEWER LAT #111	MORAVIA CIRCLE cul-de-sac	90+88.72	23.94 L
SEWER LAT #112	MORAVIA CIRCLE cul-de-sac	91+07.21	24.00 L
SEWER LAT #113	MORAVIA CIRCLE cul-de-sac	93+70.98	24.00 L
SEWER LAT #114	OAK HOLLOW ROAD	11+21.22	43.00 L
SEWER LAT #115	FOX CANYON ROAD	46+27.46	43.00 R
SEWER LAT #116	FOX CANYON ROAD	63+28.87	43.00 R
SEWER LAT #117	FOX CANYON ROAD	46+41.31	43.00 R

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SEWER LAT #118	FOX CANYON ROAD	45+84.02	43.00 R
SEWER LAT #119	FOX CANYON ROAD	63+38.02	43.00 R
SEWER LAT #120	FOX CANYON ROAD	64+64.02	43.00 R
SEWER LAT #121	FOX CANYON ROAD	63+27.64	43.00 R
SEWER LAT #122	FOX CANYON ROAD	63+08.02	42.50 R
SEWER LAT #123	CARRIDGE DRIVE	10+87.05	43.00 L
SEWER LAT #124	CARRIDGE DRIVE	11+48.65	43.00 L
SEWER LAT #125	CARRIDGE DRIVE	12+13.23	43.00 L
SEWER LAT #126	CARRIDGE DRIVE	12+84.73	43.00 L
SEWER LAT #127	CARRIDGE DRIVE	13+82.39	43.00 L
SEWER LAT #128	CARRIDGE DRIVE	15+74.06	43.00 L
SEWER LAT #129	CARRIDGE DRIVE	16+46.76	43.00 L
SEWER LAT #130	CARRIDGE DRIVE	18+03.30	43.00 L
SEWER LAT #131	CARRIDGE DRIVE	18+63.77	43.00 R
SEWER LAT #132	CARRIDGE DRIVE	16+83.77	43.00 R
SEWER LAT #133	CARRIDGE DRIVE	15+16.75	43.00 R
SEWER LAT #134	CARRIDGE DRIVE	13+18.73	43.00 R

SEWER FLOWS TO FOX CANYON ROAD OUTFALL

Tributary #	Zone	Residential Building Zone #	# Units	Capital Unit	# Capita	Flow Capita gal/day	Average Flow gal/day	Peak Factor	Peak Inst. Flow gal/day	Peak Inst. Flow gal/min	Peak Inst. Flow cfs	Peak Hourly Flow gal/min	# of EDU
S	Hidden Canyon		300	3.00	1,000	100	100,000	4	400,000	278.1	0.7	555.2	370.0
T	Northridge		63	3.00	333	100	33,300	4	133,200	92.5	0.2	67.5	44.3
U	Wallstreet		200	3.00	1,000	100	100,000	4	400,000	277.8	0.7	555.7	370.0
V	Fox Canyon South		60	3.00	201	100	20,100	4	80,320	55.8	0.1	111.6	74.3
	Total		723				253,400		1,013,520	704	1.72	1408	938.3

Notes for 8" pipe with a slope of 2.0% slope can convey 2.00 cfs at 75% capacity.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
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THOMAS M. ROMNEY
STATE OF UTAH

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Sewer Plan

MUNICIPAL REVISIONS		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

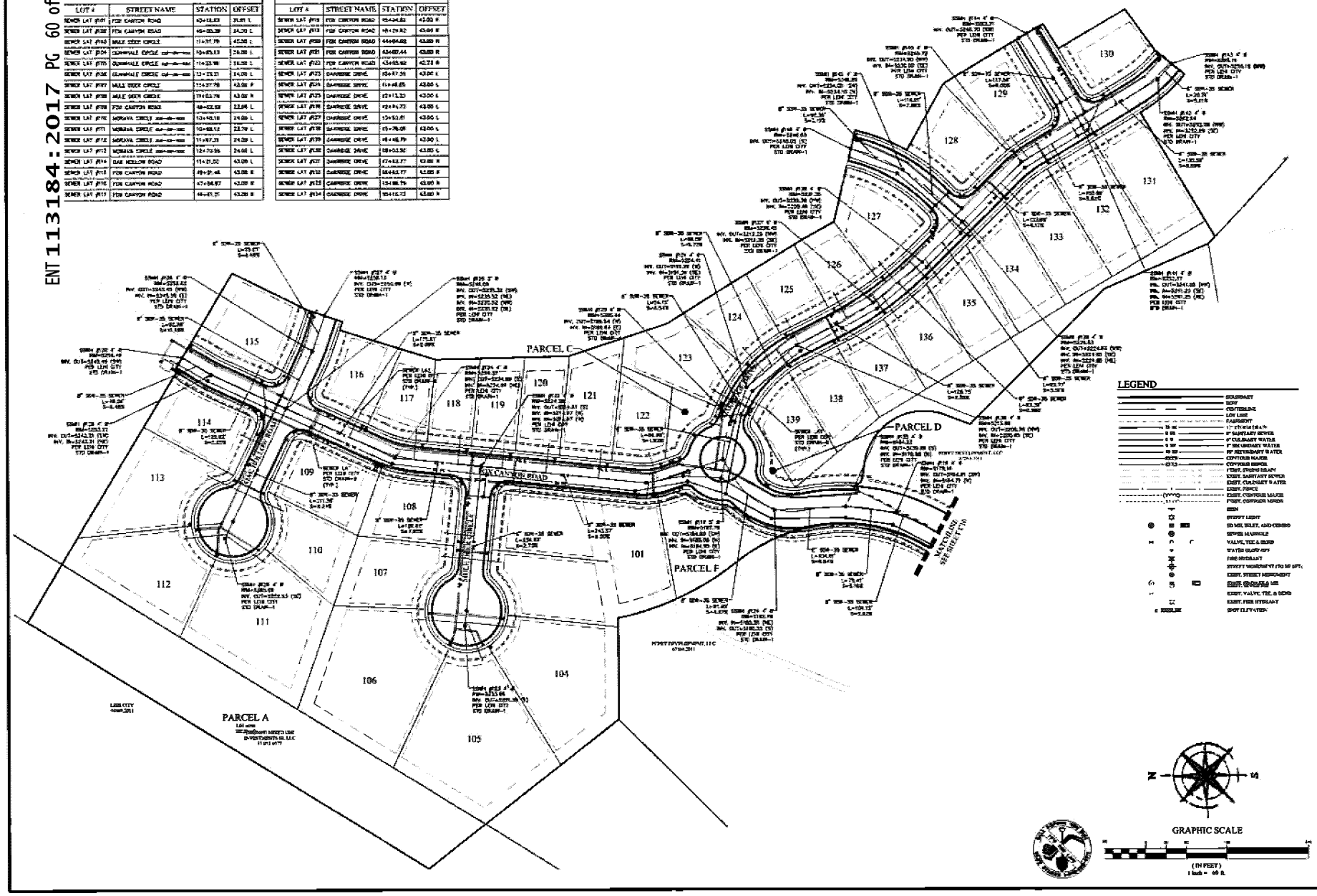
SEWER PLAN

Job #	17-042	Drawn	TMM
Date	9-28-17	Sheet #	10 of 17

C10

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SEWER LAT #101	FOX CANYON ROAD	10+14.83	21.81 L
SEWER LAT #102	FOX CANYON ROAD	10+00.39	34.00 L
SEWER LAT #103	MULE DEER CIRCLE	11+37.79	45.00 L
SEWER LAT #104	GUNNISALE CIRCLE	10+85.13	24.00 L
SEWER LAT #105	GUNNISALE CIRCLE	11+23.98	24.00 L
SEWER LAT #106	GUNNISALE CIRCLE	13+23.21	24.00 L
SEWER LAT #107	MULE DEER CIRCLE	11+27.78	43.00 R
SEWER LAT #108	MULE DEER CIRCLE	11+03.78	43.00 R
SEWER LAT #109	FOX CANYON ROAD	10+52.02	22.00 L
SEWER LAT #110	MORAVIA CIRCLE	10+45.10	24.00 L
SEWER LAT #111	MORAVIA CIRCLE	10+82.12	22.00 L
SEWER LAT #112	MORAVIA CIRCLE	11+87.21	24.00 L
SEWER LAT #113	MORAVIA CIRCLE	12+72.96	24.00 L
SEWER LAT #114	OAK HOLLOW ROAD	11+21.02	43.00 L
SEWER LAT #115	FOX CANYON ROAD	49+21.46	43.00 R
SEWER LAT #116	FOX CANYON ROAD	47+84.97	43.00 R
SEWER LAT #117	FOX CANYON ROAD	46+47.21	43.00 R

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
SEWER LAT #118	FOX CANYON ROAD	45+34.61	43.00 R
SEWER LAT #119	FOX CANYON ROAD	44+21.82	43.00 R
SEWER LAT #120	FOX CANYON ROAD	44+04.82	43.00 R
SEWER LAT #121	FOX CANYON ROAD	43+07.44	43.00 R
SEWER LAT #122	FOX CANYON ROAD	43+05.92	42.71 R
SEWER LAT #123	DAMASCUS DRIVE	15+37.38	43.00 L
SEWER LAT #124	DAMASCUS DRIVE	14+48.85	43.00 L
SEWER LAT #125	DAMASCUS DRIVE	13+13.20	43.00 L
SEWER LAT #126	DAMASCUS DRIVE	12+94.73	43.00 L
SEWER LAT #127	DAMASCUS DRIVE	12+32.81	43.00 L
SEWER LAT #128	DAMASCUS DRIVE	11+78.08	43.00 L
SEWER LAT #129	DAMASCUS DRIVE	11+48.79	43.00 L
SEWER LAT #130	DAMASCUS DRIVE	10+53.30	43.00 L
SEWER LAT #131	DAMASCUS DRIVE	17+32.77	43.00 R
SEWER LAT #132	DAMASCUS DRIVE	16+44.77	43.00 R
SEWER LAT #133	DAMASCUS DRIVE	15+86.79	43.00 R
SEWER LAT #134	DAMASCUS DRIVE	15+16.73	43.00 R



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HIDDEN CANYON PLAT "A"

LEHI, UTAH

Sewer Plan

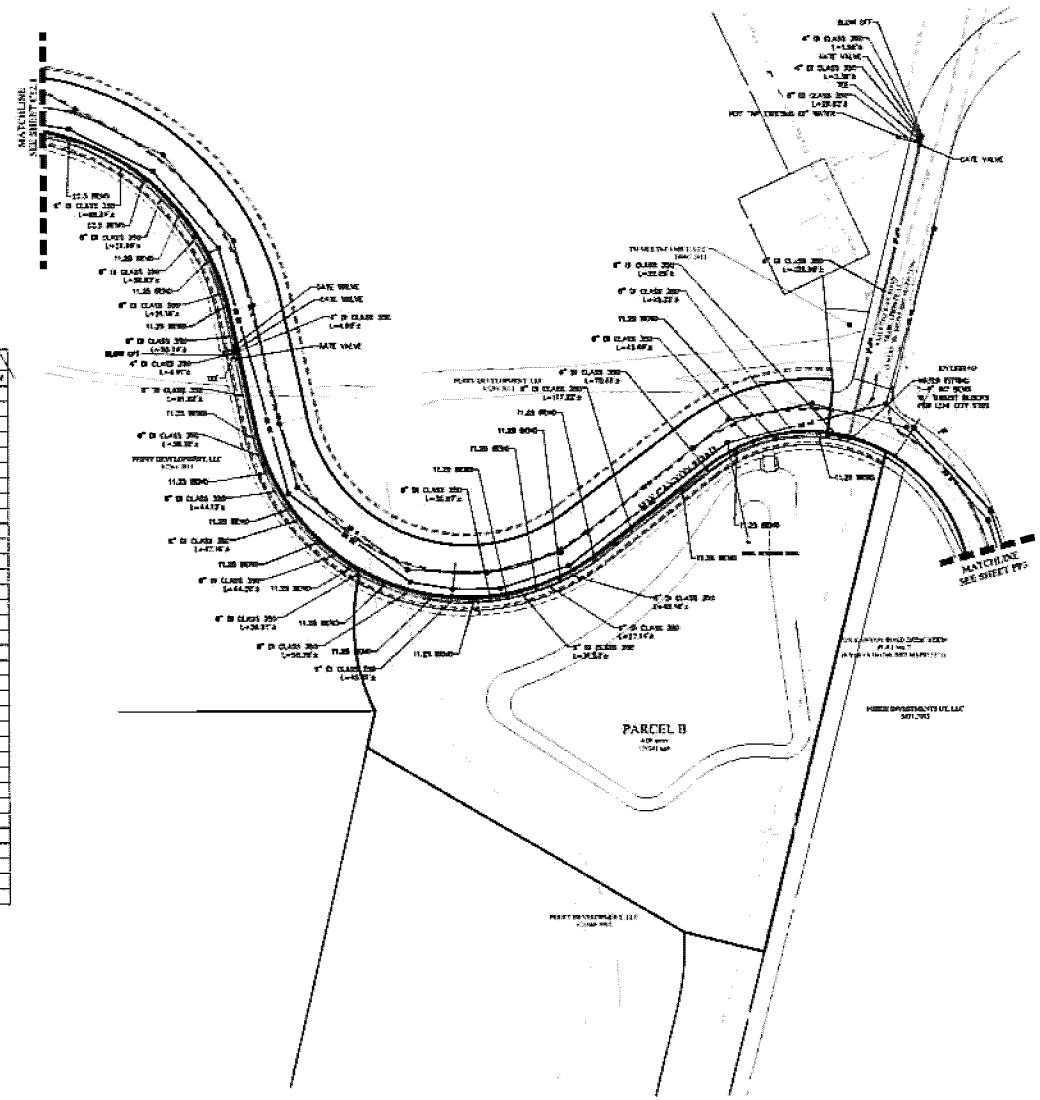
REVISION HISTORY		
#	DATE	DESCRIPTION

SEWER PLAN

Scale: 1"=60' Drawn: TRM
Date: 8-29-16 Job #: 15-175

C11

WATER METER TABLE				
	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #1	FOX CANYON ROAD	43+09.39	21.34 L	5324.24
WATER METER #2	FOX CANYON ROAD	42+15.36	21.36 L	5321.31
WATER METER #3	WOLF DEER CIRCLE	71+27.78	21.36 L	5327.49
WATER METER #4	BUNNDALE CIRCLE cul-de-sac	80+75.84	2.50 L	5311.32
WATER METER #5	BUNNDALE CIRCLE cul-de-sac	77+27.53	2.50 L	5335.79
WATER METER #6	BUNNDALE CIRCLE cul-de-sac	83+23.47	2.50 L	5322.49
WATER METER #7	WOLF DEER CIRCLE	79+27.78	21.36 R	5321.44
WATER METER #8	WOLF DEER CIRCLE	81+03.79	21.36 R	5326.83
WATER METER #9	FOX CANYON ROAD	49+12.56	21.36 L	5342.25
WATER METER #10	MORMON CIRCLE cul-de-sac	93+07.84	2.50 L	5353.23
WATER METER #11	MORMON CIRCLE cul-de-sac	98+95.34	2.50 L	5358.84
WATER METER #12	MORMON CIRCLE cul-de-sac	104+02.22	2.50 L	5359.79
WATER METER #13	MORMON CIRCLE cul-de-sac	104+02.79	2.50 L	5363.36
WATER METER #14	OAK HOLLOW ROAD	114+39.32	21.50 L	5347.30
WATER METER #15	FOX CANYON ROAD	48+11.40	21.50 R	5348.58
WATER METER #16	FOX CANYON ROAD	47+48.69	21.50 R	5339.35
WATER METER #17	FOX CANYON ROAD	46+48.82	21.50 R	5338.47
WATER METER #18	FOX CANYON ROAD	45+48.82	21.50 R	5337.57
WATER METER #19	FOX CANYON ROAD	44+54.82	21.50 R	5335.87
WATER METER #20	FOX CANYON ROAD	43+77.44	21.50 R	5334.77
WATER METER #21	FOX CANYON ROAD	42+88.59	21.50 R	5332.76
WATER METER #22	OAKBROOK DRIVE	10+77.18	21.50 L	5354.88
WATER METER #23	OAKBROOK DRIVE	11+34.82	21.50 L	5357.59
WATER METER #24	OAKBROOK DRIVE	12+02.86	21.50 L	5353.44
WATER METER #25	OAKBROOK DRIVE	12+82.84	21.50 L	5354.41
WATER METER #26	OAKBROOK DRIVE	13+72.77	21.50 L	5355.88
WATER METER #27	OAKBROOK DRIVE	15+46.24	21.50 L	5356.88
WATER METER #28	OAKBROOK DRIVE	16+40.71	21.50 L	5341.87
WATER METER #29	OAKBROOK DRIVE	17+33.48	21.50 L	5358.30
WATER METER #30	OAKBROOK DRIVE	17+53.78	21.50 R	5353.21
WATER METER #31	OAKBROOK DRIVE	18+73.76	21.50 R	5348.13
WATER METER #32	OAKBROOK DRIVE	19+88.76	21.50 R	5341.30
WATER METER #33	OAKBROOK DRIVE	19+98.72	21.50 R	5339.38



LEGEND

- STORM DRAIN
- SANITARY SEWER
- 8" SECONDARY WATER
- 12" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. SECONDARY WATER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- HALT
- STREET LIGHT
- 50 MIL EXLT. ANCHORED
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1) ALL MECHANICAL JOINTS TO BE MEGA LUGGED.
2) PROPOSED SERVICE FROM WATER MAIN TO BE CHLORINATED AND BACTERIA TESTED.
3) SECONDARY WATERMAIN WATER LINES TO BE PLACED IN A BLUE POLY SDR9 PER LEHI CITY STANDARD.
4) PROPOSED IRRIGATION WATERMAIN LINES TO BE PLACED IN A PURPLE POLY SDR9 PER LEHI CITY STANDARD.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
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HIDDEN CANYON PLAT "A"

LEHI, UTAH

Water Plan

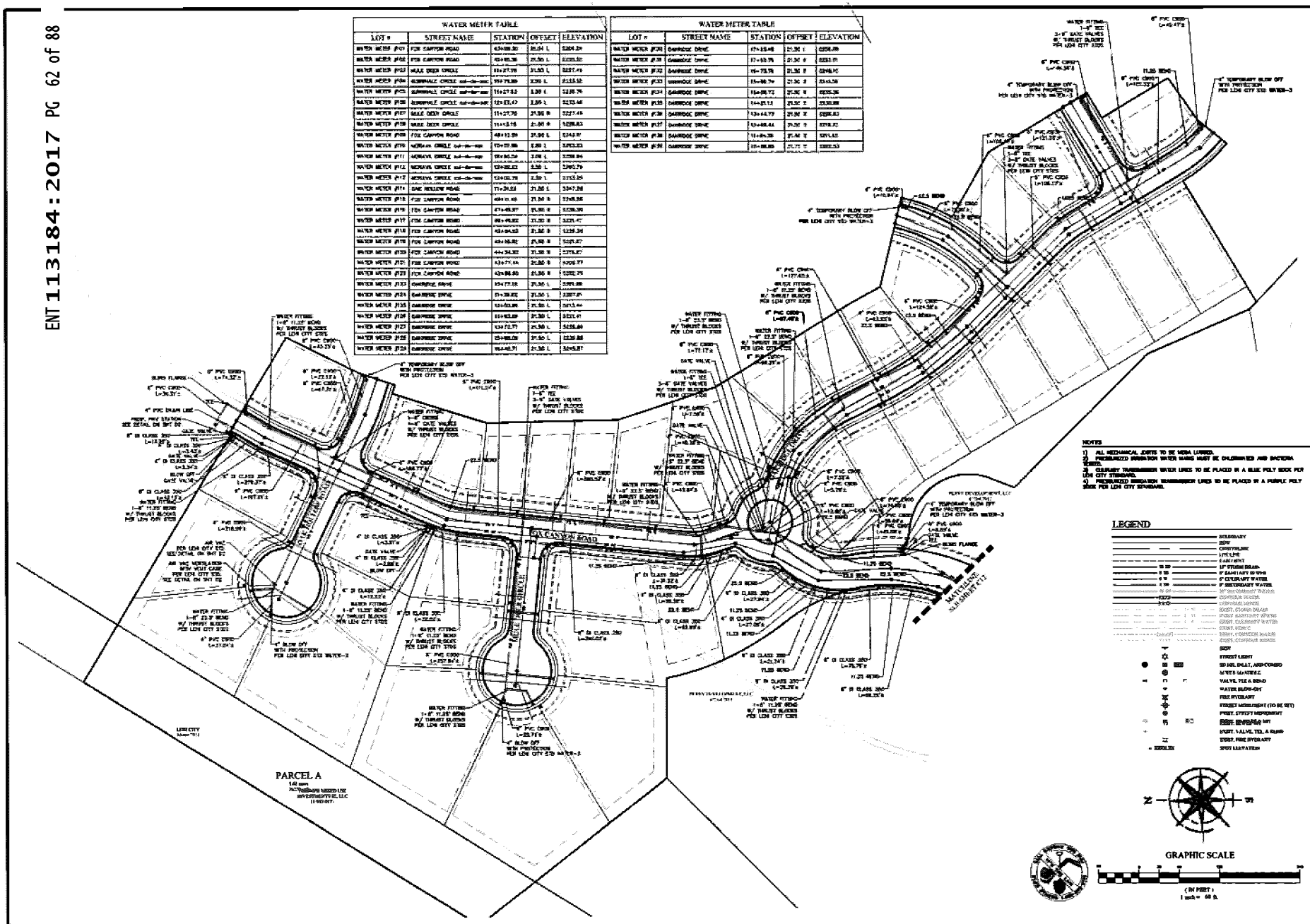
REVISIONS/ISSUES		
#	DATE	DESCRIPTION

WATER PLAN

C12

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #101	FOX CANYON ROAD	43+00.00	21.00 L	5204.24
WATER METER #102	FOX CANYON ROAD	42+00.00	21.00 L	5203.32
WATER METER #103	MULE DEER CIRCLE	11+27.78	21.00 L	5227.49
WATER METER #104	SUMMVALE CIRCLE	10+78.00	2.00 L	5133.52
WATER METER #105	SUMMVALE CIRCLE	11+27.83	2.00 L	5130.76
WATER METER #106	SUMMVALE CIRCLE	12+23.47	2.00 L	5133.46
WATER METER #107	MULE DEER CIRCLE	11+27.78	21.00 R	5227.49
WATER METER #108	MULE DEER CIRCLE	11+13.15	21.00 R	5228.83
WATER METER #109	FOX CANYON ROAD	40+11.00	21.00 L	5242.37
WATER METER #110	MOHAVE CIRCLE	10+79.00	2.00 L	5253.33
WATER METER #111	MOHAVE CIRCLE	10+00.50	2.00 L	5258.04
WATER METER #112	MOHAVE CIRCLE	10+00.00	2.00 L	5260.79
WATER METER #113	MOHAVE CIRCLE	10+00.78	2.00 L	5263.25
WATER METER #114	OAK HOLLOW ROAD	11+30.00	21.00 L	5347.00
WATER METER #115	FOX CANYON ROAD	40+10.00	21.00 R	5248.00
WATER METER #116	FOX CANYON ROAD	41+00.37	21.00 R	5238.39
WATER METER #117	FOX CANYON ROAD	40+00.00	21.00 R	5231.47
WATER METER #118	FOX CANYON ROAD	40+00.00	21.00 R	5229.34
WATER METER #119	FOX CANYON ROAD	40+00.00	21.00 R	5227.87
WATER METER #120	FOX CANYON ROAD	40+00.00	21.00 R	5225.87
WATER METER #121	FOX CANYON ROAD	40+77.00	21.00 R	5226.77
WATER METER #122	FOX CANYON ROAD	42+00.00	21.00 R	5222.79
WATER METER #123	OAKRIDGE DRIVE	10+77.00	21.00 L	5221.00
WATER METER #124	OAKRIDGE DRIVE	10+00.00	21.00 L	5227.47
WATER METER #125	OAKRIDGE DRIVE	10+00.00	21.00 L	5213.44
WATER METER #126	OAKRIDGE DRIVE	10+00.00	21.00 L	5211.41
WATER METER #127	OAKRIDGE DRIVE	10+72.77	21.00 L	5208.00
WATER METER #128	OAKRIDGE DRIVE	10+00.00	21.00 L	5206.00
WATER METER #129	OAKRIDGE DRIVE	10+00.71	21.00 L	5205.87

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER METER #130	OAKRIDGE DRIVE	10+00.00	21.00 L	5208.00
WATER METER #131	OAKRIDGE DRIVE	10+00.00	21.00 R	5211.91
WATER METER #132	OAKRIDGE DRIVE	10+73.78	21.00 R	5208.45
WATER METER #133	OAKRIDGE DRIVE	10+00.74	21.00 R	5210.50
WATER METER #134	OAKRIDGE DRIVE	10+00.72	21.00 R	5215.26
WATER METER #135	OAKRIDGE DRIVE	10+00.00	21.00 R	5220.00
WATER METER #136	OAKRIDGE DRIVE	10+00.77	21.00 R	5225.83
WATER METER #137	OAKRIDGE DRIVE	10+00.00	21.00 R	5228.72
WATER METER #138	OAKRIDGE DRIVE	10+00.00	21.00 R	5231.45
WATER METER #139	OAKRIDGE DRIVE	10+00.00	21.00 R	5233.53



NOTES

1) ALL MECHANICAL JOINTS TO BE MEGA LUGGED.
2) PRESSURIZED IRRIGATION WATER MAINS MUST BE CHLORINATED AND BACTERIA TESTED.
3) CULINARY TRANSMISSION WATER LINES TO BE PLACED IN A BLUE POLY SOCK PER LEHI CITY STANDARD.
4) PRESSURIZED IRRIGATION TRANSMISSION LINES TO BE PLACED IN A PURPLE POLY SOCK PER LEHI CITY STANDARD.

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33 WEST CENTER STREET
MIDWAY, UTAH 84049 PH: (801) 362-6025
www.focusengineering.com

THOMAS M. ROBBEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Water Plan

REVISION HISTORY			
#	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			

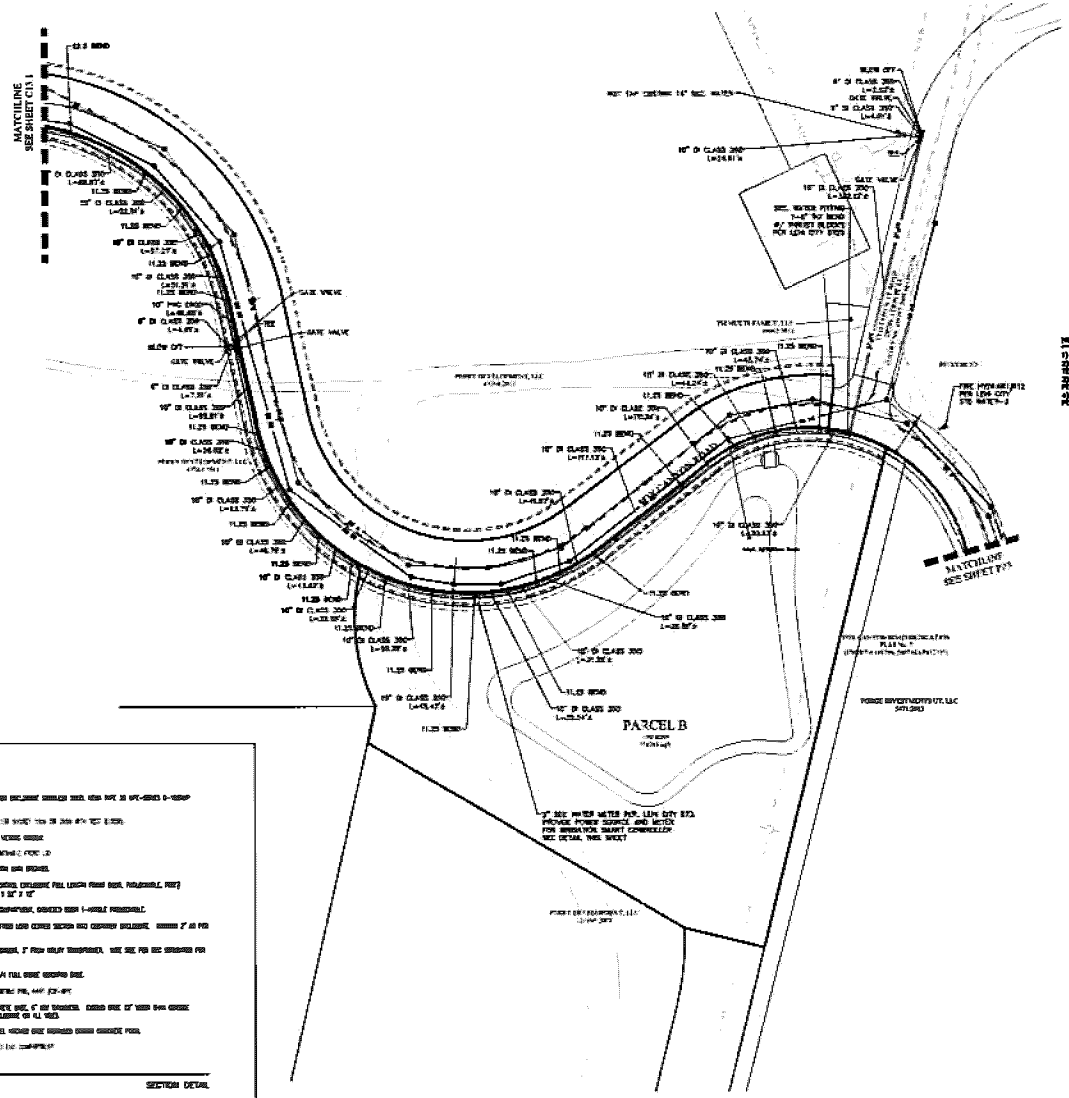
WATER PLAN

Scale: 1"=60' Drawn: TMR
Date: 8-29-16 Job #: 15-377

C12.1

SECONDARY WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER SERVICE #107	FOX CANYON ROAD	43+07.52	21.30 L	5234.12
WATER SERVICE #102	FOX CANYON ROAD	45+12.38	21.30 L	5236.48
WATER SERVICE #103	MULE DEER CIRCLE	11+85.78	21.30 L	5237.38
WATER SERVICE #104	CLEARVIEW CIRCLE	10+78.87	2.30 L	5239.19
WATER SERVICE #105	CLEARVIEW CIRCLE	11+25.72	2.30 L	5240.71
WATER SERVICE #106	CLEARVIEW CIRCLE	12+28.40	2.30 L	5243.38
WATER SERVICE #107	MULE DEER CIRCLE	11+75.78	21.30 R	5237.38
WATER SERVICE #108	MULE DEER CIRCLE	11+75.78	21.30 R	5238.32
WATER SERVICE #109	FOX CANYON ROAD	46+14.56	21.30 L	5242.11
WATER SERVICE #110	MORMON CIRCLE	10+05.63	2.30 L	5233.18
WATER SERVICE #111	MORMON CIRCLE	10+83.72	2.30 L	5238.95
WATER SERVICE #112	MORMON CIRCLE	12+24.74	2.30 L	5240.96
WATER SERVICE #113	MORMON CIRCLE	13+03.38	2.30 L	5245.18
WATER SERVICE #114	OAK HOLLOW ROAD	71+53.32	21.30 L	5244.87
WATER SERVICE #115	FOX CANYON ROAD	49+08.48	21.30 R	5245.43
WATER SERVICE #116	FOX CANYON ROAD	47+47.87	21.30 R	5238.14
WATER SERVICE #117	FOX CANYON ROAD	46+43.82	21.30 R	5236.78
WATER SERVICE #118	FOX CANYON ROAD	45+82.82	21.30 R	5236.60
WATER SERVICE #119	FOX CANYON ROAD	45+77.82	21.30 R	5235.87
WATER SERVICE #120	FOX CANYON ROAD	44+83.83	21.30 R	5233.71
WATER SERVICE #121	FOX CANYON ROAD	43+75.44	21.30 R	5230.87
WATER SERVICE #122	FOX CANYON ROAD	42+88.42	21.30 R	5232.62
WATER SERVICE #123	CAMBRIDGE DRIVE	10+73.37	21.30 L	5237.38
WATER SERVICE #124	CAMBRIDGE DRIVE	11+37.88	21.30 L	5238.82
WATER SERVICE #125	CAMBRIDGE DRIVE	12+02.58	21.30 L	5243.24
WATER SERVICE #126	CAMBRIDGE DRIVE	12+85.83	21.30 L	5247.30
WATER SERVICE #127	CAMBRIDGE DRIVE	13+70.98	21.30 L	5250.94
WATER SERVICE #128	CAMBRIDGE DRIVE	15+84.34	21.30 L	5256.73
WATER SERVICE #129	CAMBRIDGE DRIVE	16+28.01	21.30 L	5258.78
WATER SERVICE #130	CAMBRIDGE DRIVE	17+19.48	21.30 L	5254.94
WATER SERVICE #131	CAMBRIDGE DRIVE	17+31.78	21.30 R	5252.84
WATER SERVICE #132	CAMBRIDGE DRIVE	16+71.78	21.30 R	5247.87
WATER SERVICE #133	CAMBRIDGE DRIVE	15+84.79	21.30 R	5241.48
WATER SERVICE #134	CAMBRIDGE DRIVE	15+38.72	21.30 R	5238.31
WATER SERVICE #135	CAMBRIDGE DRIVE	14+75.37	21.30 R	5235.34
WATER SERVICE #136	CAMBRIDGE DRIVE	13+42.37	21.30 R	5230.88
WATER SERVICE #137	CAMBRIDGE DRIVE	12+48.44	21.30 R	5226.59
WATER SERVICE #138	CAMBRIDGE DRIVE	11+82.12	21.30 R	5221.32
WATER SERVICE #139	CAMBRIDGE DRIVE	10+96.82	21.30 R	5216.37



LEGEND

- BOUNDARY
- BCR
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SEWER MAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 2" SECONDARY WATER
- 20" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- TURF, ETHEREALPY
- TURF, CONTOUR MAJOR
- TURF, CONTOUR MINOR
- CHAIN FENCE
- TURF, CONTOUR MAJOR
- TURF, CONTOUR MINOR
- SIGN
- STREET LIGHT
- 90 DEG. ELBOW, ADD CURVED
- 90 DEG. MAJ. VALVE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- TURF, STREET MONUMENT
- TURF, SANITARY MANHOLE
- TURF, VALVE, TEE, & BEND
- TURF, FIRE HYDRANT
- SPOT ELEVATION

NOTES

1) ALL MECHANICAL JOINTS TO BE MEGA LUGGED.
2) PRESSURIZED IRRIGATION WATER MAINS MUST BE CHLORINATED AND BACTERIA TESTED.
3) CULINARY TRANSMISSION WATER LINES TO BE PLACED IN A BLUE POLY SOCK PER LEHI CITY STANDARD.
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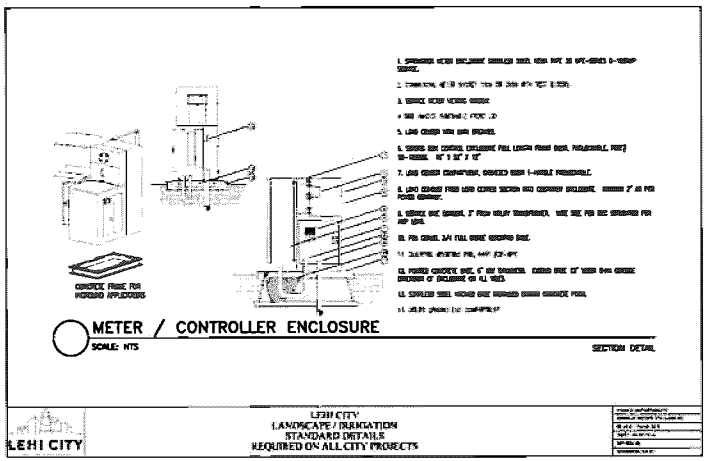

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
23 WEST CENTER STREET
PROVO, UT 84601 (801) 373-0073
www.focusutah.com

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Secondary Water Plan

REVISIONS BLOCK			
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
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SECONDARY WATER PLAN

C13

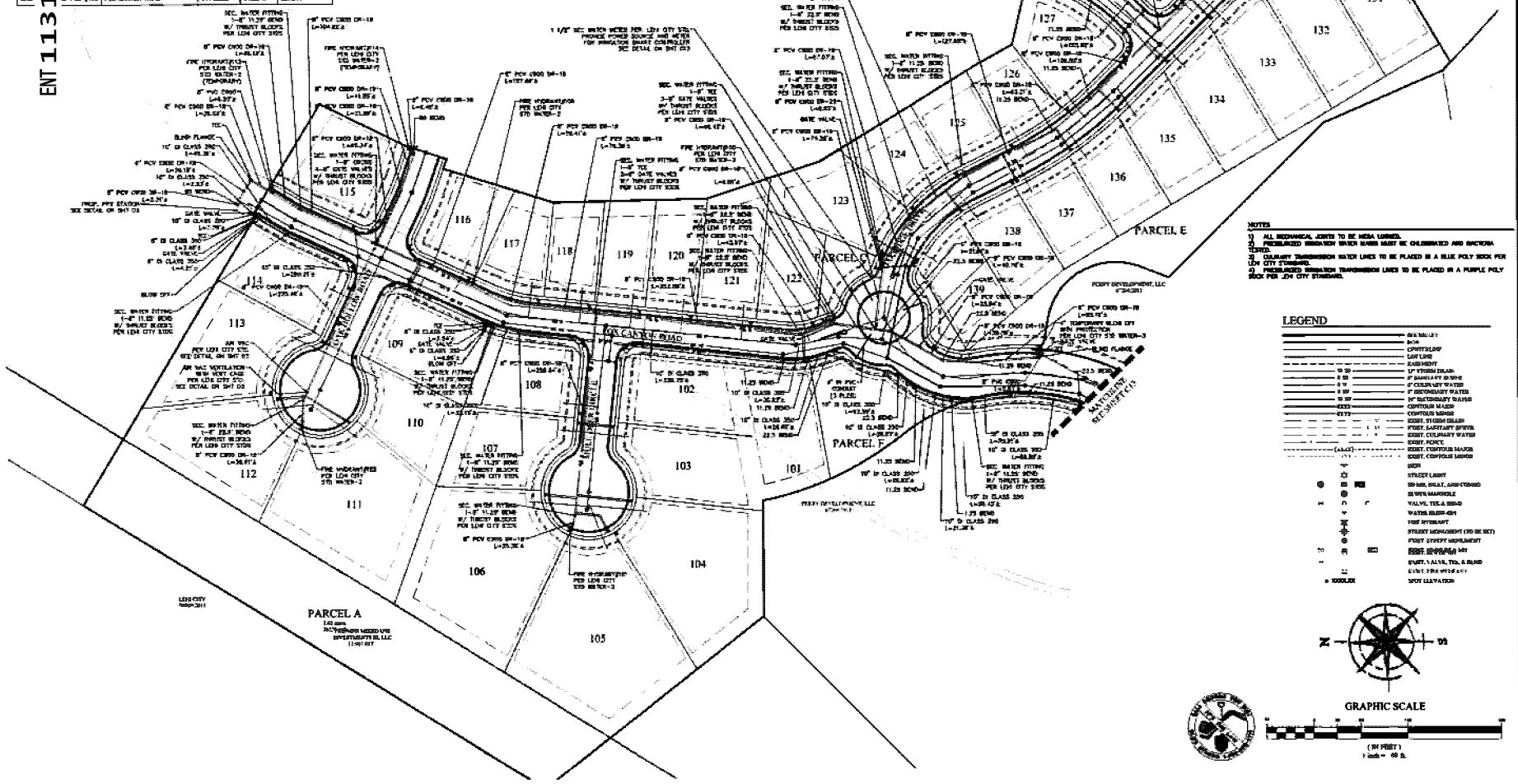
ENT 113184:2017 PG 64 of 88

SECONDARY WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER SERVICE #101	FOX CANYON ROAD	43+37.88	27.00 L	5204.13
SEC. WATER SERVICE #102	FOX CANYON ROAD	43+72.38	27.00 L	5203.40
SEC. WATER SERVICE #103	MULE DEER CIRCLE	11+25.79	27.00 L	5227.39
SEC. WATER SERVICE #104	SUNRIVALE CIRCLE	10+78.87	2.00 L	5203.18
SEC. WATER SERVICE #105	SUNRIVALE CIRCLE	11+25.79	2.00 L	5226.71
SEC. WATER SERVICE #106	SUNRIVALE CIRCLE	11+79.40	2.00 L	5232.25
SEC. WATER SERVICE #107	MULE DEER CIRCLE	11+25.79	27.00 R	5237.39
SEC. WATER SERVICE #108	MULE DEER CIRCLE	11+85.79	27.00 R	5238.82
SEC. WATER SERVICE #109	FOX CANYON ROAD	40+15.88	27.00 L	5242.31
SEC. WATER SERVICE #110	MOHAVE CIRCLE	10+85.85	2.00 L	5253.19
SEC. WATER SERVICE #111	MOHAVE CIRCLE	10+53.72	2.00 L	5256.78
SEC. WATER SERVICE #112	MOHAVE CIRCLE	12+54.14	2.00 L	5255.86
SEC. WATER SERVICE #113	MOHAVE CIRCLE	13+05.08	2.00 L	5252.18
SEC. WATER SERVICE #114	OAK HOLLOW ROAD	11+13.52	27.00 L	5247.07
SEC. WATER SERVICE #115	FOX CANYON ROAD	40+08.48	27.00 R	5248.48
SEC. WATER SERVICE #116	FOX CANYON ROAD	43+47.87	27.00 R	5238.14
SEC. WATER SERVICE #117	FOX CANYON ROAD	40+47.82	27.00 R	5237.28
SEC. WATER SERVICE #118	FOX CANYON ROAD	43+82.82	27.00 R	5238.37
SEC. WATER SERVICE #119	FOX CANYON ROAD	43+17.82	27.00 R	5238.07
SEC. WATER SERVICE #120	FOX CANYON ROAD	44+52.82	27.00 R	5239.71

SECONDARY WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
SEC. WATER SERVICE #121	FOX CANYON ROAD	42+75.44	27.00 R	5236.04
SEC. WATER SERVICE #122	FOX CANYON ROAD	42+06.42	27.00 R	5232.83
SEC. WATER SERVICE #123	OAKRIDGE DRIVE	15+75.37	27.00 L	5235.55
SEC. WATER SERVICE #124	OAKRIDGE DRIVE	15+37.89	27.00 L	5236.83
SEC. WATER SERVICE #125	OAKRIDGE DRIVE	14+52.48	27.00 L	5233.25
SEC. WATER SERVICE #126	OAKRIDGE DRIVE	13+89.88	27.00 L	5237.30
SEC. WATER SERVICE #127	OAKRIDGE DRIVE	13+75.88	27.00 L	5238.58
SEC. WATER SERVICE #128	OAKRIDGE DRIVE	13+24.89	27.00 L	5234.72
SEC. WATER SERVICE #129	OAKRIDGE DRIVE	12+58.97	27.00 L	5241.79
SEC. WATER SERVICE #130	OAKRIDGE DRIVE	12+01.48	27.00 L	5232.84
SEC. WATER SERVICE #131	OAKRIDGE DRIVE	17+51.78	27.00 R	5232.86
SEC. WATER SERVICE #132	OAKRIDGE DRIVE	16+77.78	27.00 R	5237.87
SEC. WATER SERVICE #133	OAKRIDGE DRIVE	15+84.78	27.00 R	5241.48
SEC. WATER SERVICE #134	OAKRIDGE DRIVE	15+08.73	27.00 R	5238.22
SEC. WATER SERVICE #135	OAKRIDGE DRIVE	14+18.71	27.00 R	5236.74
SEC. WATER SERVICE #136	OAKRIDGE DRIVE	13+42.71	27.00 R	5238.68
SEC. WATER SERVICE #137	OAKRIDGE DRIVE	12+66.44	27.00 R	5239.31
SEC. WATER SERVICE #138	OAKRIDGE DRIVE	11+82.12	27.00 R	5241.33
SEC. WATER SERVICE #139	OAKRIDGE DRIVE	10+88.42	27.00 R	5242.37



NOTES

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4) PRESSURIZED IRRIGATION TRANSMISSION LINES TO BE PLACED IN A PURPLE POLY SOCK PER LEHI CITY STANDARDS.

LEGEND

	BOUNDARY
	LOT LINE
	EASEMENT
	12" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	16" 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, ARM/CORNER
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER SHUT-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	FOUND STREET MONUMENT
	EXIST. SANITARY SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
x 1000.00	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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ENGINEERING AND SURVEYING, LLC
25 WEST CENTER STREET
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THOMAS M. ROBNEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

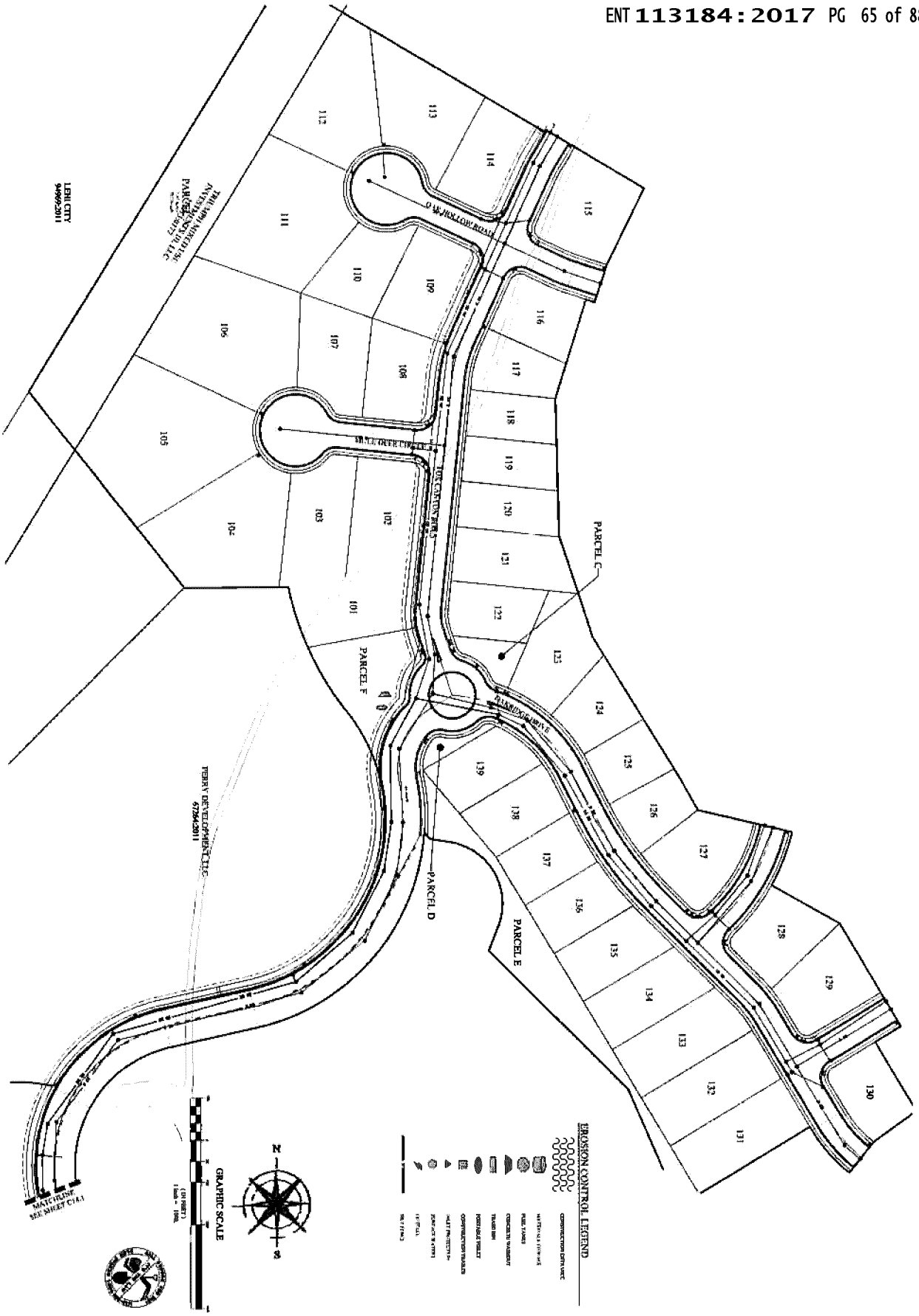
Secondary Water Plan

REVISIONS PLAN		
#	DATE	DESCRIPTION

SECONDARY WATER PLAN

Scale 1"=60' | Drawn TMM
Date 8/29/16 | Job # 15-177

C13.1



EROSION CONTROL PLAN	C14	

REVISION BLOCK

	DATE	DESCRIPTION
1		
2		
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HIDDEN CANYON PLAT "A"

LEHI, UTAH

Erosion Control Plan

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
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EROSION CONTROL PLAN	C14.1	

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Erosion Control Plan

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32 WEST CENTER STREET
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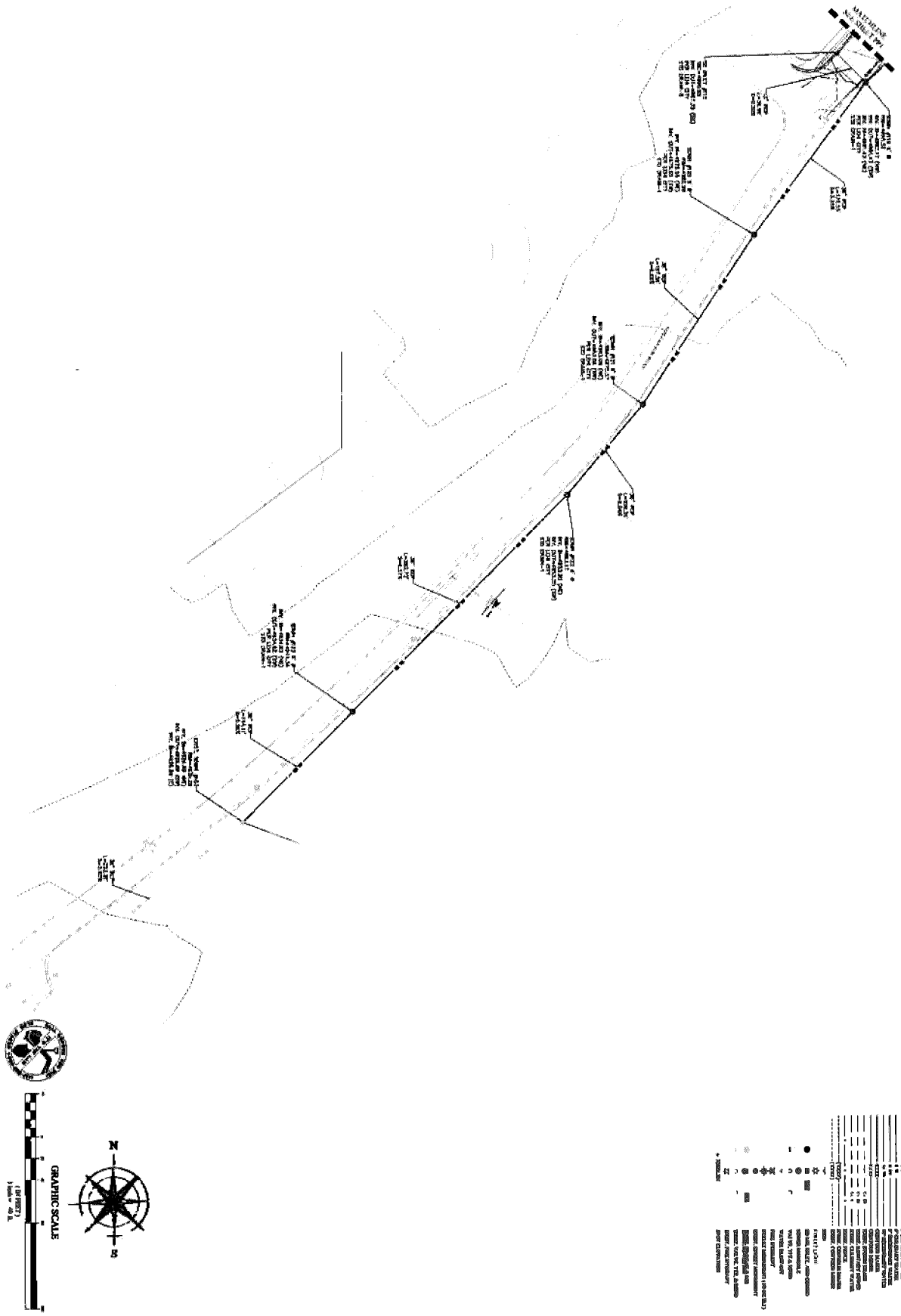


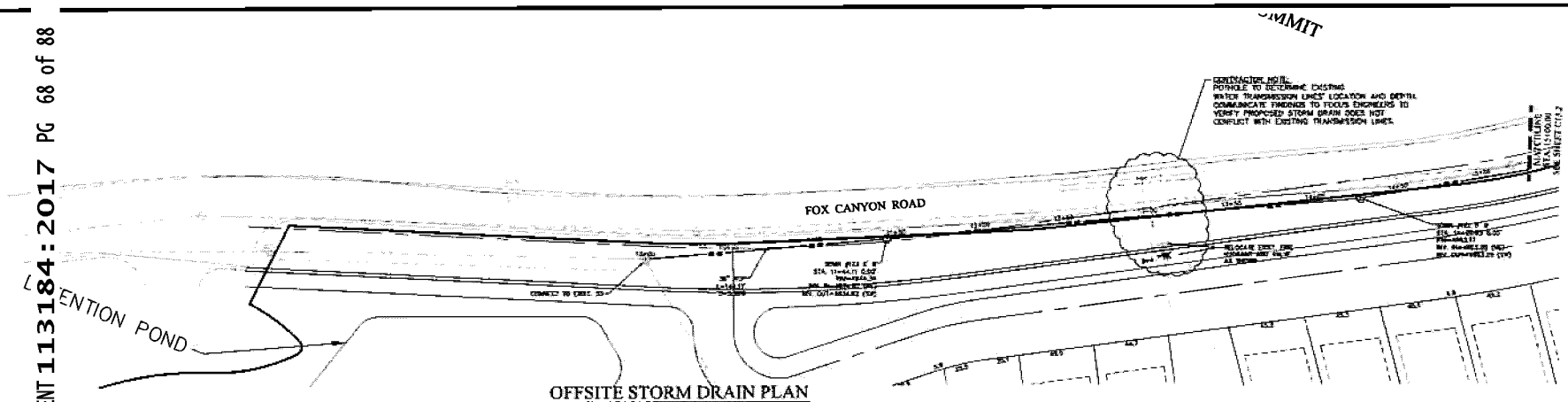
C15	OFFSITE STORM DRAIN PLAN	REVISION BLOCK	

HIDDEN CANYON PLAT "A"

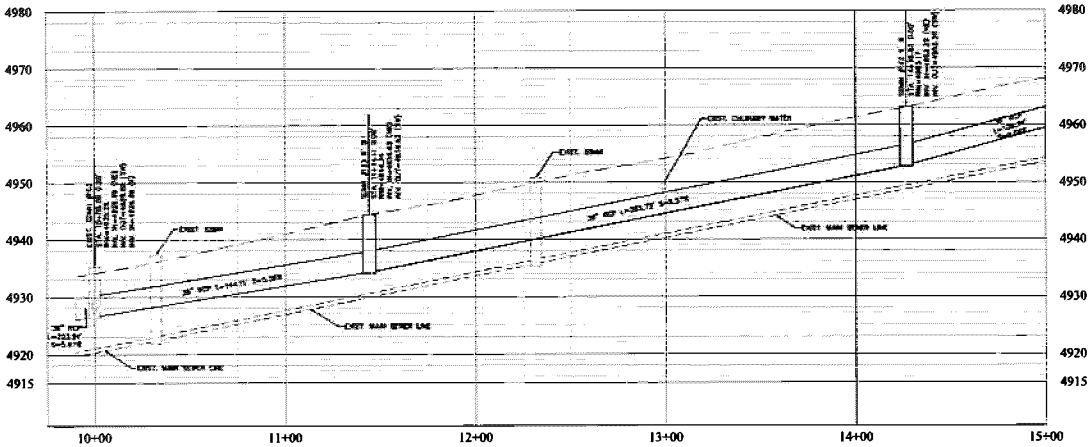
LEHI, UTAH

Offsite Storm Drain Plan

FOCUS ENGINEERING AND SURVEYING, LLC

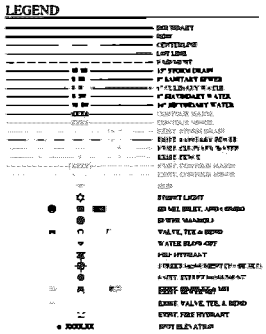


OFFSITE STORM DRAIN PLAN



OFFSITE STORM DRAIN PROFILE

LEGEND



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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25 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 553-0079
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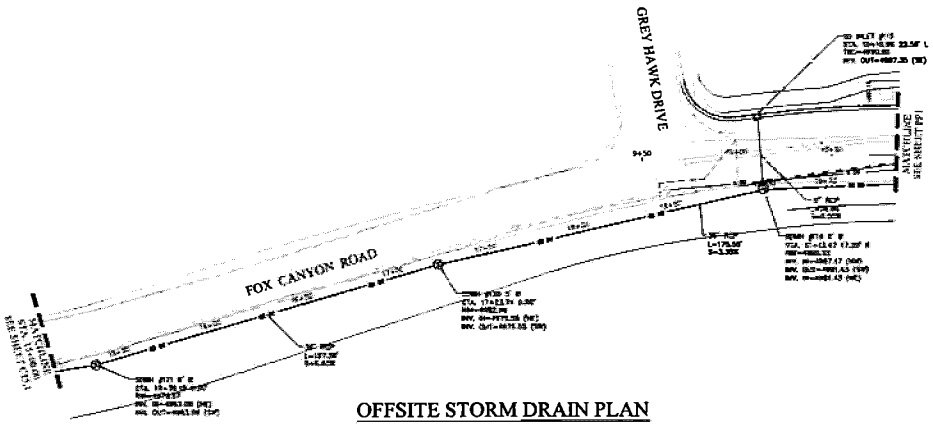
HIDDEN CANYON PLAT "A"
LEHI, UTAH
Offsite Storm Drain Plan and Profile

REVISIONS/ISSUE

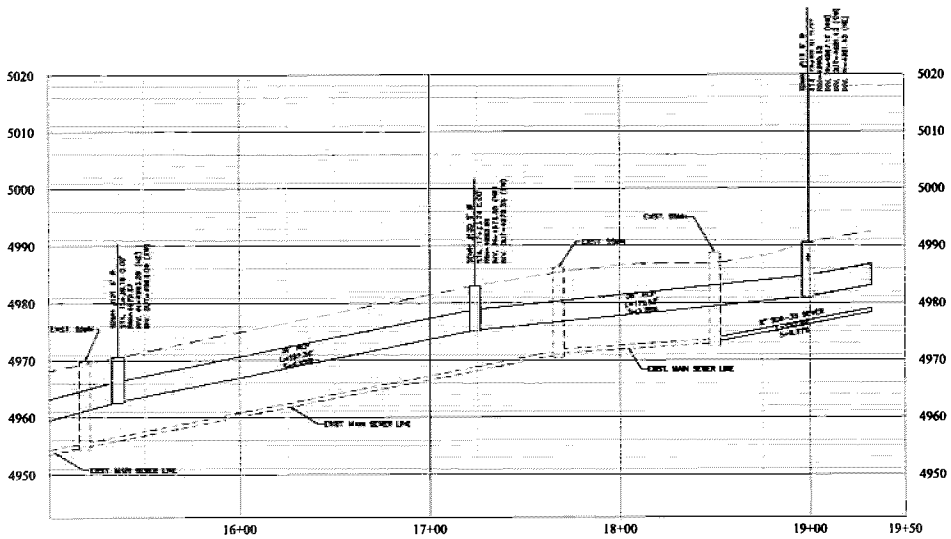
OFFSITE STORM DRAIN PLAN AND PROFILE

C15.1



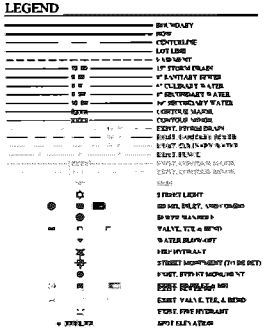
OFFSITE STORM DRAIN PLAN

CONTRACTOR NOTE:
POTHOLE EXISTING CULINARY AND SECONDARY WATER LINES. CONTACT FOCUS ENGINEERS AND SURVEYORS TO SURVEY EXISTING WATER LINES' TOP OF PIPE ELEVATIONS TO VERIFY PROPOSED ROAD DESIGN WILL WORK WITH EXISTING WATER MAINS.



OFFSITE STORM DRAIN PROFILE

LEGEND



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
23 WEST 8 CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusengineering.com

THOMAS M. ROMNEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

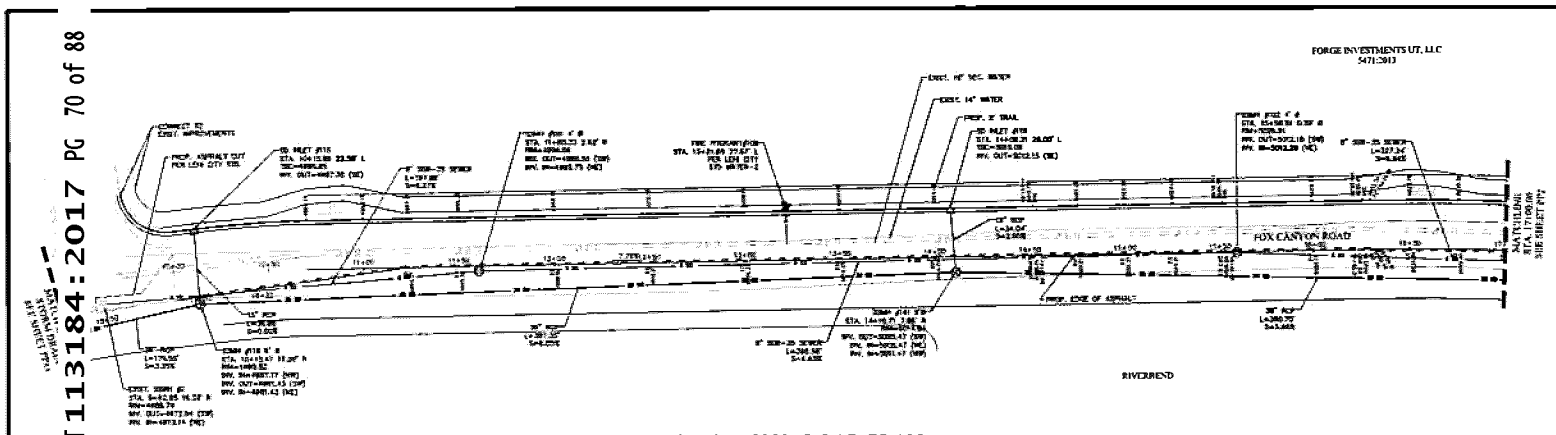
Offsite Storm Drain Plan and Profile

REVISION BLOCK		
#	DATE	DESCRIPTION

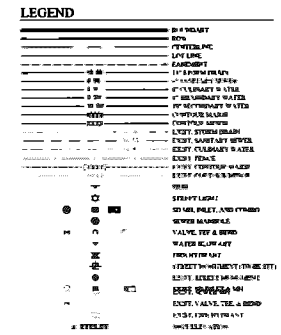
OFFSITE STORM DRAIN PLAN AND PROFILE

DATE 12-20-16	DRAWN TBW
SCALE 1" = 30'	JOB # 15-177

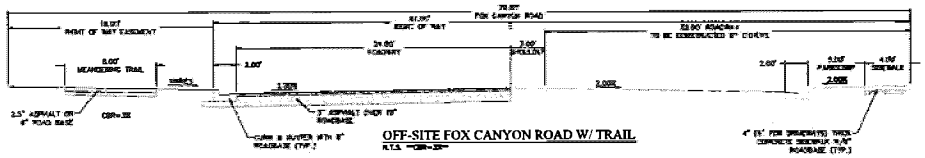
C15.2



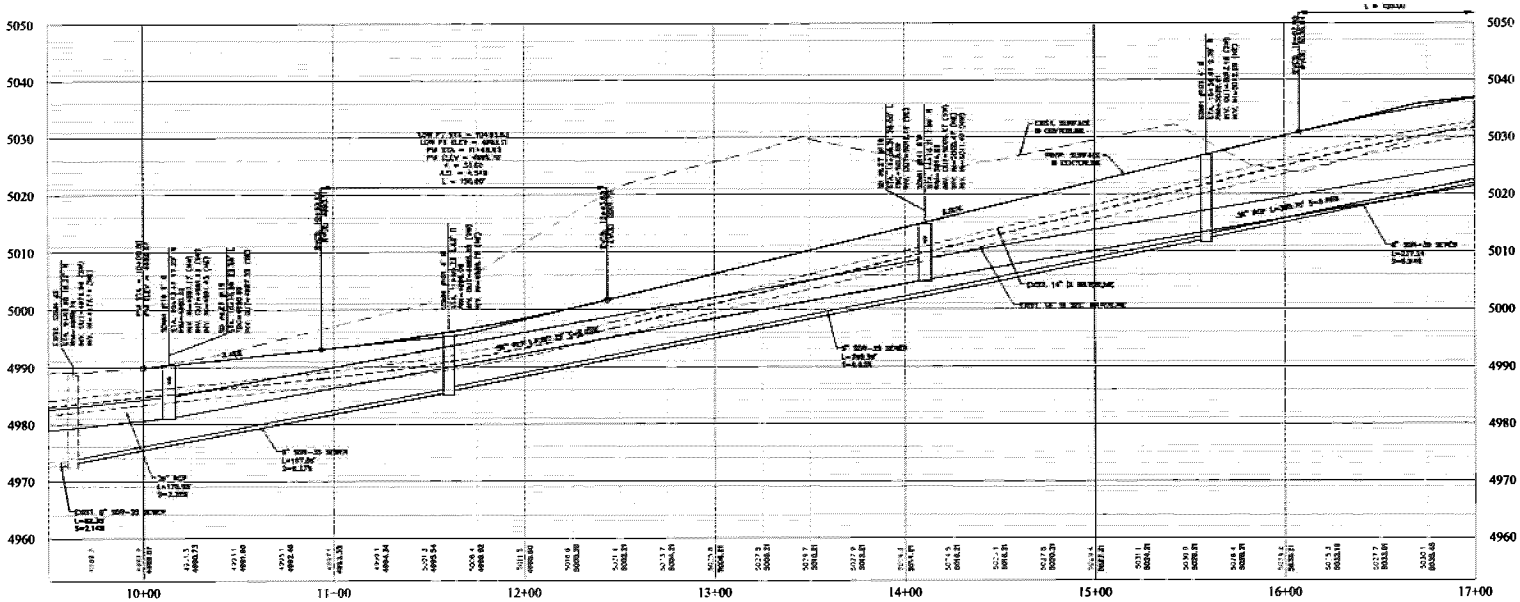
FOX CANYON ROAD PLAN



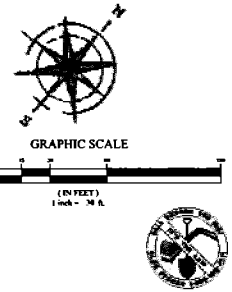
CONTRACTOR NOTE:
POTHOLE EXISTING CULINARY AND SECONDARY WATER LINES. CONTACT FOCUS ENGINEERS AND SURVEYORS TO SURVEY EXISTING WATER LINES' TOP OF PIPE ELEVATIONS TO VERIFY PROPOSED ROAD DESIGN WILL WORK WITH EXISTING WATER MAINS.



OFF-SITE FOX CANYON ROAD W/ TRAIL



FOX CANYON ROAD PROFILE



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

HIDDEN CANYON PLAT "A"

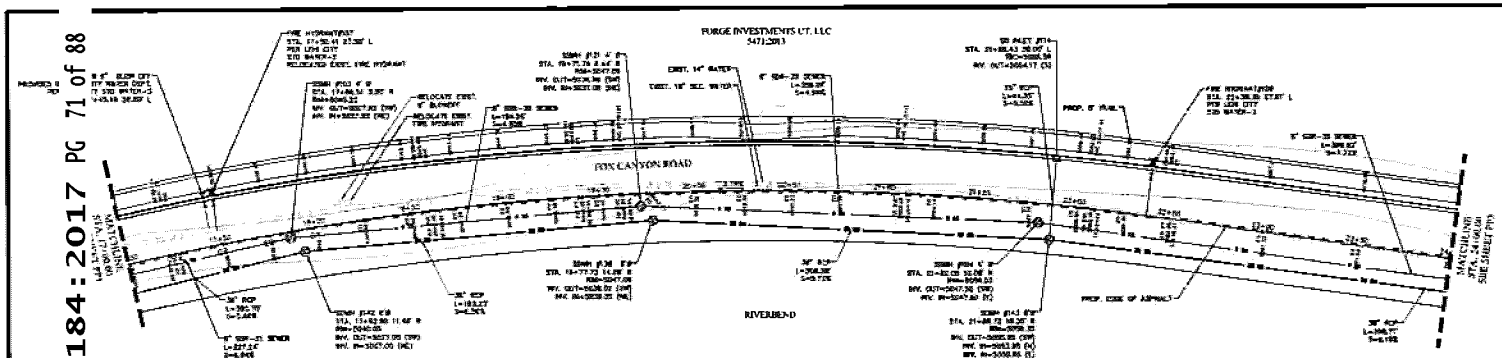
LEHI, UTAH

Fox Canyon Road Plan and Profile

REVISION NO.	DATE	DESCRIPTION
1	8-1-18	
2		
3		
4		
5		
6		

FOX CANYON ROAD PLAN AND PROFILE

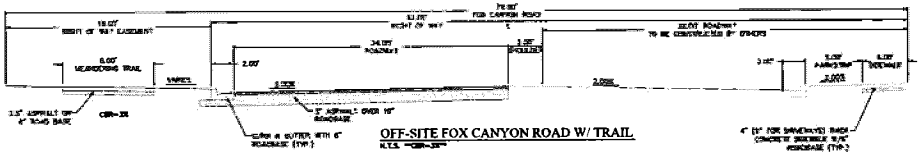
PP1



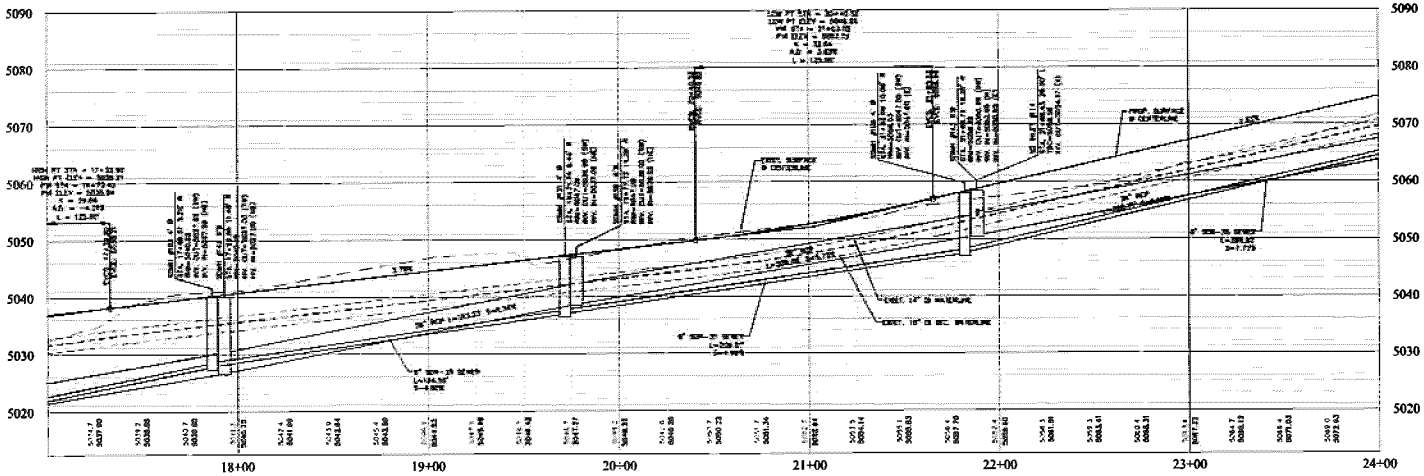
FOX CANYON ROAD PLAN

LEGEND

CONTRACTOR NOTE:
POTHOLE EXISTING CULINARY AND SECONDARY WATER LINES. CONTACT FOCUS ENGINEERS AND SURVEYORS TO SURVEY EXISTING WATER LINES' TOP OF PIPE ELEVATIONS TO VERIFY PROPOSED ROAD DESIGN WILL WORK WITH EXISTING WATER MAINS.



OFF-SITE FOX CANYON ROAD W/ TRAIL



FOX CANYON ROAD PROFILE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOCUS
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33 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075

HIDDEN CANYON PLAT "A"

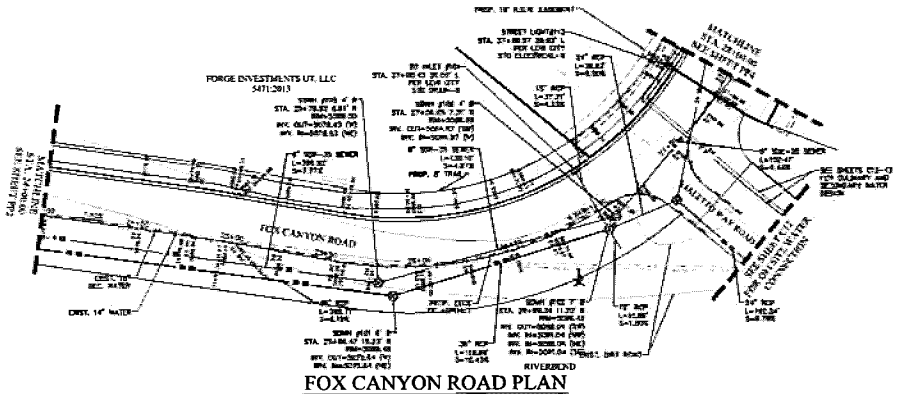
LEHI, UTAH

Fox Canyon Road Plan and Profile

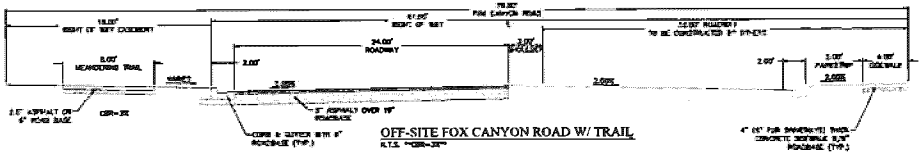
REVISIONS								

FOX CANYON ROAD PLAN AND PROFILE

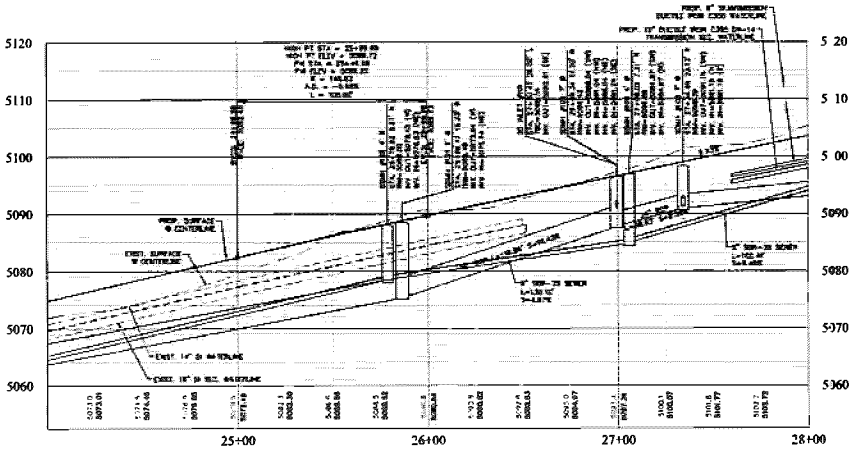
PP2



FOX CANYON ROAD PLAN



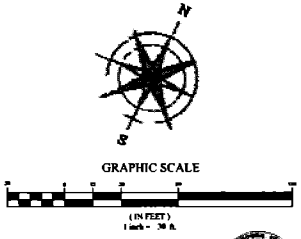
OFF-SITE FOX CANYON ROAD W/ TRAIL



FOX CANYON ROAD PROFILE

LEGEND

CONTRACTOR NOTE:
POTHOLE EXISTING CULINARY AND SECONDARY WATER LINES. CONTACT FOCUS ENGINEERS AND SURVEYORS TO SURVEY EXISTING WATER LINES' TOP OF PIPE ELEVATIONS TO VERIFY PROPOSED ROAD DESIGN WILL WORK WITH EXISTING WATER MAINS.



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THOMAS M. ROMNEY

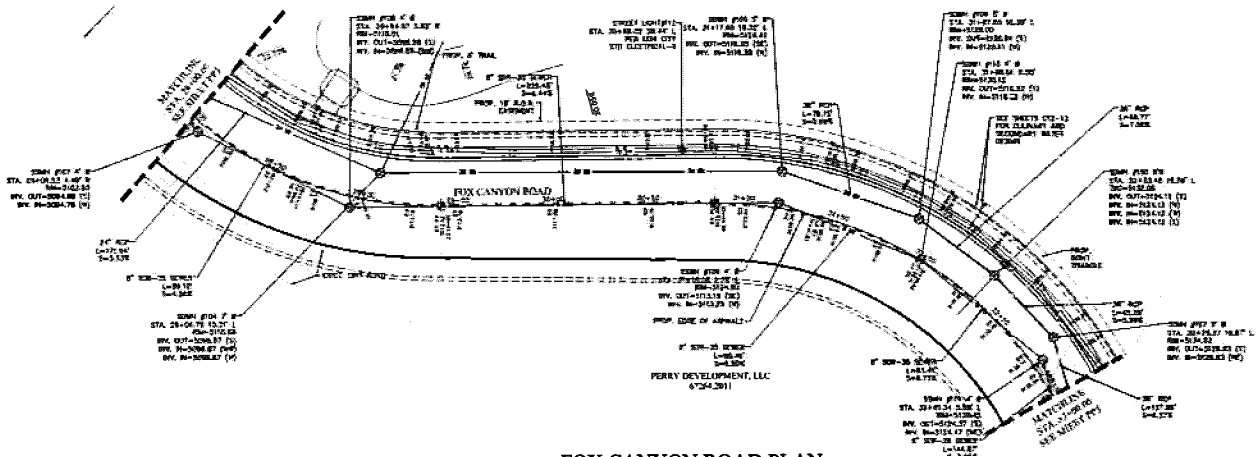
HIDDEN CANYON PLAT "A"

LEHI, UTAH

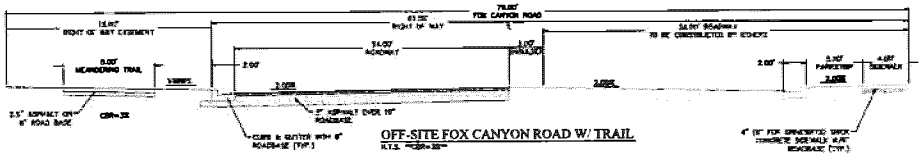
Fox Canyon Road Plan and Profile

FOX CANYON ROAD PLAN AND PROFILE

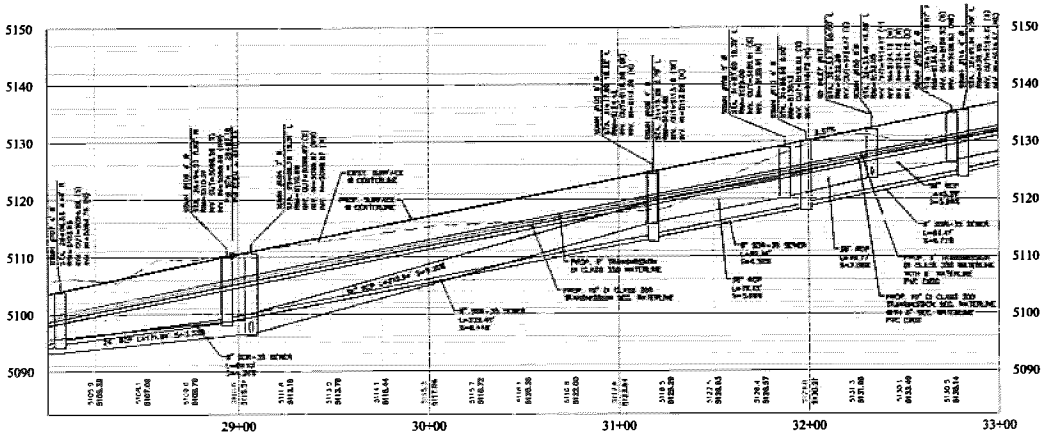
PP3



FOX CANYON ROAD PLAN

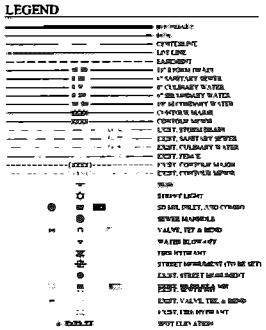


OFF-SITE FOX CANYON ROAD W/ TRAIL



FOX CANYON ROAD PROFILE

LEGEND



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	37.79'	24.00'	90°16'12"	24.00'	S 38°16'38"E	33.94'
C2	37.70'	24.00'	90°00'00"	24.00'	S 51°17'24"W	33.94'
C3	37.68'	24.00'	89°56'36"	23.97'	S 38°57'18"E	33.93'
C4	38.50'	24.00'	91°51'24"	24.70'	S 52°57'42"W	34.50'
C5	37.68'	24.00'	89°56'36"	23.97'	S 38°57'18"E	33.93'
C6	23.27'	24.00'	55°32'34"	12.64'	S 38°34'18"W	22.37'
C7	104.68'	22.00'	272°32'34"	26.00'	S 51°17'24"W	30.84'
C8	23.27'	24.00'	55°32'34"	12.64'	N 87°58'16"E	22.37'
C9	23.27'	24.00'	55°32'34"	12.64'	N 38°34'18"E	22.37'
C10	104.68'	22.00'	272°32'34"	26.00'	N 51°17'24"E	30.84'
C11	23.27'	24.00'	55°32'34"	12.64'	N 87°58'16"E	22.37'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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HIDDEN CANYON PLAT "A"

LEHI, UTAH

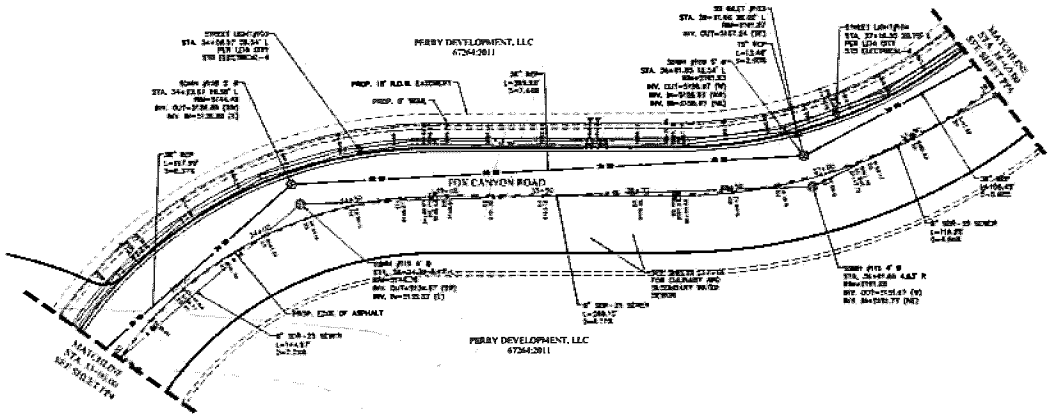
Fox Canyon Road Plan and Profile

REVISION BLOCK

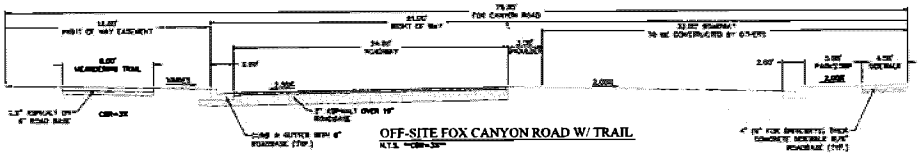
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

FOX CANYON ROAD PLAN AND PROFILE

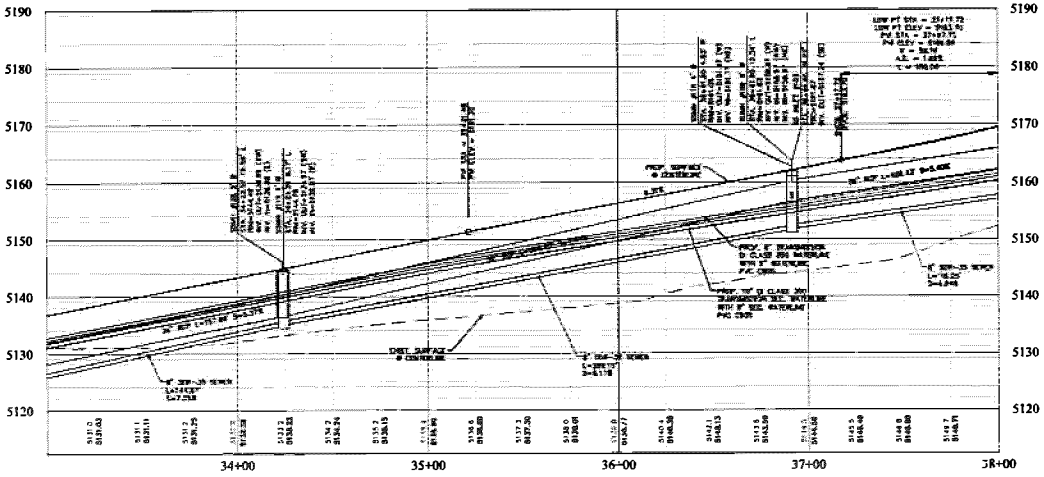
PP4



FOX CANYON ROAD PLAN

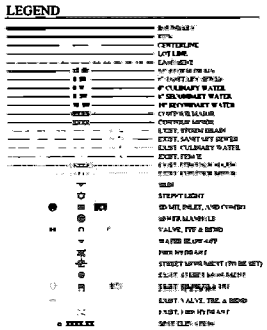


OFF-SITE FOX CANYON ROAD W/ TRAIL
N.T.S.



FOX CANYON ROAD PROFILE

LEGEND



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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THOMAS M. ROMNEY
STATE OF UTAH

HIDDEN CANYON PLAT "A"

LEHI, UTAH

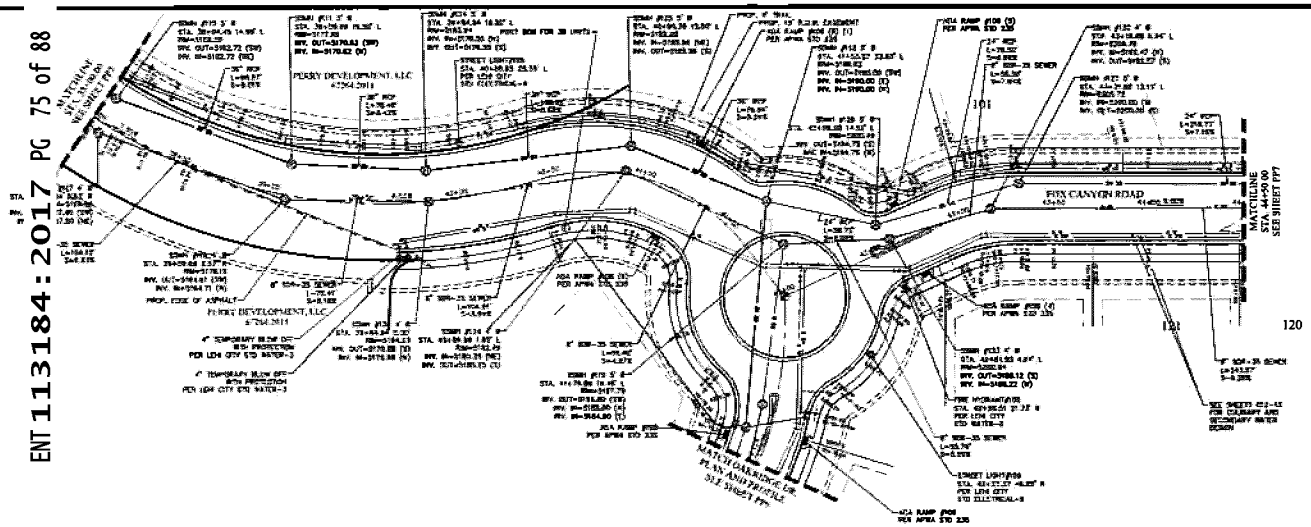
Fox Canyon Road Plan and Profile

REVISION HISTORY		
#	DATE	DESCRIPTION
1	8/29/16	PER CITY COMMENTS
2	9/13/16	PER CITY COMMENTS
3	10/11/16	PER CITY COMMENTS
4	11/17/16	PER CITY COMMENTS
5	12/13/16	PER CITY COMMENTS
6	1/11/17	PER CITY COMMENTS
7	1/18/17	PER CITY COMMENTS
8	1/25/17	PER CITY COMMENTS

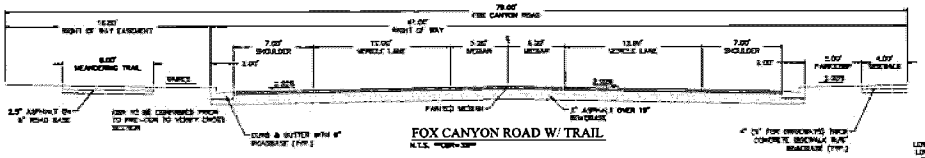
FOX CANYON ROAD PLAN AND PROFILE

Date	07-29-16	Drawn	TRM
Scale	1"=30'	Job #	15-177

PP5

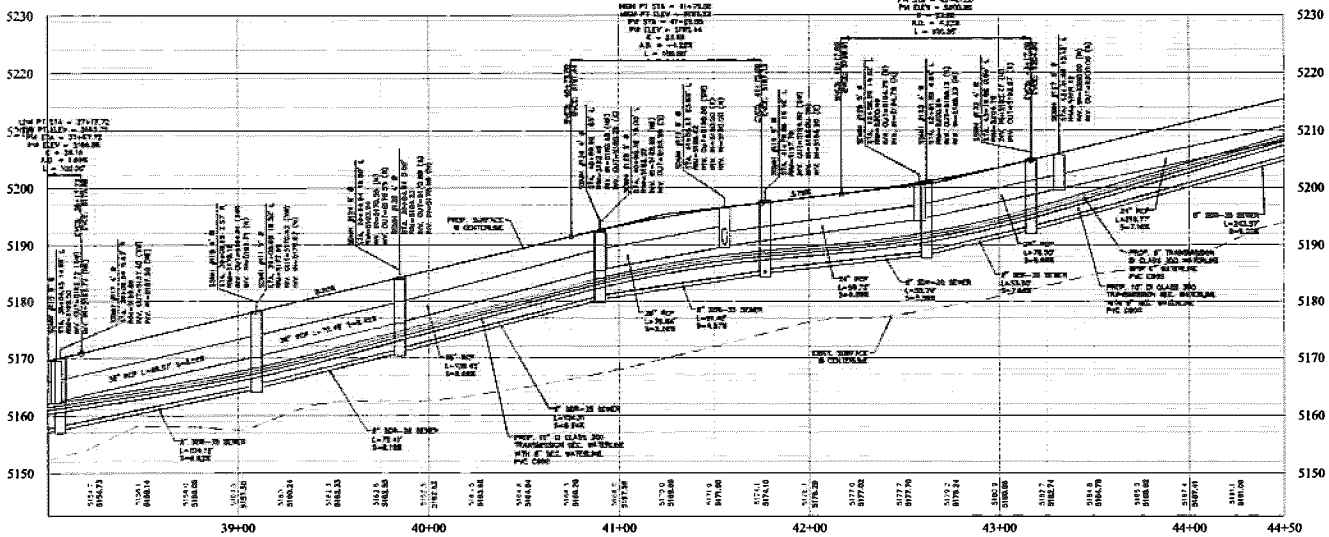


FOX CANYON ROAD PLAN



FOX CANYON ROAD W/ TRAIL

47' RESIDENTIAL ROAD W/TRAIL



FOX CANYON ROAD PROFILE

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C5	37.77'	24.00'	90°09'20"	24.05'	S30°32'36"E	33.99'
C6	77.71'	24.00'	185°53'00"	24.00'	S31°37'30"W	48.94'
C7	37.68'	24.00'	89°91'27"	23.95'	S32°07'19"E	33.92'
C8	38.00'	24.00'	90°43'39"	24.37'	S59°52'42"W	34.16'
C9	37.68'	24.00'	89°91'27"	23.95'	S32°07'19"E	33.92'
C10	23.27'	24.00'	55°32'34"	12.64'	N30°00'00"W	22.37'
C12	294.15'	52.00'	317°12'09"	35.00'	S45°12'26"W	56.54'
C13	23.27'	24.00'	55°32'34"	12.64'	N87°28'08"E	22.37'
C14	23.27'	24.00'	55°32'34"	12.64'	N59°06'28"W	22.37'
C15	294.15'	52.00'	317°12'09"	35.00'	S34°53'34"W	56.54'
C16	23.27'	24.00'	55°32'34"	12.64'	N44°25'47"E	22.37'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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THOMAS M. ROMNEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

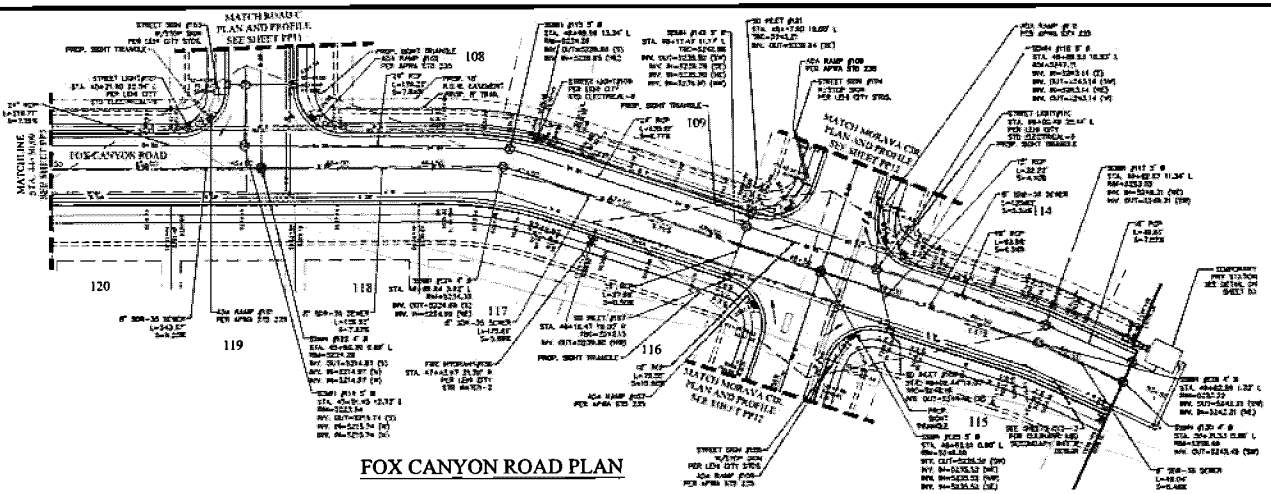
Fox Canyon Road Plan and Profile

REVISION BLOCK

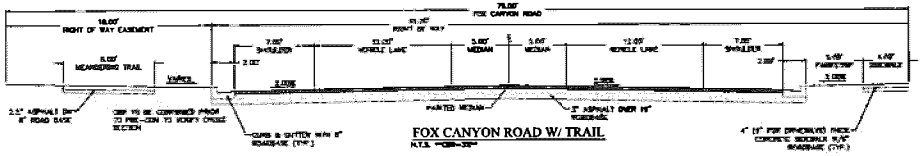
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

FOX CANYON ROAD PLAN AND PROFILE

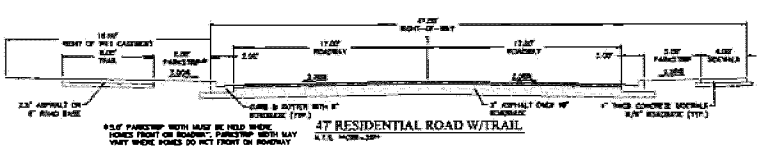
PP6



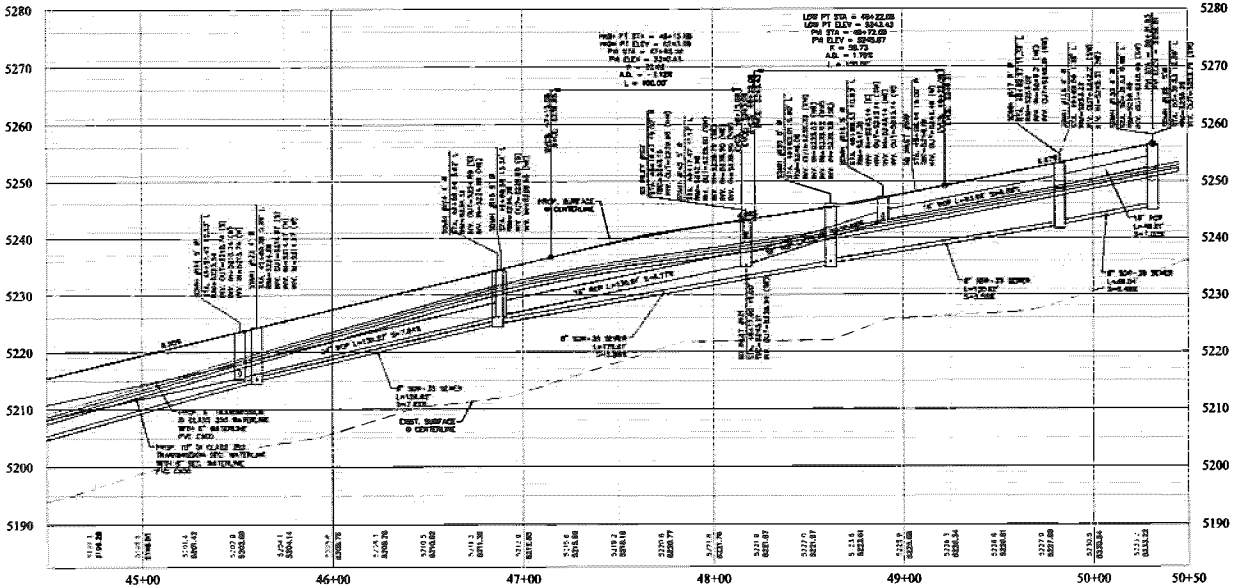
FOX CANYON ROAD PLAN



FOX CANYON ROAD W/ TRAIL



47' RESIDENTIAL ROAD W/TRAIL



FOX CANYON ROAD PROFILE

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	37.70'	24.00'	90°00'00"	24.00'	S39°30'30"E	33.94'
C6	37.70'	24.00'	90°00'00"	24.00'	S51°29'30"W	33.94'
C7	37.42'	24.00'	89°16'35"	23.76'	S50°51'58"E	33.77'
C8	38.03'	24.00'	90°47'25"	24.31'	S39°52'42"W	34.16'
C9	37.42'	24.00'	89°16'35"	23.76'	S38°17'58"E	33.77'
C10	23.27'	24.00'	55°32'24"	12.64'	S36°30'06"E	22.37'
C11	204.18'	52.00'	224°03'09"	39.84'	S73°42'26"W	94.84'
C12	23.27'	24.00'	55°32'24"	12.64'	N62°02'06"E	22.37'
C13	23.27'	24.00'	55°32'24"	12.64'	N64°30'30"W	22.37'
C14	204.18'	52.00'	224°03'09"	39.84'	S06°17'34"W	94.84'
C15	23.27'	24.00'	55°32'24"	12.64'	N60°32'47"E	22.37'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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HIDDEN CANYON PLAT "A"

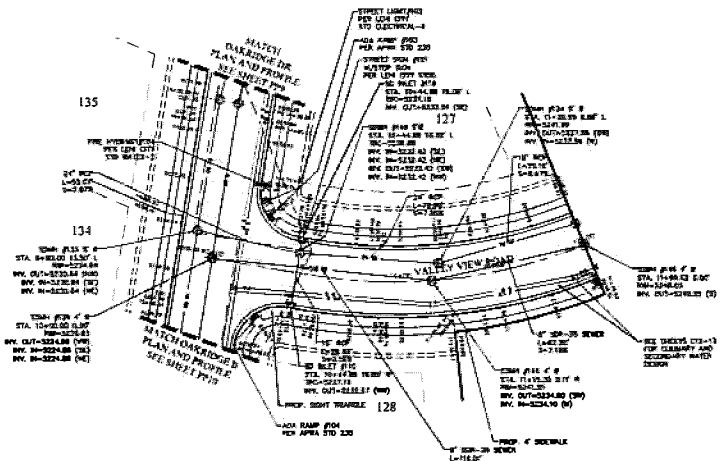
LEHI, UTAH

Fox Canyon Road Plan and Profile

REVISION BLOCK							

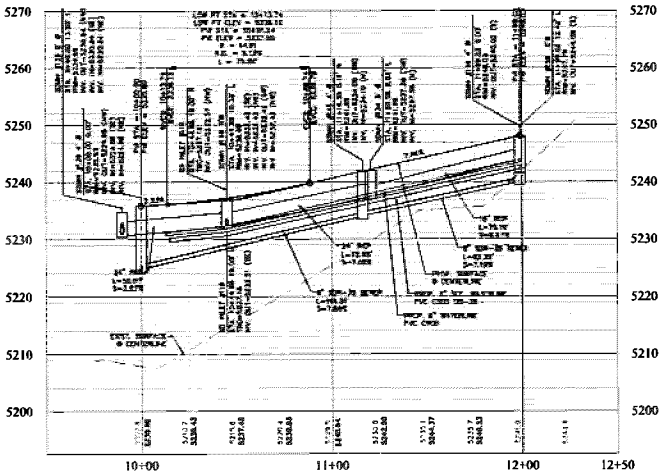
FOX CANYON ROAD PLAN AND PROFILE

PP7



THAMES DRIVE PLAN

56' RESIDENTIAL ROAD



VALLEY VIEW ROAD PROFILE

LEGEND

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C3	37.70'	24.00'	90°00'00"	24.00'	S38°57'56"W	33.94'
C4	37.70'	24.00'	90°00'00"	24.00'	N51°02'04"W	33.94'
C7	32.86'	24.00'	78°46'22"	20.29'	S52°19'07"E	30.32'
C8	38.00'	24.00'	90°42'38"	24.37'	S89°54'42"W	34.16'
C9	37.68'	24.00'	89°56'22"	23.96'	N50°57'15"E	33.92'
C10	23.27'	24.00'	55°32'24"	12.64'	N38°16'18"W	22.37'
C12	39.19'	25.00'	89°46'08"	25.00'	S52°51'28"W	35.30'
C13	23.27'	24.00'	55°32'24"	12.64'	N38°16'18"W	22.37'
C14	23.27'	24.00'	55°32'24"	12.64'	N38°16'18"W	22.37'
C15	294.18'	225.00'	74°52'08"	172.86'	N38°07'04"W	273.77'
C16	23.27'	24.00'	55°32'24"	12.64'	N38°16'18"W	22.37'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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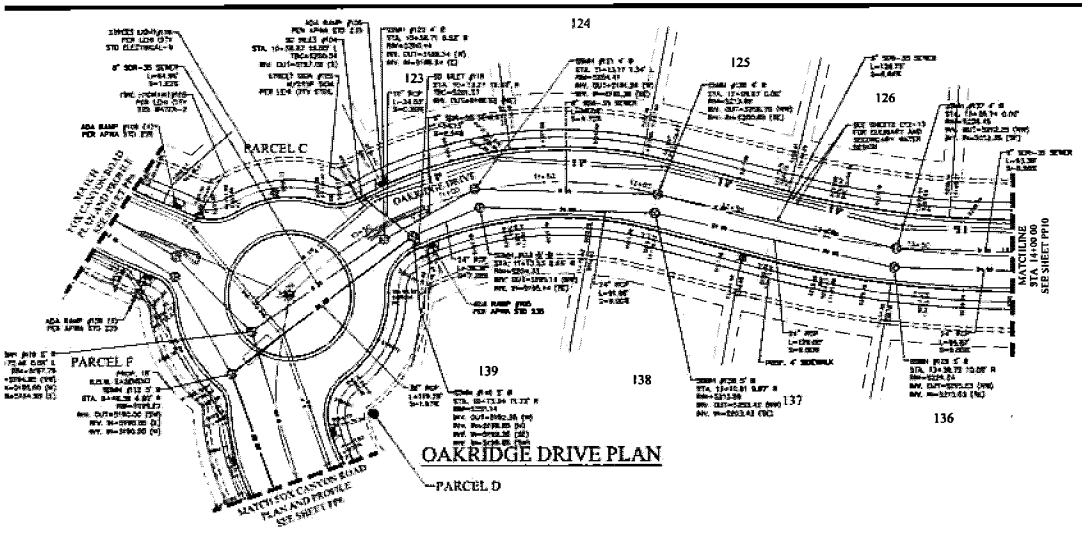
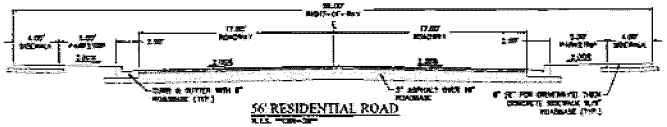
HIDDEN CANYON PLAT "A"
LEHI, UTAH
Thames Drive Plan and Profile

THAMES DRIVE PLAN AND PROFILE

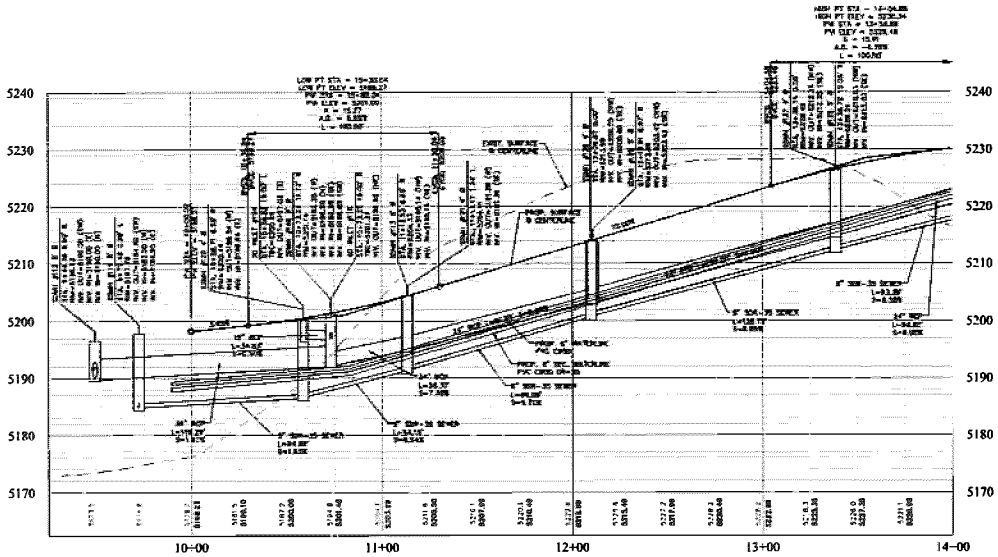
PP8



OAKRIDGE DRIVE PLAN



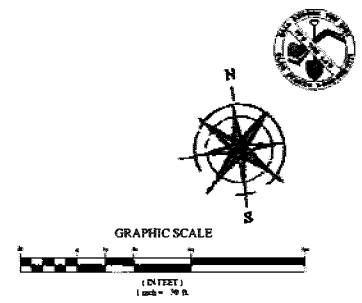
56' RESIDENTIAL ROAD



OAKRIDGE DRIVE PROFILE

LEGEND

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	37.70'	24.00'	90°00'00"	24.00'	S38°52'56"E	33.94'
C6	37.70'	24.00'	90°00'00"	24.00'	S51°07'04"W	33.94'
C7	37.40'	24.00'	89°16'32"	23.77'	S50°57'08"E	33.77'
C8	38.88'	24.00'	92°52'28"	24.91'	N88°38'42"W	34.66'
C9	37.40'	24.00'	89°16'32"	23.77'	S39°19'24"E	33.77'
C11	23.67'	14.00'	96°52'34"	15.64'	N38°38'38"W	21.07'
C13	294.18'	92.00'	294°19'26"	28.00'	S51°41'38"W	184.54'
C15	23.67'	14.00'	96°52'34"	15.64'	N58°13'56"E	21.07'
C14	23.67'	14.00'	96°52'34"	15.64'	N38°38'38"W	21.07'
C16	294.18'	92.00'	294°19'26"	28.00'	S38°52'56"E	184.54'
C18	23.67'	14.00'	96°52'34"	15.64'	N58°13'56"E	21.07'



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HIDDEN CANYON PLAT "A"

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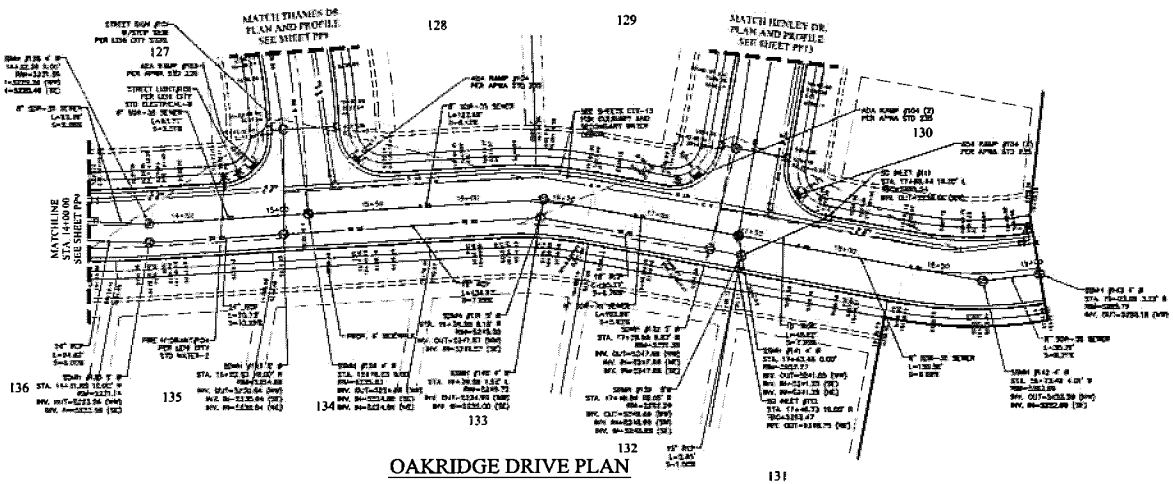
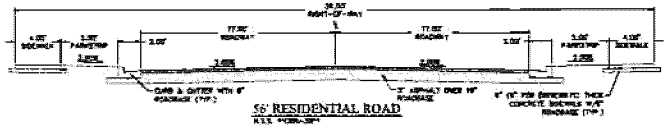
Oakridge Drive Plan and Profile

OAKRIDGE DRIVE PLAN AND PROFILE

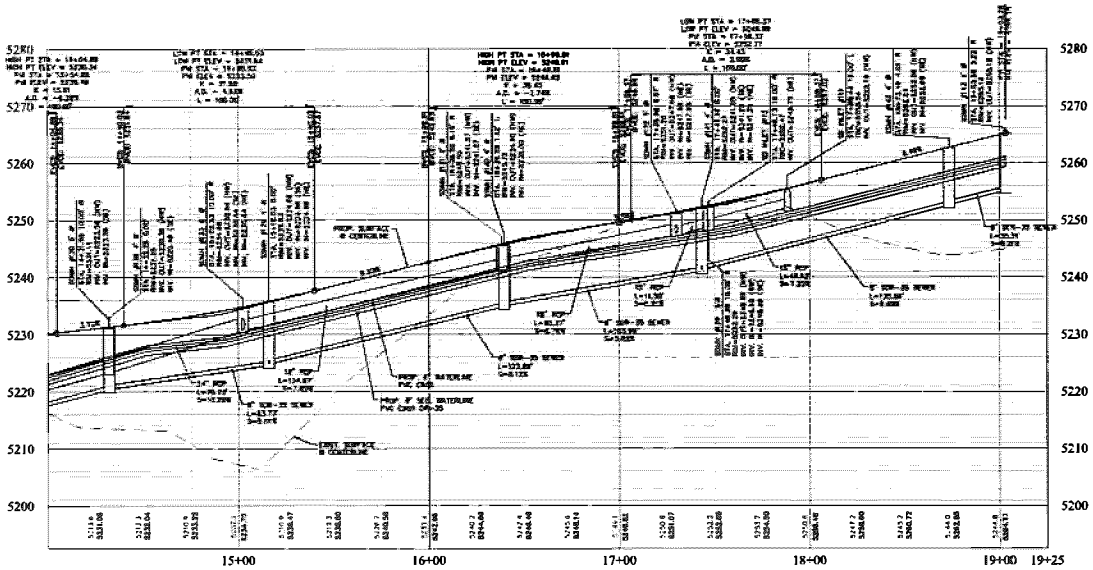
PP9



OAKRIDGE DRIVE PLAN

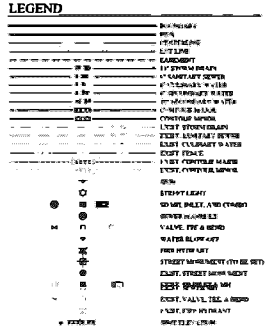


56' RESIDENTIAL ROAD



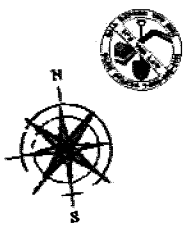
OAKRIDGE DRIVE PROFILE

LEGEND



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C3	37.70'	24.00'	90°00'00"	24.00'	S38°15'26"E	33.94'
C6	37.70'	24.00'	90°00'00"	24.00'	S51°44'34"W	33.94'
C7	37.46'	24.00'	89°46'22"	23.79'	S29°07'18"E	33.73'
C9	38.09'	24.00'	90°53'32"	24.26'	S65°52'42"W	34.19'
C8	37.43'	24.00'	89°38'28"	23.79'	N33°07'18"E	33.73'
C11	23.27'	24.00'	55°33'34"	12.64'	N38°58'16"W	22.37'
C12	38.48'	30.00'	73°31'08"	22.48'	S23°47'38"W	35.89'
C13	23.27'	24.00'	55°33'34"	12.64'	N51°46'18"E	22.37'
C14	23.27'	24.00'	55°33'34"	12.64'	N38°46'18"W	22.37'
C15	38.48'	30.00'	73°31'08"	22.48'	N23°47'38"E	35.89'
C16	23.27'	24.00'	55°33'34"	12.64'	N51°46'18"E	22.37'



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
25 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
THOMAS M. ROMNEY
STATE OF UTAH

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Oakridge Plan and Profile

REVISION BLOCK		
	DATE	DESCRIPTION
1		
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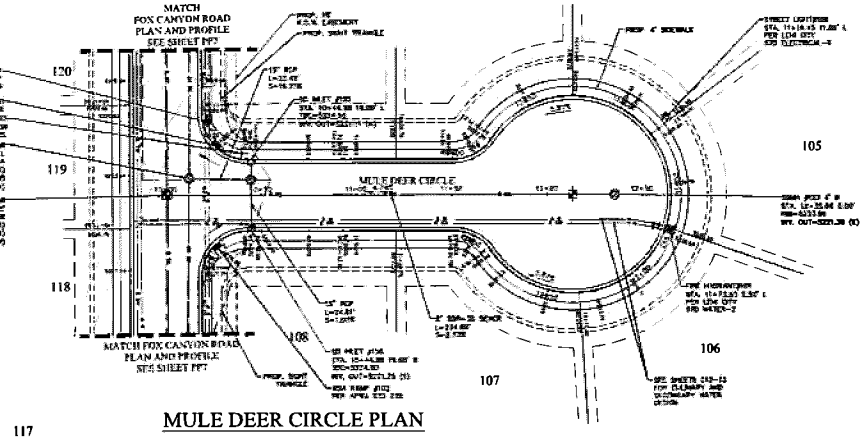
8		

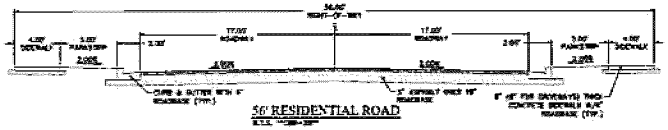
OAKRIDGE PLAN AND PROFILE

SCALE	1"=30'	DRAWN	TBM
DATE	6/29/16	REVIEW	
		CHECK	

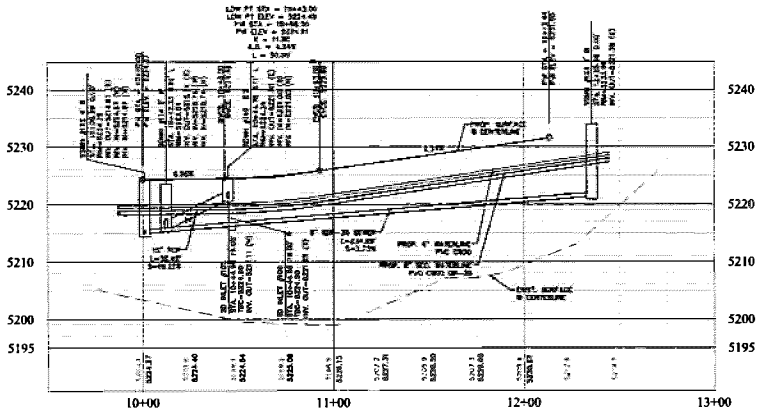
PP10



MULE DEER CIRCLE PLAN



56' RESIDENTIAL ROAD

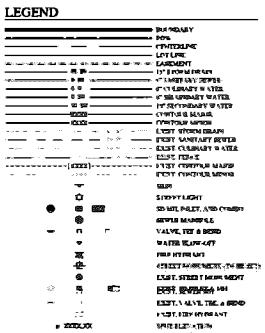


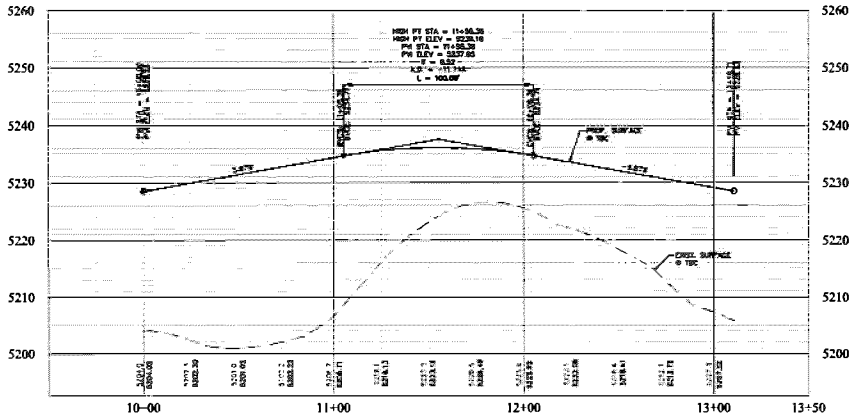
MULE DEER CIRCLE PROFILE

Curve Table

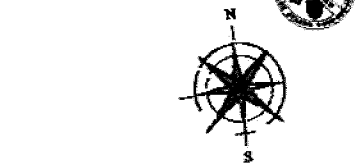
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	[illegible]	24.00'	[illegible]	24.00'	[illegible]	33.94'
C2	[illegible]	24.00'	[illegible]	24.00'	[illegible]	33.94'
C3	[illegible]	24.00'	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	24.00'	[illegible]	24.00'	[illegible]	34.06'
C5	[illegible]	24.00'	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	24.00'	[illegible]	13.64'	[illegible]	23.57'
C7	[illegible]	52.00'	[illegible]	35.00'	[illegible]	50.84'
C8	[illegible]	24.00'	[illegible]	13.64'	[illegible]	23.57'
C9	[illegible]	24.00'	[illegible]	12.64'	[illegible]	22.77'
C10	[illegible]	52.00'	[illegible]	26.00'	[illegible]	50.84'
C11	[illegible]	24.00'	[illegible]	12.64'	[illegible]	22.77'

LEGEND





MULE DEER CIRCLE CUL-DE-SAC TBC PROFILE



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
55 WEST CENTER STREET
SANDY, UTAH 84070 PHONE (801) 553-9313

THOMAS M. ROMEY

HIDDEN CANYON PLAT "A"

LEHI, UTAH

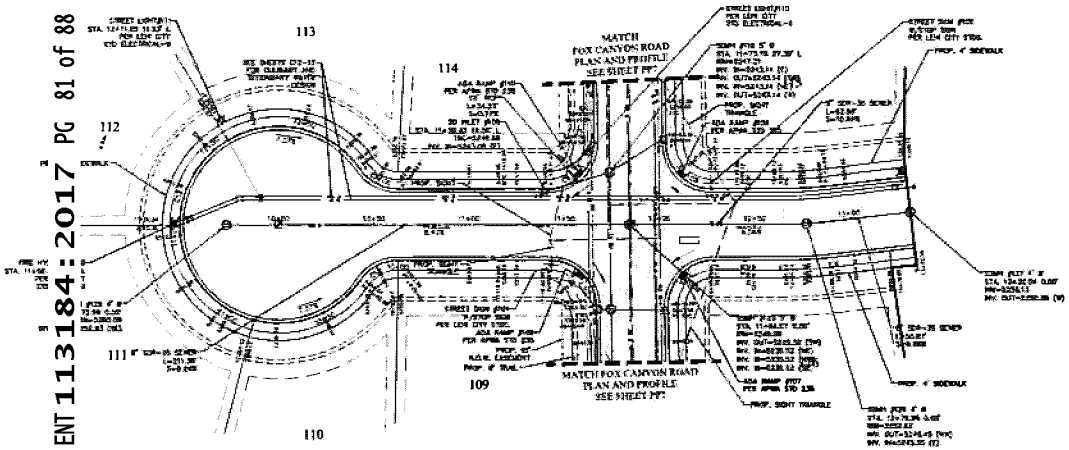
Mule Deer Circle Plan and Profile

REVISION BLOCK

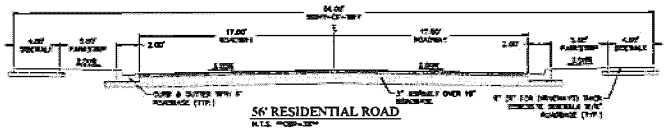
MULE DEER CIRCLE PLAN AND PROFILE

Date: 1"=30' Drawn: TMM
Date: 8/28/16 Job #: 13-177

PP11



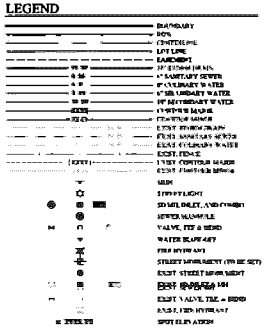
OAK HOLLOW CIRCLE PLAN

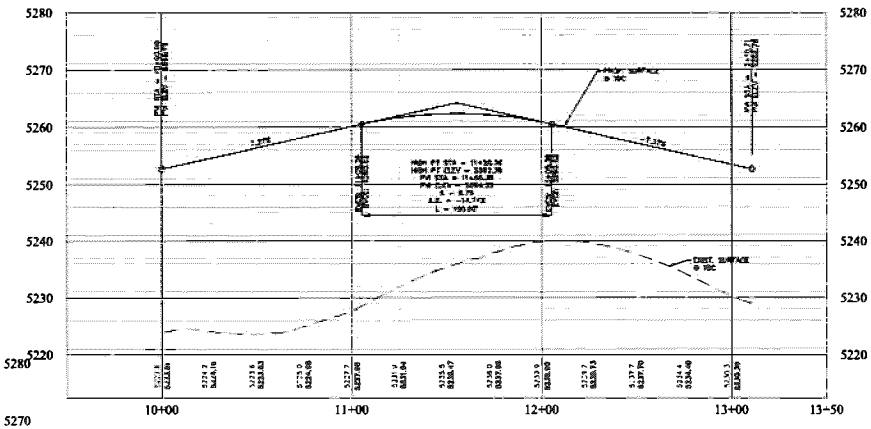


56' RESIDENTIAL ROAD

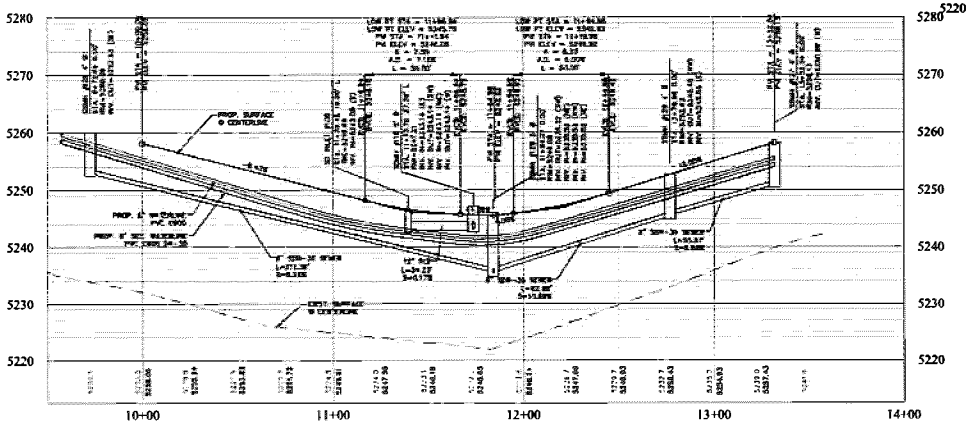
Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	27.39'	34.00'	46°08'00"	14.38'	N38°52'56"E	26.66'
C2	27.39'	34.00'	46°08'00"	14.38'	S85°52'56"W	26.66'
C3	26.40'	34.00'	44°46'22"	13.90'	N38°27'44"E	25.73'
C4	26.40'	34.00'	44°46'22"	13.90'	S85°27'44"W	25.73'
C5	25.40'	34.00'	42°48'17"	13.30'	N39°17'11"E	24.81'
C6	25.40'	34.00'	42°48'17"	13.30'	S84°17'11"W	24.81'
C7	23.27'	34.00'	39°12'54"	12.14'	N40°38'16"E	22.82'
C8	23.27'	34.00'	39°12'54"	12.14'	S83°38'16"W	22.82'
C9	384.44'	61.00'	290°00'00"	38.48'	N23°14'36"W	66.04'
C10	23.27'	34.00'	39°12'54"	12.14'	N42°50'38"E	22.82'
C11	23.27'	34.00'	39°12'54"	12.14'	S83°50'38"W	22.82'
C12	384.44'	61.00'	290°00'00"	38.48'	S66°45'24"E	66.04'
C13	23.27'	34.00'	39°12'54"	12.14'	N40°38'16"E	22.82'
C14	23.27'	34.00'	39°12'54"	12.14'	S83°38'16"W	22.82'

LEGEND

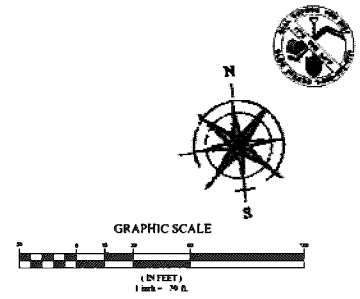




OAK HOLLOW CIRCLE CUL-DE-SAC TBC PROFILE



OAK HOLLOW ROAD PROFILE



FOCUS
ENGINEERING AND SURVEYING, LLC
22 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075

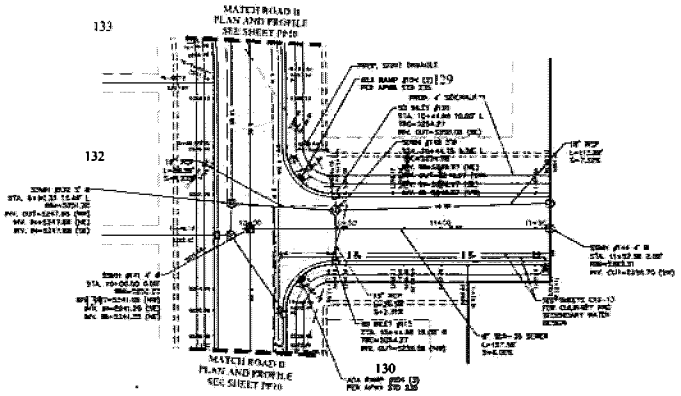
HIDDEN CANYON PLAT "A"

LEHI, UTAH

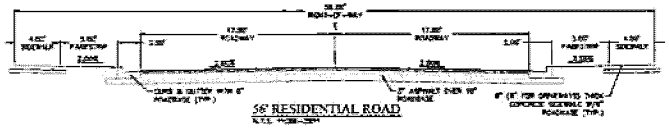
Oak Hollow Road Plan and Profile

OAK HOLLOW ROAD PLAN AND PROFILE

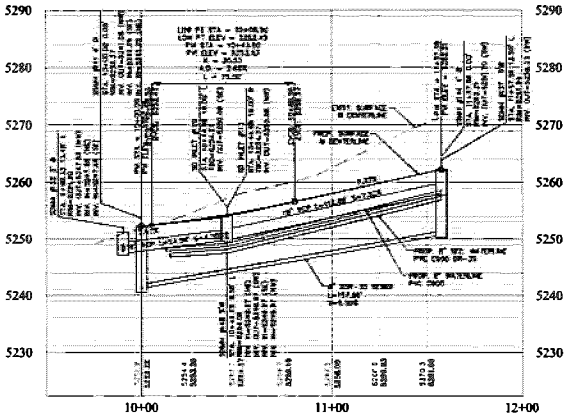
PP12



CANYON RIM ROAD PLAN

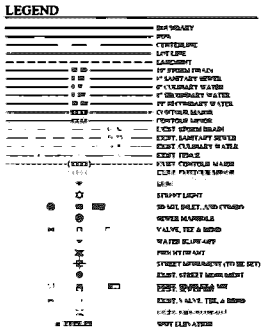


56' RESIDENTIAL ROAD



CANYON RIM ROAD PROFILE

LEGEND



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	22.35'	24.00'	53°35'36"	12.00'	S38°33'38"E	21.54'
C3	37.70'	24.00'	90°00'00"	24.00'	S33°01'56"W	33.94'
C4	37.68'	24.00'	89°58'22"	23.98'	N56°57'14"E	33.93'
C5	38.05'	24.00'	90°47'38"	24.28'	N89°32'41"W	34.19'
C6	37.68'	24.00'	89°58'22"	23.98'	S33°01'14"E	33.93'
C7	13.27'	200.00'	3°48'24"	6.64'	S36°36'18"W	13.27'
C12	104.18'	52.00'	114°18'38"	88.00'	N33°44'36"W	88.04'
C13	13.27'	24.00'	31°42'24"	6.84'	N47°36'36"E	13.10'
C14	13.27'	24.00'	31°42'24"	6.84'	N78°36'36"W	13.10'
C15	104.18'	52.00'	114°18'38"	88.00'	S33°44'36"E	88.04'
C16	13.27'	24.00'	31°42'24"	6.84'	S47°36'36"E	13.10'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

FOCUS ENGINEERING AND SURVEYING, LLC
22 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

HIDDEN CANYON PLAT "A"
LEHI, UTAH
Canyon Rim Road Plan and Profile

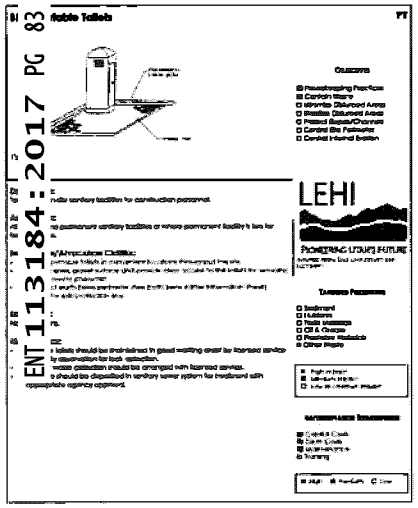
REVISION BLOCK		
#	DATE	DESCRIPTION

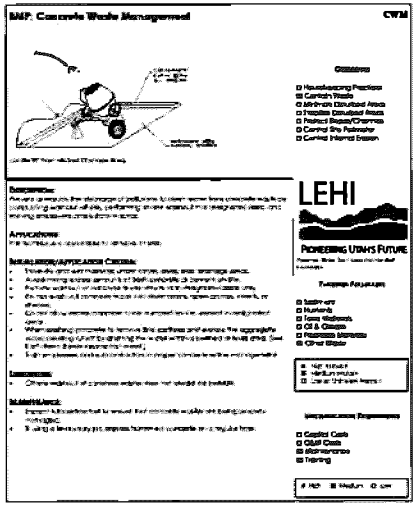
CANYON RIM ROAD PLAN AND PROFILE

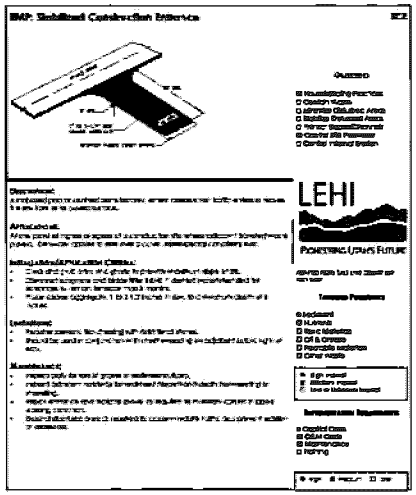
1"=30'	TBM
8/29/16	15-177

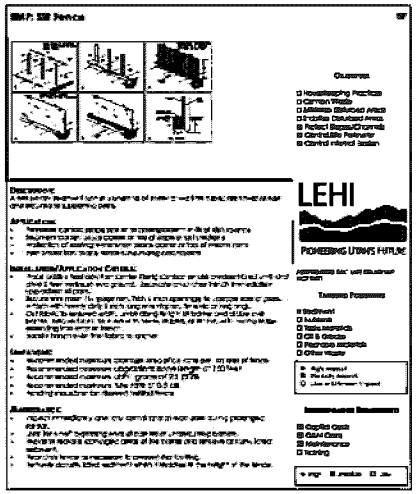
PP13

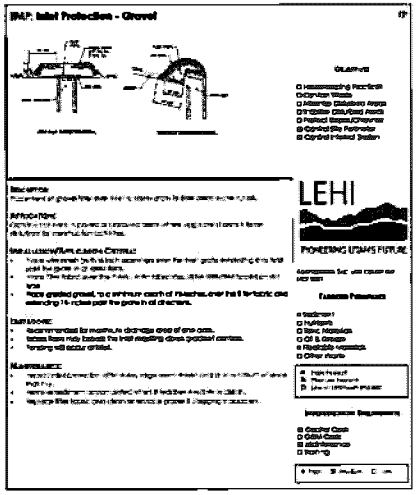
ENT 113184:2017 PG 83 of 88

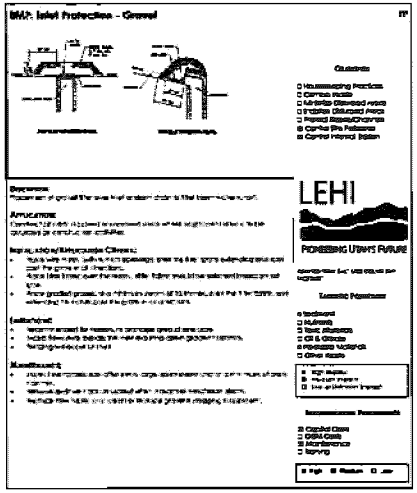


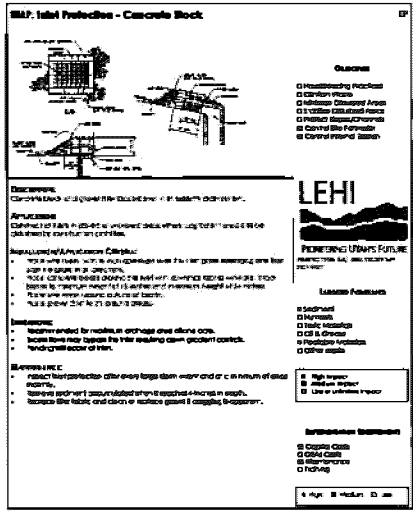












Attention Contractors

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

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

LEHI CITY EROSION CONTROL SIGN

FOCUS
ENGINEERING AND SURVEYING, LLC
21 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusengineering.com

HIDDEN CANYON PLAT "A"

LEHI, UTAH

Erosion Control Details

REVISIONS BLOCK		
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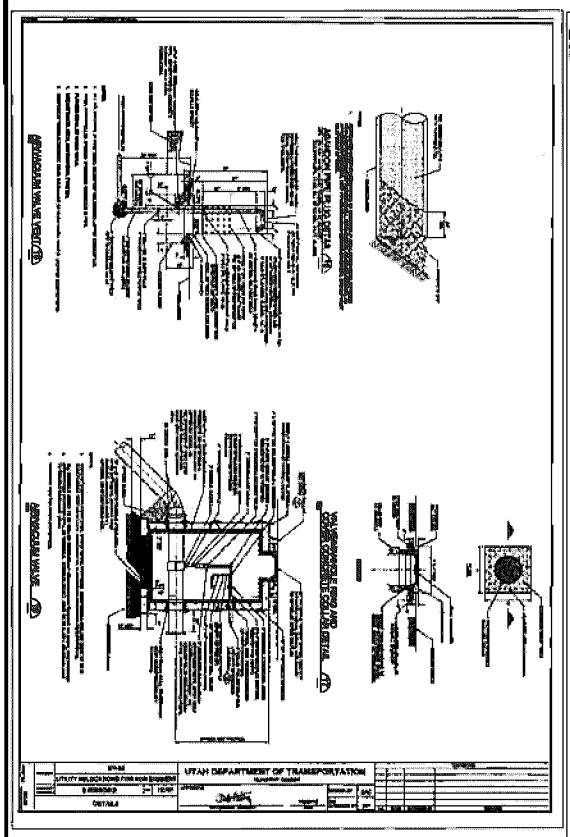
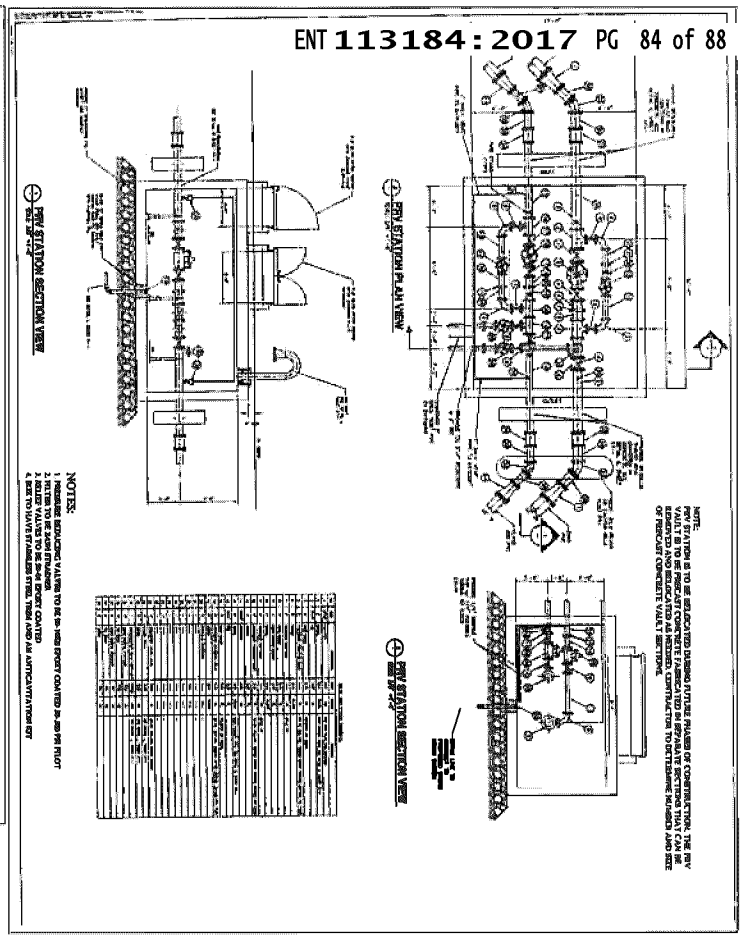
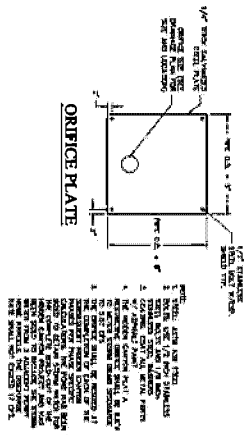
EROSION CONTROL DETAILS

SCALE	1"=40'	DRAWN	TBM
DATE	8/29/16	JOB #	15-177

D1

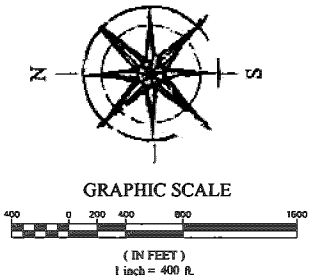






DETAILS	REVISION BLOCK	HIDDEN CANYON PLAT "A"
D2	ADDED FRAME COMPACTOR	LEHI, UTAH
		Details

FOCUS. ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



	AREA (ACRES)	% OF OVERALL	PRORATED DISCHARGE	ALLOTTED DISCHARGE
HIDDEN CANYON	679	34.2%	**20.17 CFS**	17 CFS
PERRY PARCELS	70	7.7%	2.08 CFS	4 CFS*
VIALETTO	122	**13.4%**	3.6 CFS	3.6 CFS
NORTHRIDGE	20	2.2	0.59 CFS	**5.0 CFS****
FOX CANYON	31	3.4%	0.68 CFS	0.68 CFS
TOTALS	909	100%	27 CFS	27 CFS

* HIDDEN CANYON DEVELOPMENT HAS SIZED A DETENTION POND TO DRAIN THE STORM WATER FROM THE PERRY PARCELS AND THEIR DISCHARGE IS INCLUDED IN THE HIDDEN CANYON 17 CFS ALLOTTED DISCHARGE

** [illegible] DISCHARGE FROM HIDDEN CANYON AND FOX CANYON AREAS DUE TO THE MOUNTAINOUS TERRAIN THAT WILL LIMIT THE AREAS USABLE STORM WATER DETENTION AREA.

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PRO-RATED STORM WATER DISCHARGE RATES

ALLOWABLE DISCHARGE TO AVOID 48" PARALELL IMPROVEMETNS

EXHIBIT 2

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
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ALLOWABLE DISCHARGE

DATE	1" = 400'	DRAWN	FILE NO.
	5-26-2016	DR. T.	15-177

EX-2

Hidden Canyon Overall Detention Pond

Project: Hidden Canyon
Location Lehi, Utah
Date: 5/25/2016
Calculated By: Travis Benson

FOCUS
ENGINEERING & SURVEYING
502 West 8360 South
Sandy, Utah 84070

100-Year Runoff Calculation

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	100 year	
Allowable Discharge	**0.40 cfs/acre**	Per Traverse Mountain Area Plan

Allowable Discharge

Storm Drain Discharge: 74.3 cfs

Designed Discharge

Storm Drain Discharge: 17.0 cfs

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Medium Density Residential	4,400,005	0.38	1,672,002
Perry Townhomes	287,653	0.50	143,827
Perry Kidney Parcel A	295,772	0.38	112,393
Perry Kidney Parcel B	378,536	0.38	143,844
Open Space	2,728,589	0.20	545,718
Totals	8,090,555		2,617,783
Weighted "C" Value		**0.32**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.16	0.32	185.73	250.00	225.000	17.00	15.300	209.700
30.0	2.80	0.32	185.73	168.27	302.884	17.00	30.600	272.284
60.0	1.73	0.32	185.73	103.97	374.278	17.00	61.200	313.078
120.0	0.96	0.32	185.73	57.69	415.384	17.00	122.400	292.984
180.0	0.65	0.32	185.73	39.06	421.874	17.00	183.600	238.274
360.0	0.36	0.32	185.73	21.63	467.307	17.00	367.200	100.107
720.0	0.21	0.32	185.73	12.62	545.191	17.00	734.400	-189.209
1440.0	0.11	0.32	185.73	6.61	571.153	17.00	1.468.800	897.647

Maximum Storage Requirement: ***313,078***
Maximum Storage Requirement (ac-ft): 7.19

Hidden Canyon Plat A Detention Pond

Project: Hidden Canyon
Location Lehi, Utah
Date: 8/24/2016
Calculated By: Travis Benson

FOCUS ENGINEERING & SURVEYING
502 West 8360 South
Sandy, Utah 84070

100-Year Runoff Calculation

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	100 year	
Designed Discharge	**0.20 cfs/acre**	
Allowable Discharge	**0.40 cfs/acre**	Per Traverse Mountain Area Plan

Designed Discharge

Storm Drain Discharge: 5.1 cfs 48,627

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Hidden Canyon Phase 1	1,103,242	0.32	356,840
Weighted "C" Value		**0.32**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.16	0.32	25.33	34.08	30.671	5.07	4.559	26.112
30.0	2.80	0.32	25.33	22.94	41.287	5.07	9.118	32.170
60.0	1.73	0.32	25.33	14.17	51.019	5.07	18.235	32.784
120.0	0.96	0.32	25.33	7.86	56.623	5.07	36.471	20.152
180.0	0.65	0.32	25.33	5.32	57.507	5.07	54.706	2.801
360.0	0.36	0.32	25.33	2.95	63.700	5.07	109.412	-45.712
720.0	0.21	0.32	25.33	1.72	74.317	5.07	218.825	-144.508
1440.0	0.11	0.32	25.33	0.90	77.856	5.07	437.650	-359.794

Maximum Storage Requirement: ***32,784***
Maximum Storage Requirement (ac-ft): 0.75

Detention Basin Design

Storage Requirement: 32,784 *cf*
Total Storage **48,627** *cf* ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate		0.20	CFS/ACRE
Allowable Outfall Rate Q (cfs)		5.07	
Orifice Sizing:	h =	4	ft
	C =	0.6	
	A =	0.526	sf
	dia. =	9.82	inches
Orifice Size=		**9.8**	**inch**

HIDDEN CANYON DEVELOPMENT

PLAT A NARRATIVE

Plat A of the Hidden Canyon Development is a 25.33 acre phase in the Central Canyon area of Traverse Mountain in Lehi City.

The development has been designed to contain the 100 year storm event within the roadway and proposed detention pond. The proposed storm drain system has been designed to collect and convey the water from the 10 year storm event to a detention pond at the south end of the project. The pond has been sized at 316,000 cubic feet of storage to detain the storm water from the 100 year storm event for the entire Hidden Canyon Development and the three parcels held by Perry Homes (2 parcels referred to as "kidney" parcels and the "town home" parcel) with a total combined release rate of 17.0 cfs. The Traverse Mountain discharge rate allowed by Lehi City is 0.4 cfs/acre (65.46 cfs). The pond has been oversized to mitigate the need for upsizing the downstream storm drain infrastructure. A smaller detention pond will be constructed to detain the storm water for Plat A. The detention volume required for the completion of Hidden Canyon Plat A is 32,784 cubic feet with a release rate of 0.2 cfs/acre (5.07 cfs). With each additional phase, or the development of any of the 3 Perry parcels, the detention pond will need to be enlarged to adequately service the additional acreage and subsequent storm water detention needs. Updated calculations will need to be provided for each additional phase showing the revised detention pond size. The restrictive orifice will also need to be resized for the additional flows until it reaches the max discharge rate of 17 cfs.

(See attached calculations.)

Exhibit 2 has been prepared to show the drainage basin's allowable pro-rated discharge rates that will need to be met to avoid the need to construct the 48" parallel storm drain line referred to in the Traverse Mountain area plan.

Due to the oversized detention pond and the max discharge rate of 17 cfs from the pond, the storm drain pipes below the detention pond in Fox Canyon Road have been sized to convey the 10 year storm water from Vialetto and Fox Canyon developments at the Traverse Mountain max discharge rate of 0.4 cfs/acre.