

When recorded, mail to:

Lehi City Recorder
153 North 100 East
Lehi City, UT 84043

Affects Parcel No(s): 13:024:0021 and 13:024:0024

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement (“Agreement”) is made and entered into this 30 th day of September, 2020, by and between Lehi City, a Utah municipal corporation (“City”), and Ivory Development LLC, a Limited Liability Company (“Owner”).

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Lehi City Stormwater Ordinance, as amended (“Ordinance”), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann. §§ 19-5-101, et seq.*, as amended (“Act”); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain at Owner’s expense a storm and surface water management facility or improvements (“Stormwater Facilities”); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, a summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Long-Term Stormwater Management Plan" or "LTSWMP") are more particularly shown in Exhibit "B" on file with the Lehi City Recorder and,

WHEREAS, as a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, the Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long-Term Stormwater Management Plan;

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Long-Term Stormwater Management Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate

maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three (3) business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Long-Term Stormwater Management Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send the Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than sixty (60) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed on the records of the Utah County Tax Assessor.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of the deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty (30) days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for the Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the city system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After the thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Utah County Recorder's Office and the covenants and agreements contained herein shall run with the land. Whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Agreement shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Utah County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of the Owner to comply with its obligations under this Agreement relating to the Stormwater Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification. No modification shall be effective until recorded in the Utah County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to this Agreement.

Section 15

Exhibit B. The Long-Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with this Agreement at the County Recorder but is included by this reference and shall kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the Lehi City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 30th day of September 20 20.

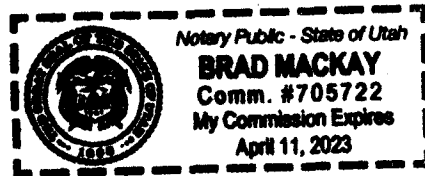
PROPERTY OWNER

By: [Signature] Title: Secretary
By: _____ Title: _____

STATE OF UTAH)
:SS.)
COUNTY OF UTAH)

The above instrument was acknowledged before me by Kern Anglesy this 30th day of September, 20 20.

[Signature]
Notary Public
Residing in: Utah County
My commission expires: April 11, 2023



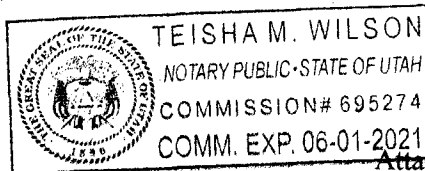
LEHI CITY
By: [Signature] Mayor
Attest: [Signature] City Recorder



STATE OF UTAH)
:SS.)
COUNTY OF UTAH)

The above instrument was acknowledged before me by Mark Johnson, this 6 day of October, 20 20.

[Signature]
Notary Public
Residing in: Lehi
My commission expires: 06-01-21



Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan, on file with the Lehi City Recorder

EXHIBIT A

ENT 158224 : 2020 PG 8 of 61

All parcels of

The Towns at Snow Springs

An entire parcel of property, located in the SE1/4 and SW1/4 of Section 18,
Township 5 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah

LEGAL DESCRIPTION
PREPARED FOR IVORY HOMES
TOWNS AT SNOW SPRINGS PHASE 1
LEHI CITY, UTAH
 (May, 09, 2020)
 20-0074

PHASE 1 BOUNDARY DESCRIPTION

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 8170 North County Road (700 South Street, Lehi City), located N00°08'33"W 1,060.67 feet along the Quarter Section line and S89°51'27"W 392.83 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence along said northerly right-of-way line N89°20'54"W 643.25 feet; thence N00°00'11"E 177.74 feet to and along the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence S89°59'52"E 130.45 feet; thence South 17.79 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 160.05 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: N45°17'31"E 14.21 feet; thence North 5.14 feet; thence East 20.00 feet; thence South 0.55 feet; thence along the arc of a curve to the left with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: S44°42'29"E 14.07 feet; thence S89°24'58"E 399.02 feet to the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office; thence along said deed thence S65°07'00"E 367.09 feet to and along the southerly line of a Warranty Deed on file as Entry No. 28102:1977 in the Utah County Recorder's Office, and to and along the southerly line of a Warranty Deed on file as Entry No. 34937:1977 in the Utah County Recorder's Office to the northerly right of way line of said 700 South Street; thence along said northerly right of way S89°55'25"W 429.21 feet; thence South 1.12 feet to the point of beginning.

Contains: 143,819 square feet or 3.30 acres+/-

**LEGAL DESCRIPTION
PREPARED FOR IVORY HOMES
TOWNS AT SNOW SPRINGS PHASE 2
LEHI CITY, UTAH
(May, 09, 2020)
20-0074**

PHASE 2 BOUNDARY DESCRIPTION

A parcel of land situate in the SW1/4 and the SE1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of two (2) parcels identified by Utah County tax numbers 13:024:0021 & 13:024:0024, more particularly described as follows:

Beginning at a point on the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office, said point being N00°08'33"W 1,216.59 feet along the Quarter Section line and S89°51'27"W 296.24 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence N89°24'58"W 399.02 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 0.55 feet; thence West 20.00 feet; thence South 5.14 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: S45°17'31"W 14.21 feet; thence N89°24'58"W 160.05 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 17.79 feet; thence N89°59'52"W 130.45 feet to the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence along said easterly line N00°00'11"E 159.49 feet; thence S89°36'58"E 285.63 feet to and along the southerly line of a Special Warranty Deed on file as Entry No. 136123:2008, in the Utah County Recorder's Office, to the southwesterly line of a Warranty Deed on file as Entry No. 33524:1979 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) S65°07'00"E 385.05 feet; thence (2) North 159.65 feet to the southerly line of SUNSET MEADOWS PLAT "A" Subdivision, on file as Entry No. 76950:2000, Map No. 8754, in the Utah County Recorder's Office; thence along said plat S89°36'58"E 8.26 feet to the westerly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) South 139.43 feet; thence (2) S65°07'00"E 106.04 feet to the point of beginning.

Contains: 89,013 square feet or 2.04 acres+/-

EXHIBIT B

ENT 158224:2020 PG 11 of 61

Long-Term Stormwater Management Plan

for:

The Towns at Snow Springs

Lehi City, Utah 84043

Owner: Ivory Development LLC
879 Woodoak Lane,
Salt Lake City, Utah, 84117
801-747-7440

Maintenance Contact: ICO Management
3401 North Center Street
Lehi, Utah, 84043
(801) 407-6813

PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including the Lehi Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The Jordan River is presently impaired but does not have a Total Maximum Daily Load (TMDL). This LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT
SECTION 2: TRAINING
SECTION 3: RECORDKEEPING
SECTION 4 APPENDICES

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants that if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors.

Impervious Infrastructure, Including Parking, Sidewalk, and Flatwork

Any sediment, leaves, debris, spilt fluids or other waste that collects on our parking lots and sidewalks will be carried by runoff to our storm drain inlets. This waste material will settle in our storm drain system, increasing maintenance costs.

Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots, and improve appearance when necessary. The Pavement Maintenance and the Pavement Washing SOPs are used to manage the pollutants associated with our pavements.

Landscaping

Our landscape operations, including mowing, pruning, hand digging etc., can result in grass clippings, sticks, branches, dirt, and mulch, as well as fertilizers such as pesticides and other pollutants to fall or be left on our paved areas. These organic pollutants will over time, clog the infiltration basins and structures, compromising their performance. It is vital that the paved and hardscaped areas remain clean of landscape debris. The Landscape Maintenance SOP is written to control and manage this potential pollution source.

Storm Drain System

The storm drain system consists of on-site inlets and piping to retention ponds, storm drain dry wells, infiltration trenches, City-style storm water sumps in the public road and rain gardens.

Waste Management

Private trash receptacles with lids for each private residence are intended to prevent precipitation exposure minimizing liquids that can leak onto pavements and from haul trucks. Lids will also prevent the light weight trash carried off by wind. Good waste management systems, if managed improperly, can become the source of the very pollution that they were intended to control. The Waste Management SOP is written to control and manage the waste we generate.

Utility System

The roof-top or side yard utility systems are exposed to our roof drains and overland flow, which drain to our pavements. These heating and air conditioning units contain oils and other chemicals that can harm the environment if allowed to infiltrate into the ground or to drain off our property. Liquids and other waste generated by maintenance of these systems can be appropriately managed by the Spill Containment and Cleanup SOP.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe parking and pedestrian path system. However, an improperly managed snow removal operation will increase our salt impact to local water resources and to our own vegetation.

SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

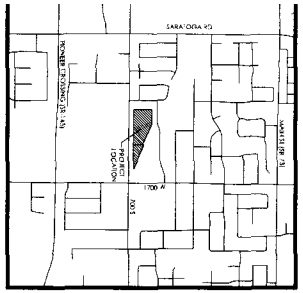
SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Lehi City Stormwater Division annually.

SECTION 4: APPENDICES

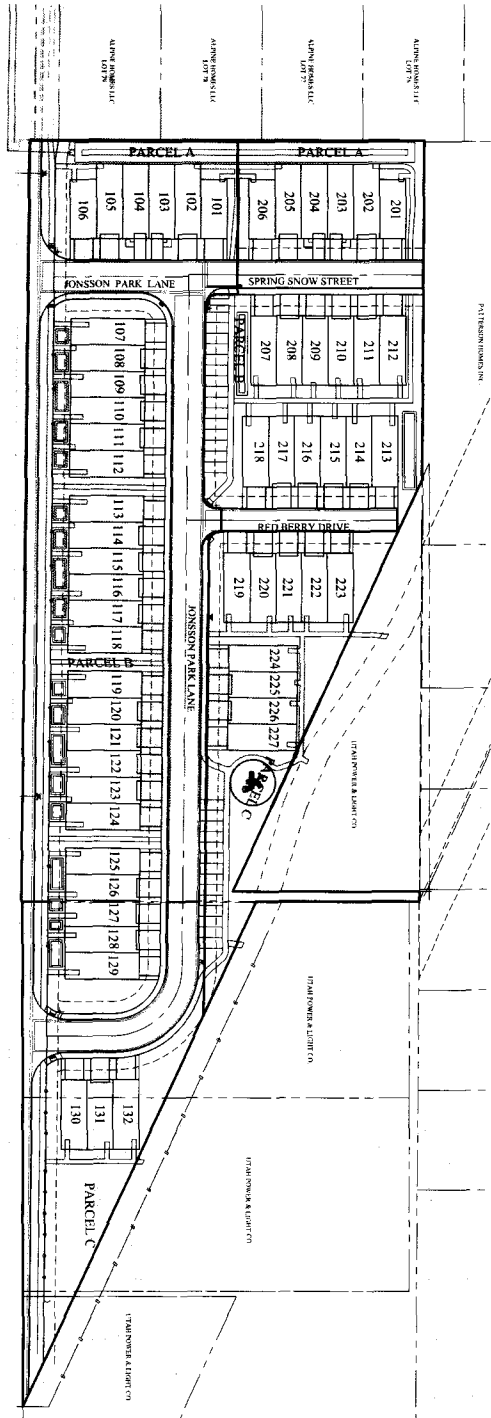
- Appendix A- Site Drawings and Details
- Appendix B- SOPs
- Appendix C- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS



THE TOWNS AT SNOW SPRINGS

PREPARED FOR:
IVORY HOMES
 LOCATED IN:
LEHI CITY



Sheet Number	Sheet Title
C1	COVER SHEET
C2.1	FINAL PLAT PHASE 1
C2.2	FINAL PLAT PHASE 2
C3	DEMOLITION PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	RAIN GARDEN PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
D1	EROSION CONTROL DETAILS
D2	LEHI STANDARDS
D2.1	LEHI STANDARDS
D3	POWER DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
PP1	JONSSON PARK LANE
PP2	JONSSON PARK LANE
PP3	JONSSON PARK LANE
PP4	JONSSON PARK LANE
PP5	SPRING SNOW STREET
PP6	RED BERRY DRIVE
PP7	OFF-SITE SEWER
PP8	OFF-SITE SEWER

LEHI CITY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LEHI CITY DESIGN STANDARDS. THE DESIGN STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION PERMITS AND PERMITS SHALL BE OBTAINED FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION.
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GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LEHI CITY DESIGN STANDARDS. THE DESIGN STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
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ENGINEER'S NOTES TO CONTRACTOR

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LEHI CITY ENGINEER PRIOR TO CONSTRUCTION.
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CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING AND SURVEYING, L.L.C.
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
PROJECT MANAGER LAYLA KORKAN
SURVEY MANAGER SCHEMEL ALMAYAN
CONSULTANT BRAD KAVAY
LEHI CITY ENGINEER
 LEHI CITY ENGINEER
 600 S. MAIN STREET
 LEHI, UTAH 84043
 (801) 464-4444

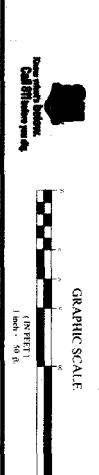


NO.	DATE	DESCRIPTION

SOIL REPORT INVESTIGATION
 THE WEST SIDE OF THE
 JONSSON PARK LANE PROJECT
 HAS BEEN INVESTIGATED BY
 GEOTECHNICAL ENGINEERS OF RECORD, INC. (GEO-REC), P.C.

NOTICE
 BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CONSULT WITH LEHI CITY ENGINEER AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LEHI CITY ENGINEER PRIOR TO CONSTRUCTION.

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 BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CONSULT WITH LEHI CITY ENGINEER AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LEHI CITY ENGINEER PRIOR TO CONSTRUCTION.



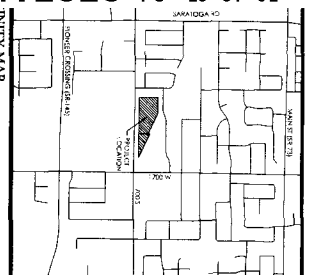
NO.	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS

LEHI CITY
 COVER SHEET



FOCUS
 ENGINEERING AND SURVEYING, L.L.C.
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 www.focusub.com



CURVE TABLE

CHORD BEARING	CHORD DISTANCE	CURVE LENGTH	ARC BEARING	ARC CENTER	ARC CHORD BEARING
S 42° 30' 00" W	100.00	100.00	180.00	(0,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(100,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(200,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(300,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(400,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(500,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(600,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(700,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(800,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(900,0)	S 42° 30' 00" W
S 42° 30' 00" W	100.00	100.00	180.00	(1000,0)	S 42° 30' 00" W

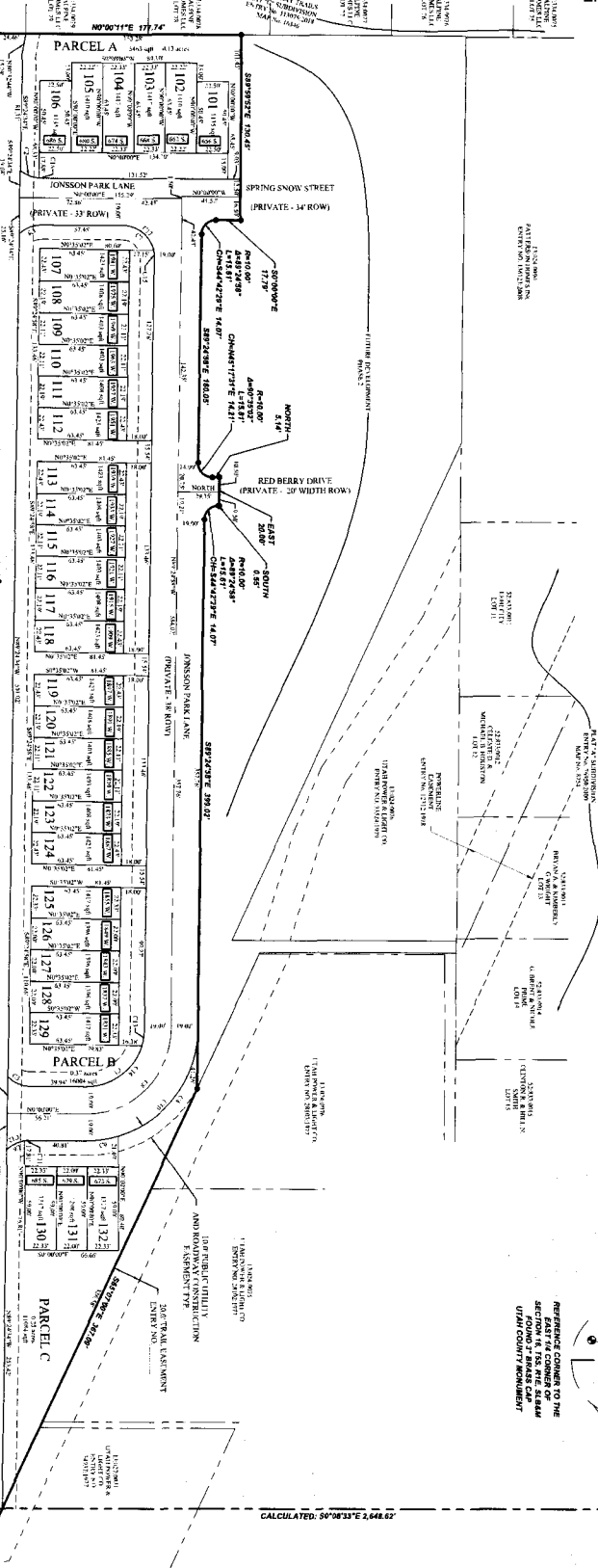
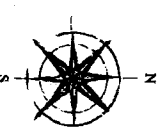
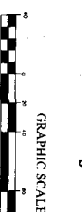
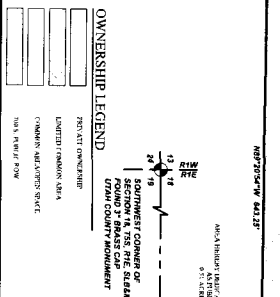
THE TOWNS AT SNOW SPRINGS

SECTION 18, T15S, R16E
SALT LAKE BASIN & WHELAN
SHELBY COUNTY, UTAH

NOTES

- 1. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF CURVES UNLESS OTHERWISE NOTED.

FOCUS
ENGINEERING AND SURVEYING, LLC
6839 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 (801) 555-0275
www.focusinc.com



CALCULATED: 90°00'33" E 2,642.62'

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the land described in the plat hereon attached, and that I have read and understand the contents of the same, and that I am satisfied with its contents, and that I have no objection to the same being recorded.

BOUNDARY DESCRIPTION

The property shown on this plat is bounded as follows: north by the land of [Name], east by the land of [Name], south by the land of [Name], and west by the land of [Name].

OWNER'S DEDICATION

I, the undersigned, hereby dedicate to the public the land described in the plat hereon attached, for the use and purpose therein set forth, and I hereby release all claims and interests in the same.

LIMITED LIABILITY ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I am the owner of the land described in the plat hereon attached, and that I have read and understand the contents of the same, and that I am satisfied with its contents, and that I have no objection to the same being recorded.

ACCEPTANCE BY LEGISLATIVE BODY

The City of [Name] hereby accepts the dedication of the land described in the plat hereon attached, for the use and purpose therein set forth, and I hereby release all claims and interests in the same.

APPROVED BY PLANNING COMMISSION APPROVAL

The Planning Commission of the City of [Name] hereby approves the dedication of the land described in the plat hereon attached, for the use and purpose therein set forth, and I hereby release all claims and interests in the same.

THE TOWNS AT SNOW SPRINGS

PLANNING COMMISSION APPROVAL

DATE: [Date]

BY: [Name]

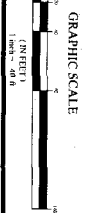
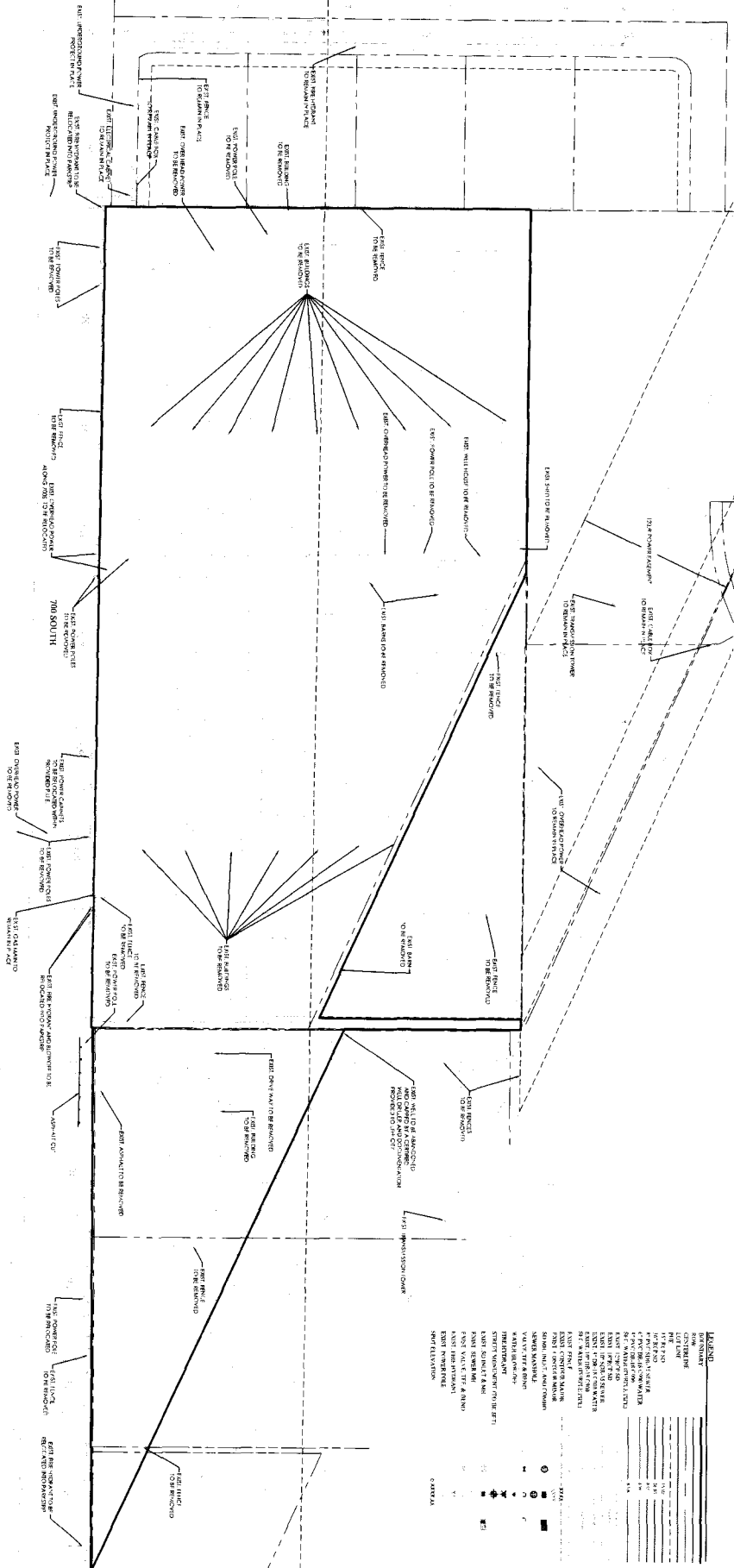
CHIEF PLANNING COMMISSIONER

APPROVED BY: [Name]

DATE: [Date]

BY: [Name]

CITY ENGINEER



LEGEND

[Symbol]	BOUNDARY
[Symbol]	EXISTING
[Symbol]	DEMOLITION
[Symbol]	TO BE REMOVED
[Symbol]	TO BE RETAINED
[Symbol]	TO BE DESTROYED
[Symbol]	TO BE RECONSTRUCTED
[Symbol]	TO BE REPAIRED
[Symbol]	TO BE REFINISHED
[Symbol]	TO BE REWORKED
[Symbol]	TO BE REFINISHED AND REWORKED
[Symbol]	TO BE REFINISHED AND RECONSTRUCTED
[Symbol]	TO BE REFINISHED AND RECONSTRUCTED AND REWORKED
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DEMOLITION PLAN

DATE	DESCRIPTION

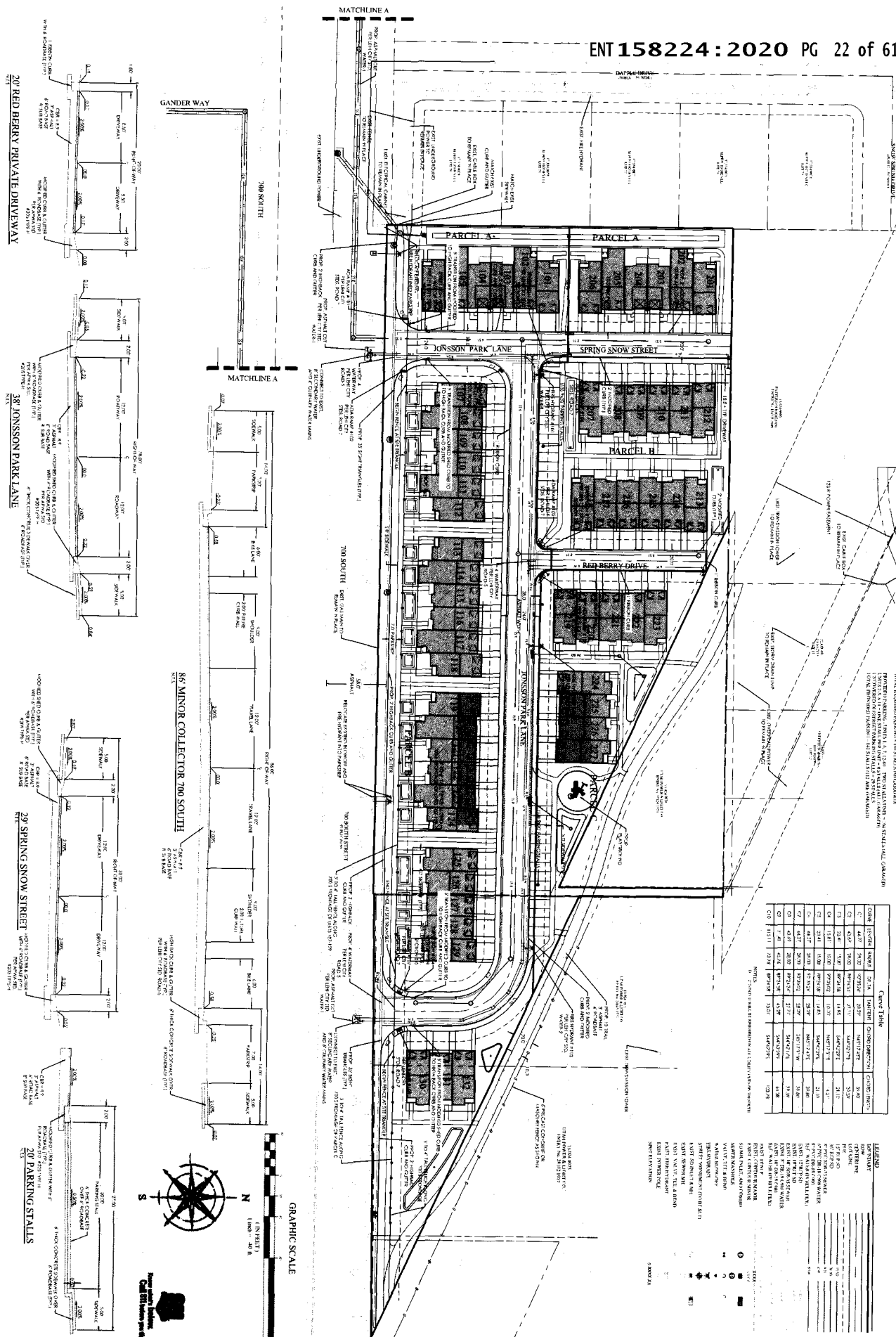
REVISION BLANK

DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
LEHI CITY
DEMOLITION PLAN



FOCUS
ENGINEERING AND SURVEYING, L.L.C.
6949 S. HIGH TECH DRIVE SUITE 300
MIDVALE, UT 84047 PH: (801) 552-0075
www.focusllc.com



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE TOWN ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE TOWN OF SNOW SPRINGS ZONING BY-LAW AND THE TOWN OF SNOW SPRINGS SUBDIVISION ACT. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Curve Table

Curve	Length	Station	PC	PT	PI	Station	Grade	Grade
1	44.07	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
2	42.00	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
3	23.41	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
4	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
5	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
6	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
7	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
8	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
9	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24
10	13.01	7+00.00	7+00.00	7+00.00	7+00.00	7+00.00	5.24	5.24

Legend

Symbol	Description
Circle with dot	Proposed Building Footprint
Circle with cross	Proposed Parking Stall
Circle with slash	Proposed Driveway
Circle with asterisk	Proposed Utility Line
Circle with triangle	Proposed Survey Point
Circle with square	Proposed Easement
Circle with diamond	Proposed Right-of-Way
Circle with hexagon	Proposed Access Point
Circle with octagon	Proposed Gate Post
Circle with star	Proposed Corner Marker
Circle with plus	Proposed Survey Station
Circle with minus	Proposed Survey Station
Circle with equals	Proposed Survey Station
Circle with less	Proposed Survey Station
Circle with greater	Proposed Survey Station
Circle with percent	Proposed Survey Station
Circle with hash	Proposed Survey Station
Circle with dollar	Proposed Survey Station
Circle with ampersand	Proposed Survey Station
Circle with at	Proposed Survey Station
Circle with asterisk	Proposed Survey Station
Circle with triangle	Proposed Survey Station
Circle with square	Proposed Survey Station
Circle with diamond	Proposed Survey Station
Circle with hexagon	Proposed Survey Station
Circle with octagon	Proposed Survey Station
Circle with star	Proposed Survey Station
Circle with plus	Proposed Survey Station
Circle with minus	Proposed Survey Station
Circle with equals	Proposed Survey Station
Circle with less	Proposed Survey Station
Circle with greater	Proposed Survey Station
Circle with percent	Proposed Survey Station
Circle with hash	Proposed Survey Station
Circle with dollar	Proposed Survey Station
Circle with ampersand	Proposed Survey Station
Circle with at	Proposed Survey Station



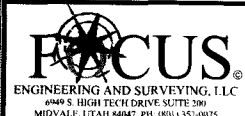
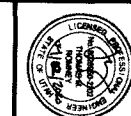
REVISION BLOCK

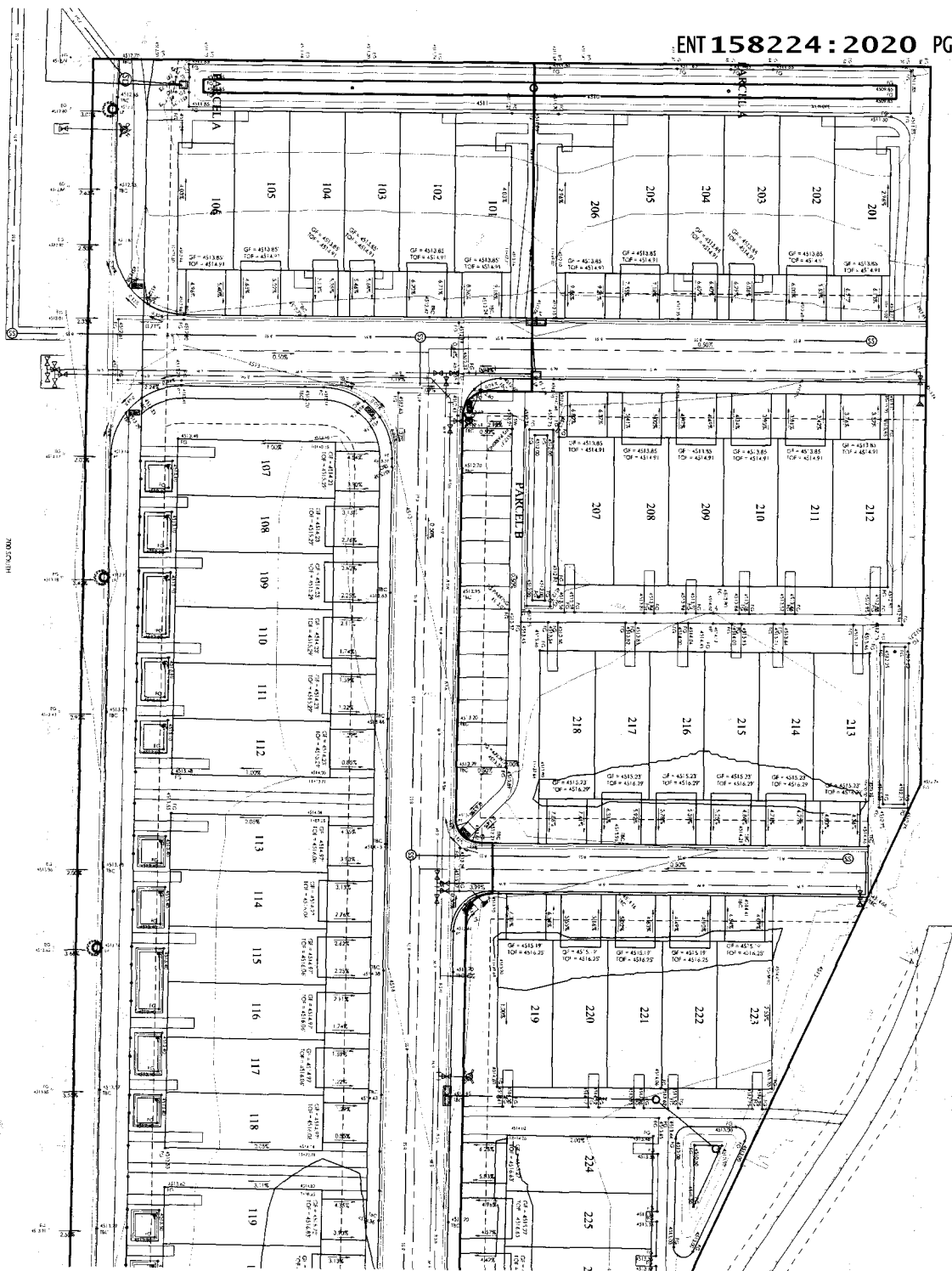
NO.	DATE	DESCRIPTION

SITE PLAN

C3.1

THE TOWNS AT SNOW SPRINGS
LEHI CITY
SITE PLAN





MATCH SHEET C4

GRAPHIC SCALE
1" = 20' B



LEGEND

EXISTING	EXISTING
PROPOSED	PROPOSED
AS-BUILT	AS-BUILT
...	...



THE TOWNS AT SNOW SPRINGS

LEHI CITY

GRADING PLAN

REVISION BLOCK	
DATE	DESCRIPTION

GRADING PLAN

C4.1

DATE: 09/28/2020

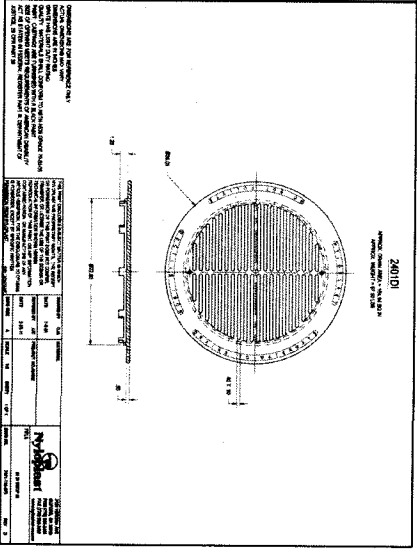
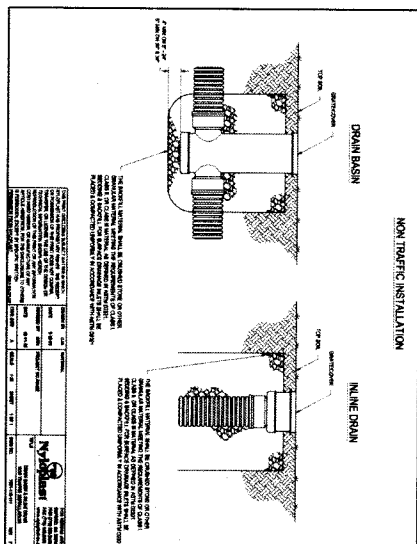
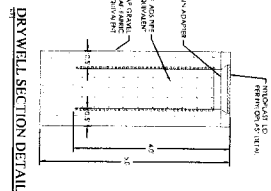
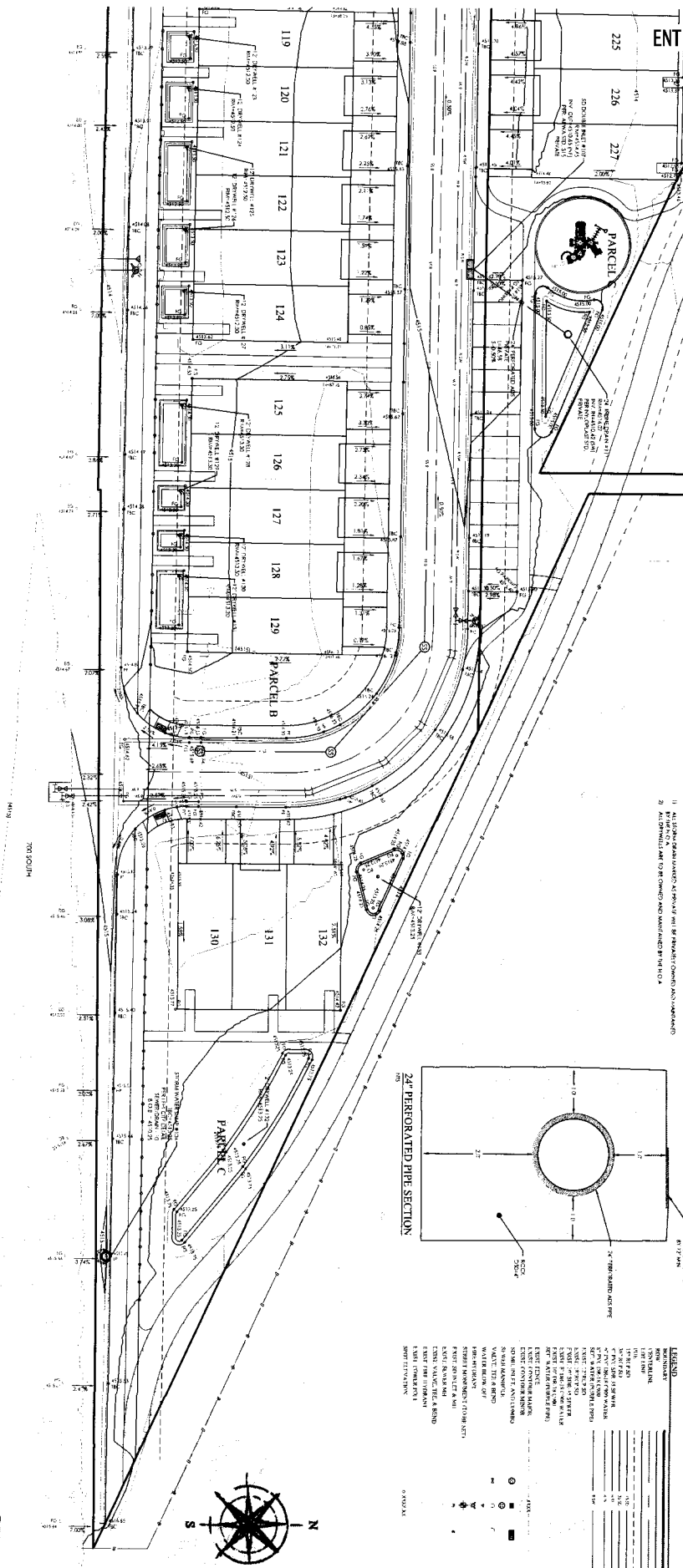
SCALE: AS SHOWN



FOCUS
ENGINEERING AND SURVEYING, LLC

6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 TEL: (801) 352-0975
www.focusaz.com

2020/09/28 10:47 AM 7/25/2020 10:47 AM 2020/09/28 10:47 AM 7/25/2020 10:47 AM 2020/09/28 10:47 AM 7/25/2020 10:47 AM

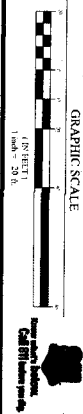


NOTES

1. ALL STORM DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDT AND IBC.
2. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MDT AND IBC.

LEGEND

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(Symbol)	1002\"/>



REVISION BLOCK

NO.	DATE	DESCRIPTION
1	09/23/20	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAINAGE PLAN

DATE: 09/23/20
 DRAWN BY: J. ANDERSON
 CHECKED BY: J. ANDERSON
 SCALE: AS SHOWN

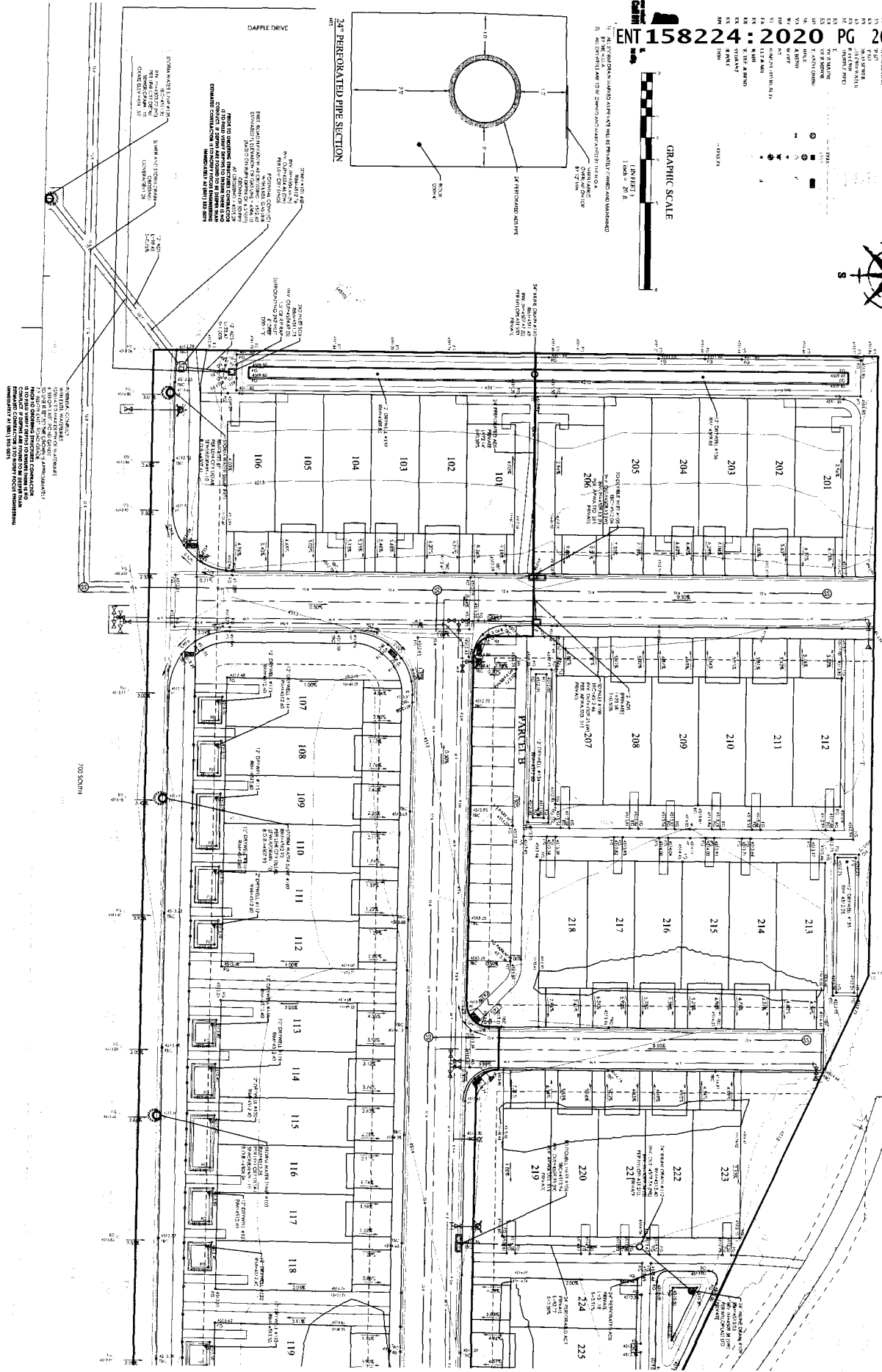
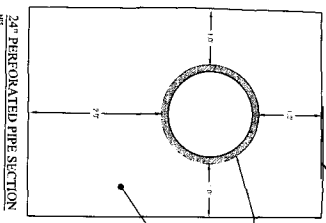
THE TOWNS AT SNOW SPRINGS
 LEHI CITY
DRAINAGE PLAN



FOCUS
 ENGINEERING AND SURVEYING, LLC
 6966 S. HIGH TECH DRIVE, SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

1	PROJECT	THE TOWNS AT SNOW SPRINGS
2	DATE	11/15/20
3	SCALE	AS SHOWN
4	DRAWN BY	W. B. HARRIS
5	CHECKED BY	W. B. HARRIS
6	IN CHARGE	W. B. HARRIS
7	DATE	11/15/20
8	PROJECT	THE TOWNS AT SNOW SPRINGS
9	DATE	11/15/20
10	SCALE	AS SHOWN
11	DRAWN BY	W. B. HARRIS
12	CHECKED BY	W. B. HARRIS
13	IN CHARGE	W. B. HARRIS
14	DATE	11/15/20
15	PROJECT	THE TOWNS AT SNOW SPRINGS
16	DATE	11/15/20
17	SCALE	AS SHOWN
18	DRAWN BY	W. B. HARRIS
19	CHECKED BY	W. B. HARRIS
20	IN CHARGE	W. B. HARRIS
21	DATE	11/15/20
22	PROJECT	THE TOWNS AT SNOW SPRINGS
23	DATE	11/15/20
24	SCALE	AS SHOWN
25	DRAWN BY	W. B. HARRIS
26	CHECKED BY	W. B. HARRIS
27	IN CHARGE	W. B. HARRIS
28	DATE	11/15/20
29	PROJECT	THE TOWNS AT SNOW SPRINGS
30	DATE	11/15/20
31	SCALE	AS SHOWN
32	DRAWN BY	W. B. HARRIS
33	CHECKED BY	W. B. HARRIS
34	IN CHARGE	W. B. HARRIS
35	DATE	11/15/20
36	PROJECT	THE TOWNS AT SNOW SPRINGS
37	DATE	11/15/20
38	SCALE	AS SHOWN
39	DRAWN BY	W. B. HARRIS
40	CHECKED BY	W. B. HARRIS
41	IN CHARGE	W. B. HARRIS
42	DATE	11/15/20
43	PROJECT	THE TOWNS AT SNOW SPRINGS
44	DATE	11/15/20
45	SCALE	AS SHOWN
46	DRAWN BY	W. B. HARRIS
47	CHECKED BY	W. B. HARRIS
48	IN CHARGE	W. B. HARRIS
49	DATE	11/15/20
50	PROJECT	THE TOWNS AT SNOW SPRINGS
51	DATE	11/15/20
52	SCALE	AS SHOWN
53	DRAWN BY	W. B. HARRIS
54	CHECKED BY	W. B. HARRIS
55	IN CHARGE	W. B. HARRIS
56	DATE	11/15/20
57	PROJECT	THE TOWNS AT SNOW SPRINGS
58	DATE	11/15/20
59	SCALE	AS SHOWN
60	DRAWN BY	W. B. HARRIS
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62	IN CHARGE	W. B. HARRIS
63	DATE	11/15/20
64	PROJECT	THE TOWNS AT SNOW SPRINGS
65	DATE	11/15/20
66	SCALE	AS SHOWN
67	DRAWN BY	W. B. HARRIS
68	CHECKED BY	W. B. HARRIS
69	IN CHARGE	W. B. HARRIS
70	DATE	11/15/20
71	PROJECT	THE TOWNS AT SNOW SPRINGS
72	DATE	11/15/20
73	SCALE	AS SHOWN
74	DRAWN BY	W. B. HARRIS
75	CHECKED BY	W. B. HARRIS
76	IN CHARGE	W. B. HARRIS
77	DATE	11/15/20
78	PROJECT	THE TOWNS AT SNOW SPRINGS
79	DATE	11/15/20
80	SCALE	AS SHOWN
81	DRAWN BY	W. B. HARRIS
82	CHECKED BY	W. B. HARRIS
83	IN CHARGE	W. B. HARRIS
84	DATE	11/15/20
85	PROJECT	THE TOWNS AT SNOW SPRINGS
86	DATE	11/15/20
87	SCALE	AS SHOWN
88	DRAWN BY	W. B. HARRIS
89	CHECKED BY	W. B. HARRIS
90	IN CHARGE	W. B. HARRIS
91	DATE	11/15/20
92	PROJECT	THE TOWNS AT SNOW SPRINGS
93	DATE	11/15/20
94	SCALE	AS SHOWN
95	DRAWN BY	W. B. HARRIS
96	CHECKED BY	W. B. HARRIS
97	IN CHARGE	W. B. HARRIS
98	DATE	11/15/20
99	PROJECT	THE TOWNS AT SNOW SPRINGS
100	DATE	11/15/20

GRAPHIC SCALE
1 inch = 20 feet



MATCH SHEET C5

REVISION	NO	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
LEHI CITY
DRAINAGE PLAN



FOCUS
ENGINEERING AND SURVEYING, LLC
860 W. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PHE: (801) 352-0075
www.focusutah.com

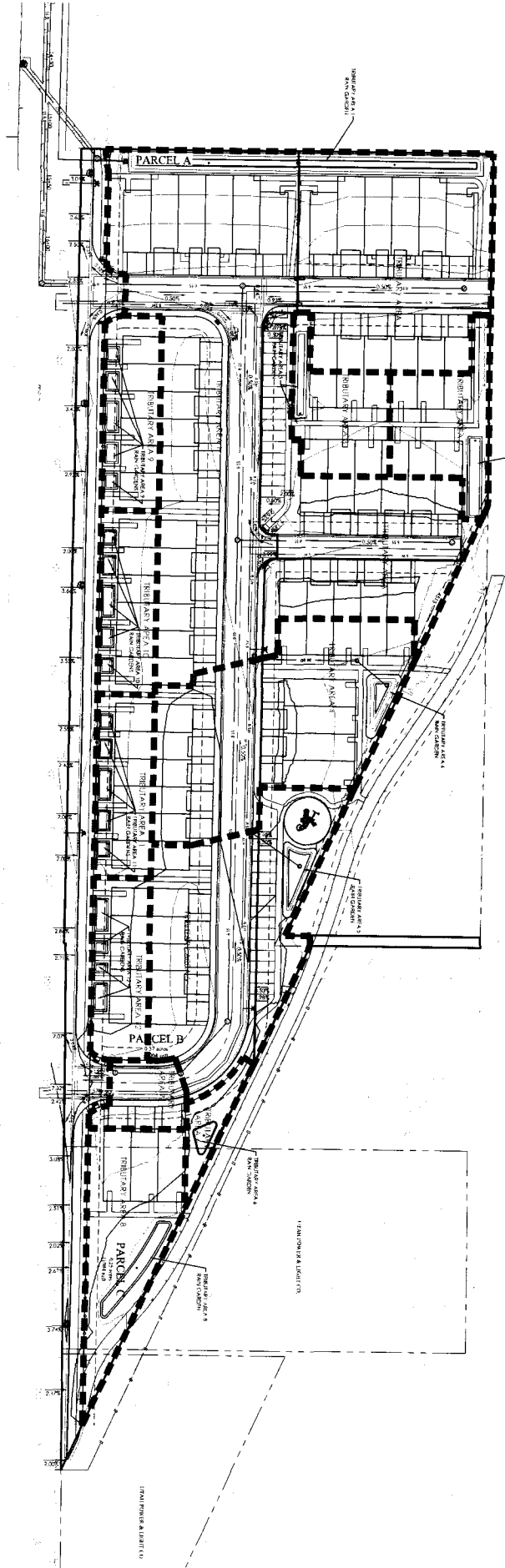
DATE	11/15/20	SCALE	AS SHOWN
DRAWN BY	W. B. HARRIS	CHECKED BY	W. B. HARRIS
PROJECT	THE TOWNS AT SNOW SPRINGS	SHEET NO.	C51

\\c:\2021\01\01\The Towns at Snow Springs\2020\11\15\1511.dwg [DRAWING PLAN.dwg]



NOTE:
SEE THE DRAINAGE NARRATIVE FOR RAIN GARDEN
CALCULATIONS AND DEPTHS

NO.	DESCRIPTION
1	PAVING
2	CONCRETE
3	GRAVEL
4	SOIL
5	RAIN GARDEN
6	ROCK
7	PLANTING
8	BIOTREATMENT
9	BIODENITRIFICATION
10	BIODENITRIFICATION
11	BIODENITRIFICATION
12	BIODENITRIFICATION
13	BIODENITRIFICATION
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36	BIODENITRIFICATION
37	BIODENITRIFICATION
38	BIODENITRIFICATION
39	BIODENITRIFICATION
40	BIODENITRIFICATION



FOCUS
ENGINEERING AND SURVEYING, LLC
5945 S. HIGH TECH DRIVE, SUITE 300
MIDVALE, UTAH 84047 PH. (801) 352-0875
www.focusutah.com

**THE TOWNS AT SNOW SPRINGS
LEHI CITY
RAIN GARDEN PLAN**

REVISION BLOCK	
NO.	DESCRIPTION

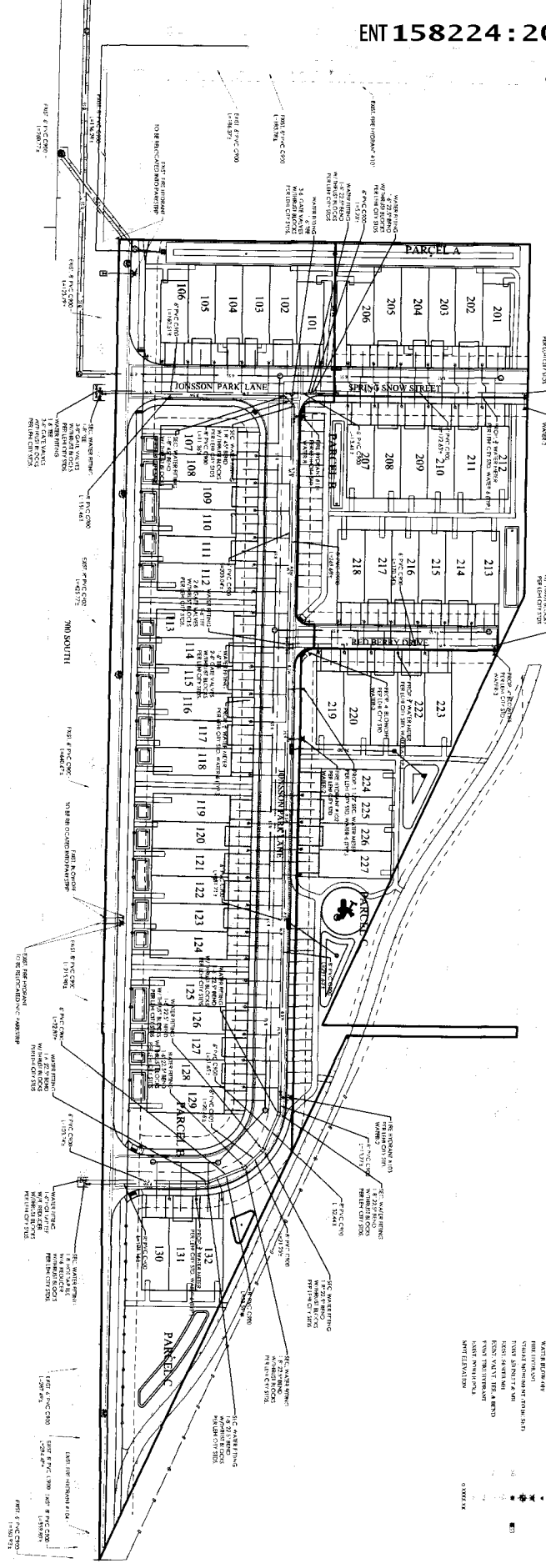
PROJECT NO.	CS 2
TITLE	RAIN GARDEN PLAN
DATE	02/28/20
DRAWN BY	
CHECKED BY	
IN CHARGE	

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
WATER SERVICE 400	JONSSON PARK LANE	118+00	2.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	0.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-2.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-4.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-6.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-8.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-10.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-12.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-14.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-16.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-18.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-20.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-22.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-24.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-26.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-28.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-30.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-32.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-34.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-36.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-38.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	118+00	-40.00	451.40

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
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WATER SERVICE 400	JONSSON PARK LANE	119+00	0.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	119+00	-2.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	119+00	-4.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	119+00	-18.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	119+00	-22.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	119+00	-38.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	119+00	-40.00	451.40

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
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WATER SERVICE 400	JONSSON PARK LANE	120+00	0.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	120+00	-2.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	120+00	-4.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	120+00	-6.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	120+00	-38.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	120+00	-40.00	451.40

METER #	STREET NAME	STATION	OFFSET	ELEVATION
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WATER SERVICE 400	JONSSON PARK LANE	121+00	0.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	121+00	-4.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	121+00	-6.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	121+00	-8.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	121+00	-10.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	121+00	-12.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	121+00	-16.00	451.40
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WATER SERVICE 400	JONSSON PARK LANE	121+00	-38.00	451.40
WATER SERVICE 400	JONSSON PARK LANE	121+00	-40.00	451.40



1. ALL LEH CITY SEWER, WATER AND STORM DRAIN UTILITY SERVICES REQUIRE GRANULAR MATERIAL AND SHALL MEET AN AASHTO M-13 DESIGNATION ACCORDING TO SECTION 7112 OF THE 2014 LEH CITY DESIGN STANDARDS.
2. ANY MECHANICAL JOINTS WILL REQUIRE A MEGALON OR EQUIVALENT JOINT RESTRAINT.
3. EXISTING VALVES MAY BE REUSED FOR TESTING. IF THEIR VALVES FAIL, THEY WILL BE REPLACED AT THE DEVELOPER'S EXPENSE.
4. ALL WATER MAIN LINES MUST BE BUILT FROM SOLID FLANGED DUCTILE IRON SPOCKS AND MECHANICAL JOINTS WILL BE ALLOWED.
5. THE GEOTECHNICAL REPORT SHOWS THE SOILS ON THIS SITE TO BE HEAVY TAVERN BY THE CORNER OF JONSSON PARK LANE. APPROPRIATE MEASURES SHALL BE TAKEN BY THE DEVELOPER TO ENSURE ADEQUATE COMPACTNESS OF THE WATER SYSTEM FROM THE CORROSION EFFECTS OF THE SOILS.

NO.	DESCRIPTION
1	WATER MAIN
2	VALVE
3	METER
4	WATER SERVICE
5	SEWER MAIN
6	SEWER VALVE
7	STORM DRAIN
8	STORM VALVE
9	EXISTING
10	PROPOSED

GRAPHIC SCALE

REVISION BLOCK

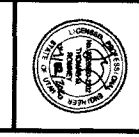
NO.	DATE	DESCRIPTION

WATER PLAN

DATE: 02/20/20
DRAWN BY: C7

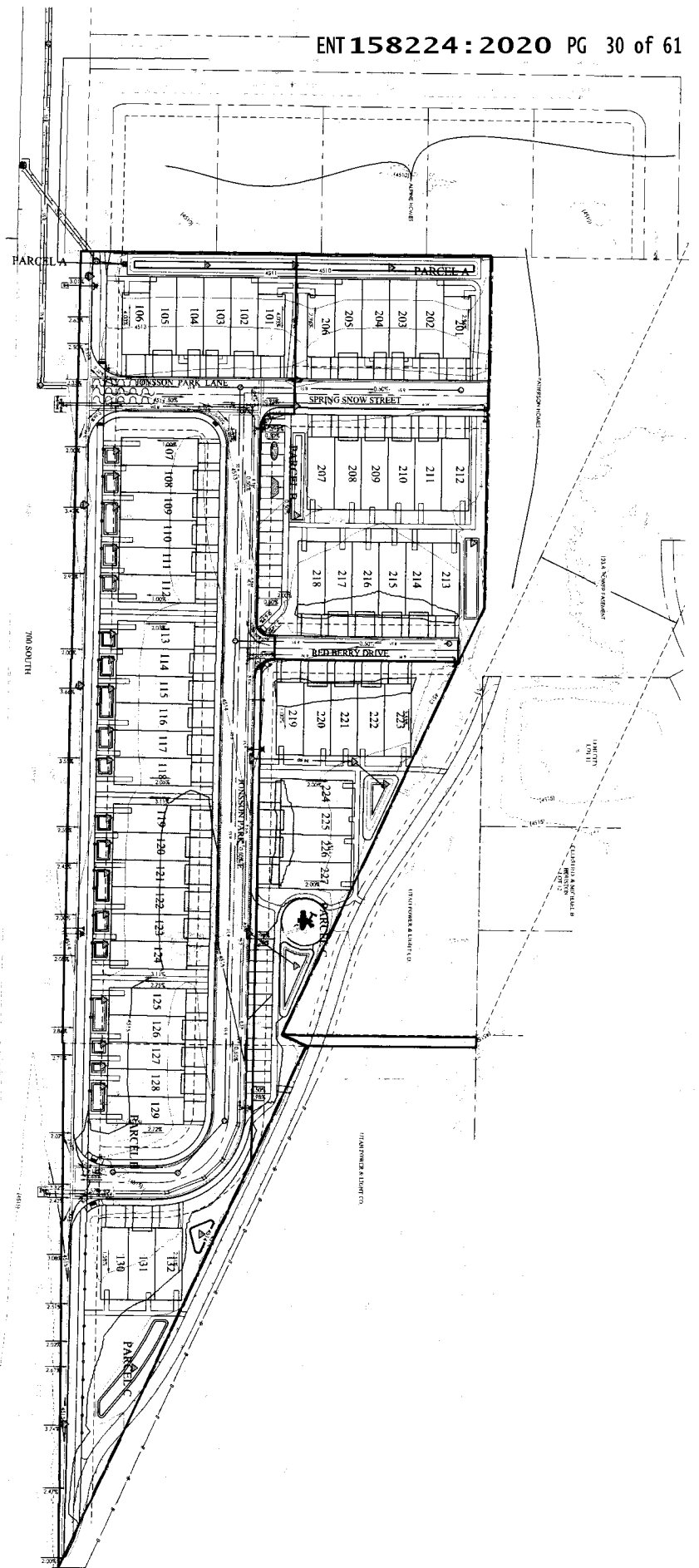
THE TOWNS AT SNOW SPRINGS

LEHI CITY WATER PLAN



FOCUS
ENGINEERING AND SURVEYING, LLC

300 MIDVALE UTAH ROAD
MIDVALE, UTAH 84044-9888
www.focusutah.com

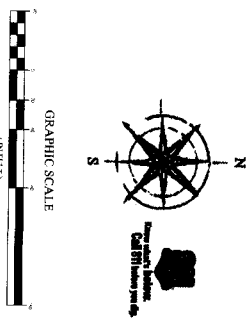
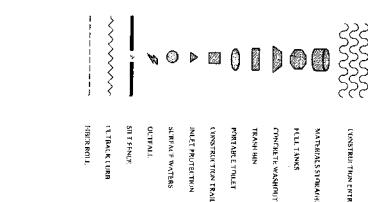


SWPPP DATA

- GENERAL INFORMATION**
- PROJECT NAME: THE TOWNS AT SNOW SPRINGS
 - PROJECT LOCATION: LEHI CITY, UTAH
 - CLIENT: [REDACTED]
 - DATE: 02/20/2020

- SWPPP NOTES**
- ALL SWPPP MEASURES MUST BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - CONSTRUCTION MUST BE LIMITED TO THE DESIGNATED CONSTRUCTION AREA.
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 - CONSTRUCTION MUST BE LIMITED TO THE DESIGNATED CONSTRUCTION AREA.

EROSION CONTROL LEGEND



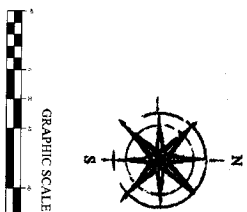
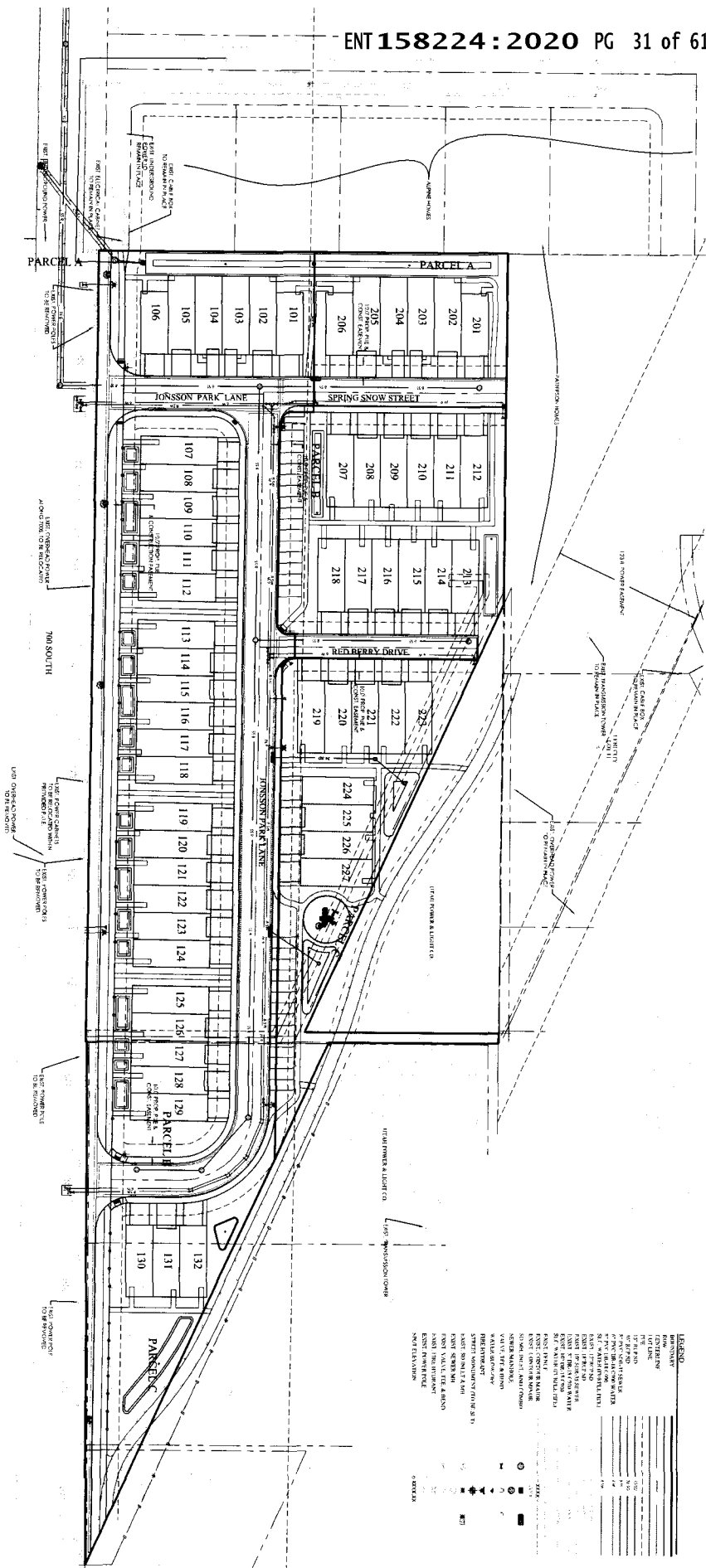
THE TOWNS AT SNOW SPRINGS
LEHI CITY
EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION



FOCUS
ENGINEERING AND SURVEYING, LLC
8649 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusu.com

EROSION CONTROL PLAN
C8



REVISION BLOCK		
NO.	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
LEHI CITY
POWER PLAN



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-8075
www.focuslab.com

POWER PLAN
C9

LEHI

QUISTARS

- 21. CONSTRUCTION MATERIALS
- 22. CONSTRUCTION EQUIPMENT
- 23. CONSTRUCTION LABORERS
- 24. CONSTRUCTION MACHINERY
- 25. CONSTRUCTION TOOLS
- 26. CONSTRUCTION SUPPLIES

QUISTARS

- 21. CONSTRUCTION MATERIALS
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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

REVISION BLOCK	
NO.	DESCRIPTION
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THE TOWNS AT SNOW SPRINGS

LEHI CITY

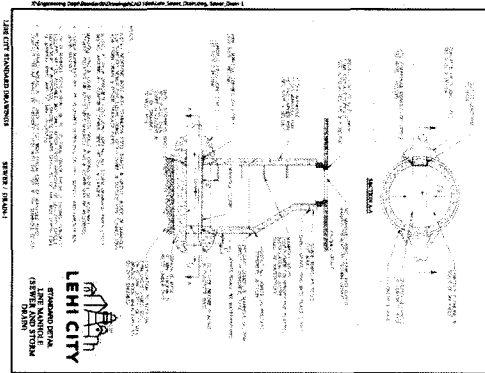
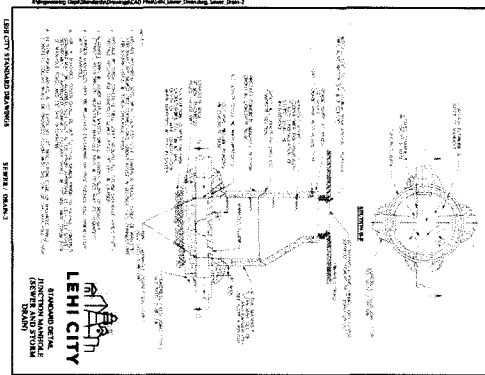
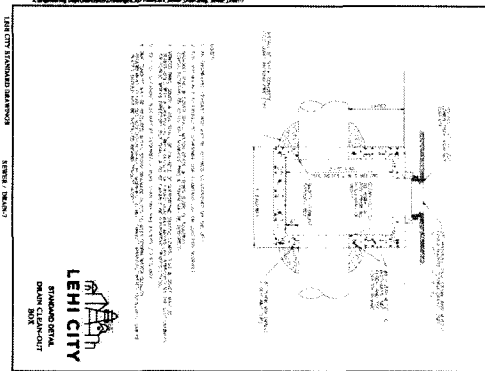
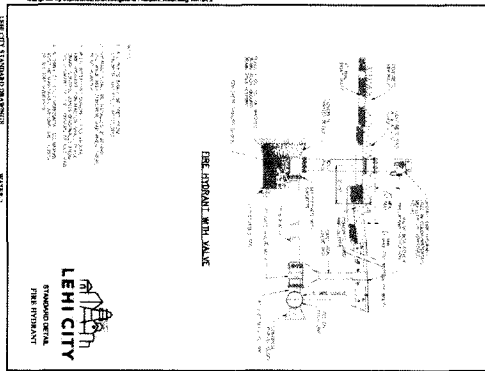
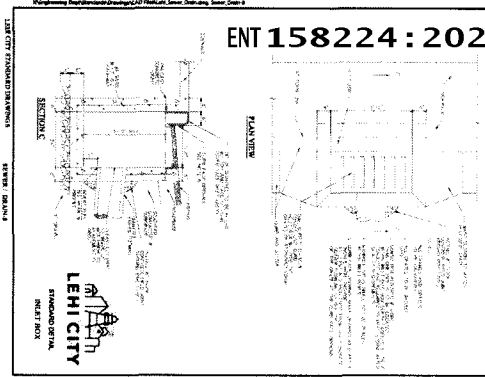
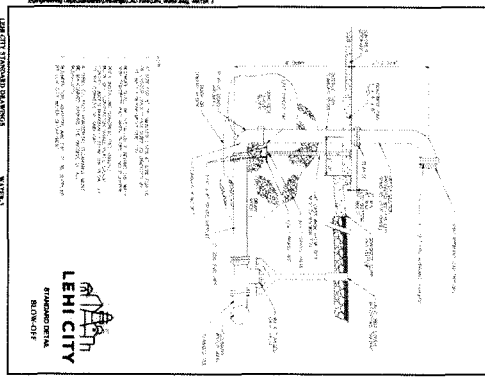
EROSION CONTROL DETAILS



FOCUS

ENGINEERING AND SURVEYING, LLC

6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focus Utah.com



LEHI STANDARDS

DATE	BY	CHKD
9/2/20	IMH	IMH
DATE	BY	CHKD
2/28/2014		

D2

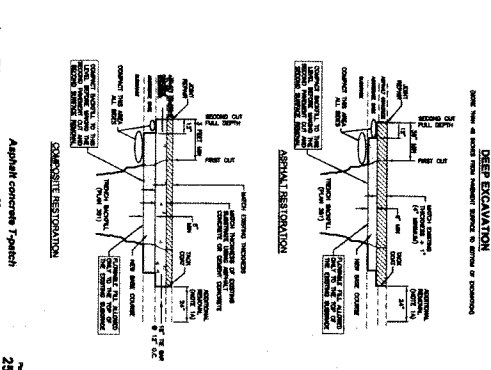
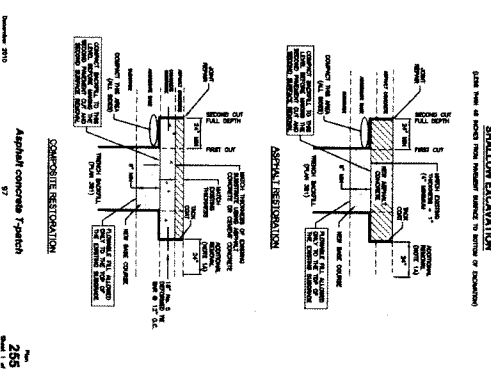
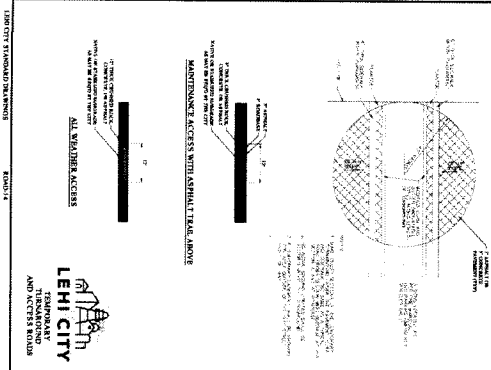
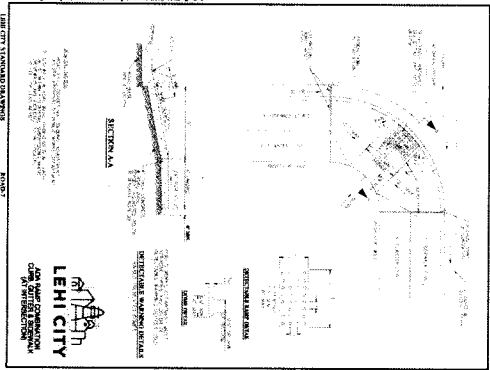
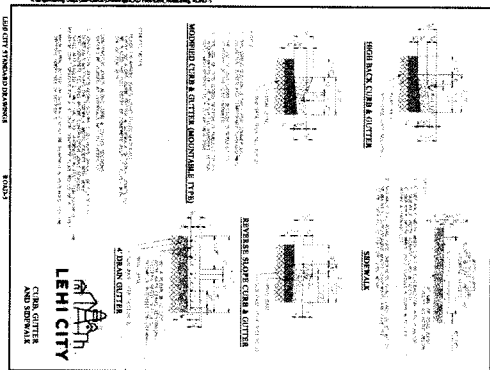
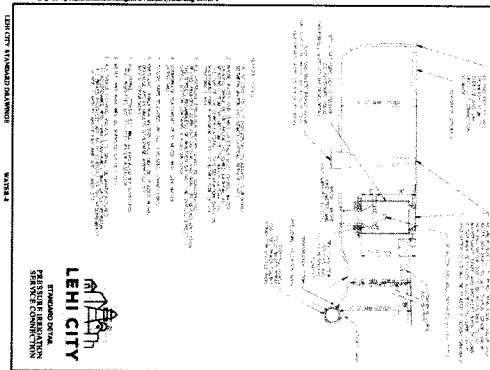
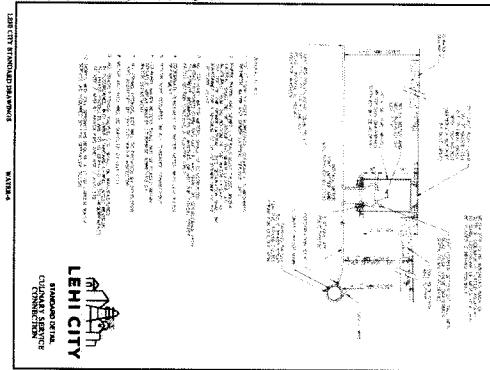
REVISION BLOCK

#	DATE	DESCRIPTION
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THE TOWNS AT SNOW SPRINGS
LEHI CITY
LEHI STANDARDS



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 300
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



REVISION BLOCK		
#	DATE	DESCRIPTION
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THE TOWNS AT SNOW SPRINGS
 LEHI CITY
 LEHI STANDARDS

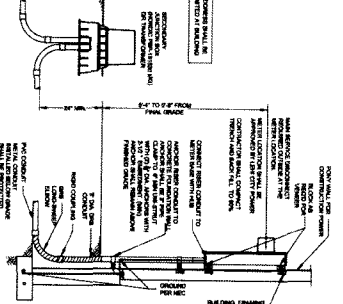


FOCUS
 ENGINEERING AND SURVEYING, LLC
 1404 SOUTH HIGH TECH DRIVE, SUITE 200
 MIDVALE, UT 84047 PH: (801) 352-4075
 www.focusutah.com

TEMPORARY CONNECTION POWER. "IF ANY TEMPORARY CONNECTIONS ARE REQUIRED FOR THE WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LEHI CITY UTILITIES DEPARTMENT AND THE UTILITY COMPANY(S) INVOLVED. ALL TEMPORARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE LEHI CITY UTILITIES DEPARTMENT REQUIREMENTS AND THE UTILITY COMPANY(S) REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT. ALL TEMPORARY CONNECTIONS SHALL BE REMOVED AND RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT. ALL TEMPORARY CONNECTIONS SHALL BE REMOVED AND RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT.

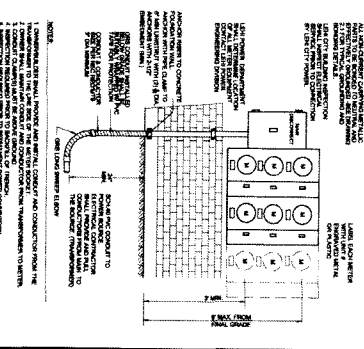
LEHI CITY
MANAGEMENT'S & STANDARDS
ELECTRICAL SERVICE INFORMATION

REV: 11/20
 BY: DMS
 DATE: 2017



LEHI CITY
MANAGEMENT'S & STANDARDS
UNDERGROUND SERVICE INFORMATION

REV: 11/20
 BY: DMS
 DATE: 2017



LEHI CITY
MANAGEMENT'S & STANDARDS
MULTI-METER INSTALLATION UNDERGROUND SERVICE INFORMATION

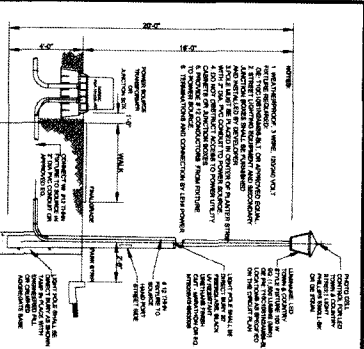
REV: 11/20
 BY: DMS
 DATE: 2017

FINCHING REQUIREMENTS
 THE CONTRACTOR SHALL PROVIDE FINCHING TO SUPPORT ALL UTILITY POLES AND STRUCTURES. THE FINCHING SHALL BE INSTALLED IN ACCORDANCE WITH THE LEHI CITY UTILITIES DEPARTMENT REQUIREMENTS AND THE UTILITY COMPANY(S) REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT. ALL FINCHING SHALL BE REMOVED AND RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT.

CONDUIT REQUIREMENTS
 ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE LEHI CITY UTILITIES DEPARTMENT REQUIREMENTS AND THE UTILITY COMPANY(S) REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT. ALL CONDUIT SHALL BE REMOVED AND RESTORED TO ORIGINAL CONDITION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND EQUIPMENT.

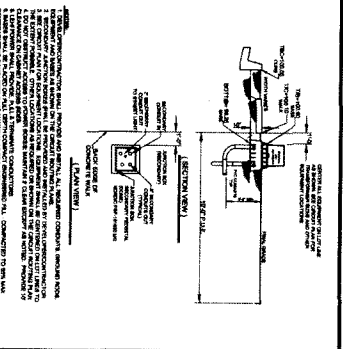
LEHI CITY
MANAGEMENT'S & STANDARDS
ELECTRICAL SERVICE INFORMATION CONDUIT NOTES

REV: 11/20
 BY: DMS
 DATE: 2017



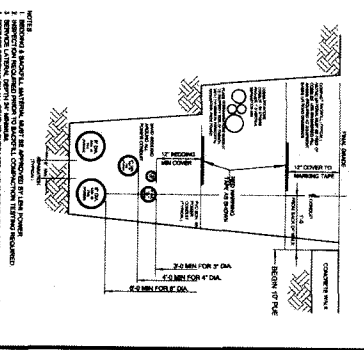
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MANAGEMENT'S & STANDARDS
RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LSD)

REV: 11/20
 BY: DMS
 DATE: 2017



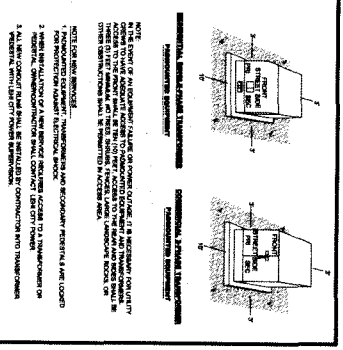
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REV: 11/20
 BY: DMS
 DATE: 2017



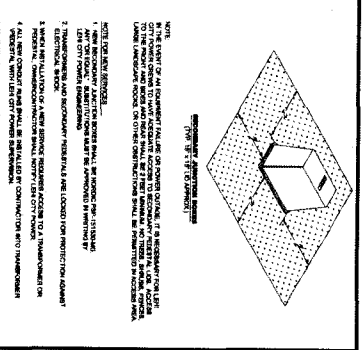
LEHI CITY
MANAGEMENT'S & STANDARDS
TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

REV: 11/20
 BY: DMS
 DATE: 2017



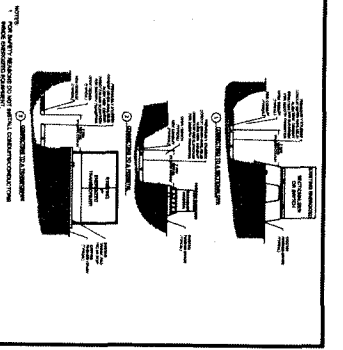
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MANAGEMENT'S & STANDARDS
TRANSFORMER & EQUIPMENT REQUIRED CLEARANCES

REV: 11/20
 BY: DMS
 DATE: 2017



LEHI CITY
MANAGEMENT'S & STANDARDS
CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX

REV: 11/20
 BY: DMS
 DATE: 2017



LEHI CITY
MANAGEMENT'S & STANDARDS
CLEARANCE REQUIRED FOR SECONDARY JUNCTION BOX

REV: 11/20
 BY: DMS
 DATE: 2017

REVISION BLOCK	
#	DESCRIPTION

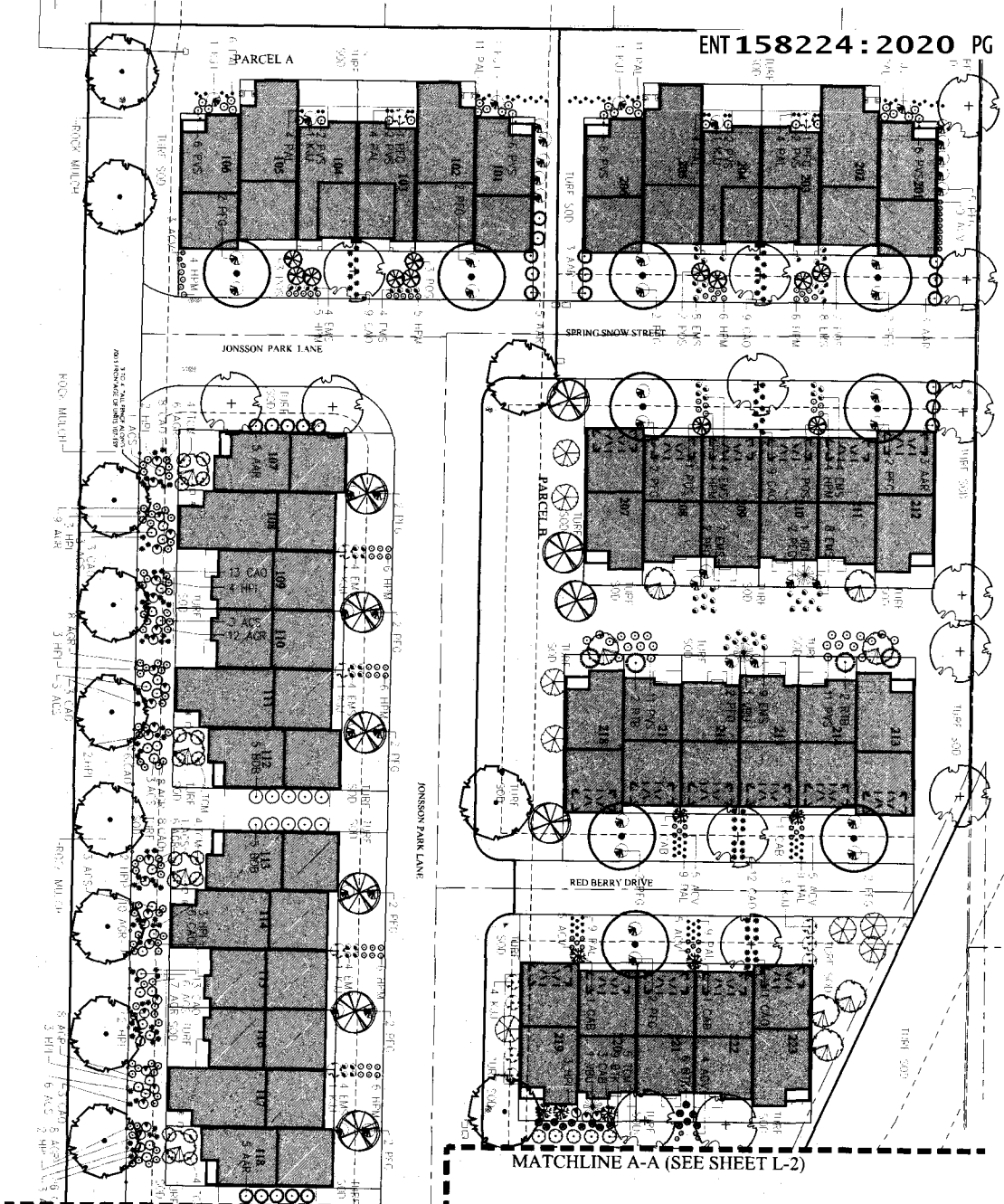
D3 POWER DETAILS - D3

NAME: DMS
 PROJECT: 158224
 SHEET: 35 OF 61

THE TOWNS AT SNOW SPRINGS
 LEHI CITY
 D3 POWER DETAILS - D3



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MATCHLINE A-A (SEE SHEET L-2)

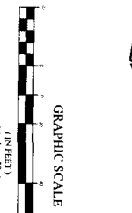
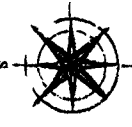
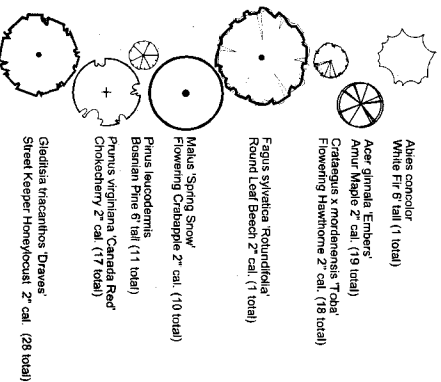
MATCHLINE A-A (SEE SHEET L-2)

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Notes
SHRUBS					
AAR	<i>Forsythia viridissima</i>	Regent	5 Gal	44	Yes
ACS	<i>Artemisia cana</i>	Silver Sagebrush	1 Gal	52	Yes
BBB	<i>Buddleia davidii</i>	Buck Knight	2 Gal	30	Yes
BIX	<i>Buxus sempervirens</i>	China Box	2 Gal	21	Yes
CAB	<i>Cornus alba</i>	Batard's Dogwood	5 Gal	8	No
HEI	<i>Hydrangea paniculata</i>	Limelight	5 Gal	65	No
KJI	<i>Kerria japonica</i>	Japanese Kerria	5 Gal	27	Yes
PGG	<i>Potentilla fruticosa</i>	Goldfinger	5 Gal	62	No
POS	<i>Physocarpus opulifolius</i>	Seward	5 Gal	12	Yes
RIB	<i>Rhus typhina</i>	Blackhaw	5 Gal	17	Yes
TOM	<i>Toxicaria canadensis</i>	Wormwood	2 Gal	37	No
YBU	<i>Yucca baccata</i>	Yucca	5 Gal	3	No
PERENNIALS & ORNAMENTAL GRASSES					
AGR	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 Gal	64	No
AND	<i>Andropogon gerardii</i>	Red Clover	1 Gal	153	Yes
CAO	<i>Centaurea scaberrima</i>	Oxeye	1 Gal	172	Yes
EHS	<i>Echinacea purpurea</i>	Wildflower	1 Gal	88	No
HEM	<i>Hemerocallis</i>	Daylily	1 Gal	82	Yes
PAI	<i>Parthenocissus vitacea</i>	Red Reticular Ivy	1 Gal	98	No
PCS	<i>Perovskia atrorubra</i>	Blue Spire	1 Gal	94	No

- LANDSCAPE NOTES**
- LAWN AREAS WILL BE SPORED WITH HONEYLUCK BUCKGRASS BLEND UNDER 4 INCHES DEEP. OVERLAP TO 50%.
 - ALL PLANTINGS SHALL BE DONE WITH 100% SHADENETTING BARK MULCH.
 - ALL PLANTINGS SHALL BE DONE WITH 2" DEEP OF 1/4" TO 1/2" COARSE CORN COB OR HICKORY LEAF MULCH. MULCH SHALL BE APPLIED TO 100% OF THE PLANTING AREA.
 - INSTALL PLANTING HOLES TO MATCH THE PLANTING HOLES AND PLANTING HOLES AND PLANTING HOLES.
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TREE LEGEND



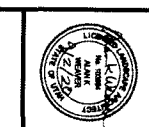
REVISION BLOCK

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LANDSCAPE PLAN

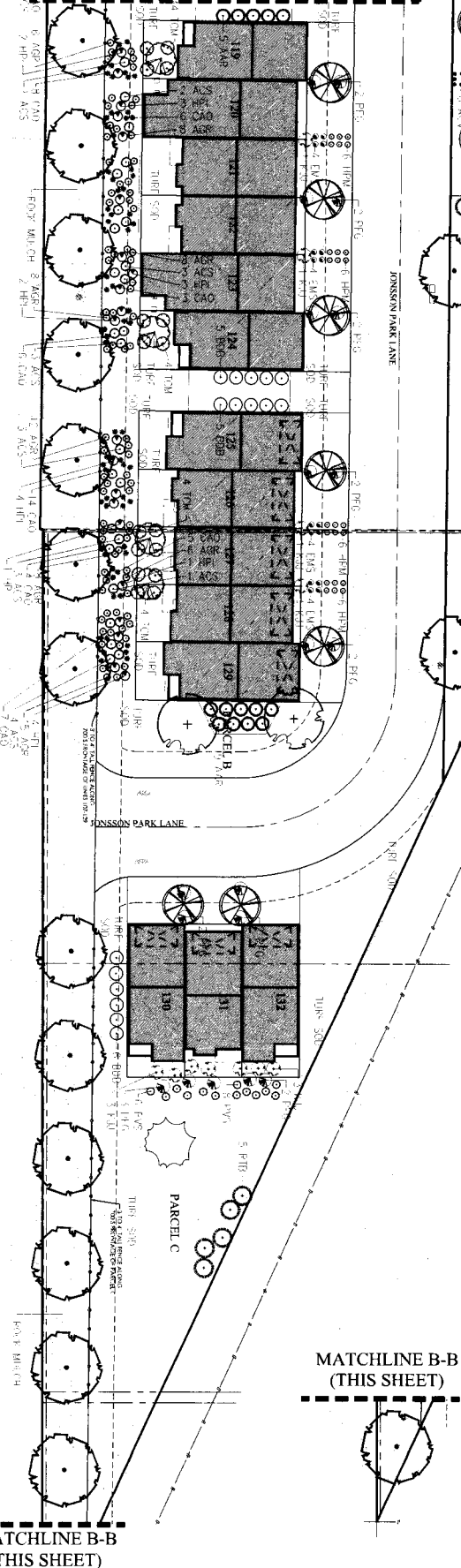
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THE TOWNS AT SNOW SPRINGS
LEHI CITY
LANDSCAPE PLAN



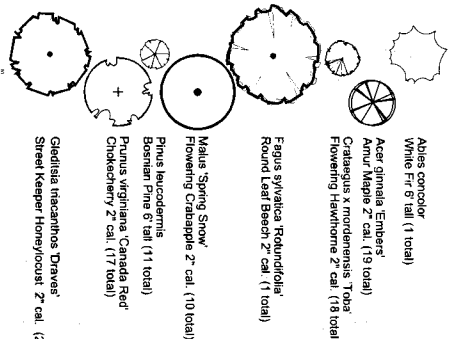
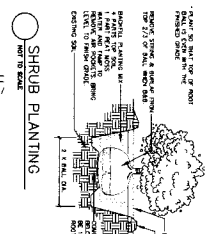
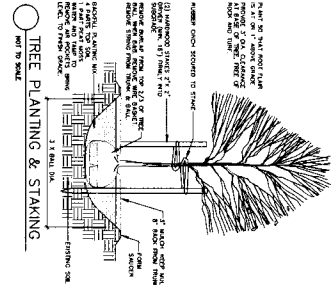
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MIDVALE, UTAH 84047 PH: (801) 352-0075
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700 SOUTH STREET
(PUBLIC ROW)



MATCHLINE B-B
(THIS SHEET)

MATCHLINE B-B
(THIS SHEET)



TREE LEGEND

- Abies conopsea
White Fir 8' tall (1 total)
- Acer glabrum
Alder 2' cal. (19 total)
- Crataegus x mondensis 'Toas'
Flowering Hawthorne 2' cal. (18 total)
- Espino japonica 'Redundifolia'
Round Leaf Beach 2' cal. (1 total)
- Malus 'Spring Snow'
Flowering Crabapple 2' cal. (10 total)
- Pinus leucodermis
Bosnian Pine 6' tall (11 total)
- Pinus virginiana 'Canada Red'
Chickadeery 2' cal. (17 total)
- Gleditsia thurberi 'Dance'
Street Keeper Honeylocust 2' cal. (28 total)

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Notes
SHRUBS					
AAR	American arbutus 'Regent'	Servicetree Shrub	5 Gal	44	Yes
ACS	Artemisia arbus	Silver Chrysanthemum	1 Gal	52	Yes
ABD	Buddleia davidii 'Black Knight'	Butterfly Bush	2 Gal	30	Yes
ARK	Rapanea hirsuta 'New' 'Sassy Citrus Beauty'	Citrus Tree Leaflet Beauty	2 Gal	21	Yes
CHB	Coronilla alba 'Bibbidee' 'Violet Halo'	Variegated Dogwood	5 Gal	8	No
KJU	Kerria japonica	Japanese Kerria	5 Gal	27	No
FGC	Persea frutescens 'Goldfinger'	Yellow Shady Cineraria	5 Gal	52	Yes
PDS	Physocarpus opulifolius 'Sawed'	Manchurian Amur	5 Gal	12	Yes
RTB	Rosa 'Yvonne Beldier'	Yellow Suncor	5 Gal	37	Yes
IQM	Iris sibirica 'Mantel'	Emerald Spreader Iris	2 Gal	3	No
PERENNIALS & ORNAMENTAL GRASSES					
ACV	Asiatic clematis 'Visions'	Floral Clematis	1 Gal	64	No
AGR	Andropogon gerardii 'Red October'	Blade Grass	1 Gal	153	Yes
CAO	Calluna vulgaris 'Dorseton'	Feather Reed Grass	1 Gal	172	Yes
CHS	Chamaenerion 'New' 'Sassy Citrus Beauty'	Chamaenerion	1 Gal	89	No
HPM	Hemerocallis 'Purple Heart'	Red Blooming Daylily	1 Gal	82	Yes
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 Gal	98	No
PVS	Hebe 'Dorseton'	Carol Beils	1 Gal	94	No

- LANDSCAPE NOTES**
1. LAWN AREAS WILL BE 3000 PSI PORTLAND CEMENT CONCRETE WITH 2% FIBER.
 2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 3. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 4. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 5. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 6. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 7. TO 4" 2000 PSI PORTLAND CEMENT CONCRETE WITH 2% FIBER.
 8. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 9. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 10. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
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 13. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 14. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 15. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 16. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 17. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 18. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 19. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.
 20. ALL PLANTING BEDS WILL HAVE 2" DARK BROWN LIME STRAW SHEDDED SAND MULCH.

REVISION BLOCK

NO.	DATE	DESCRIPTION

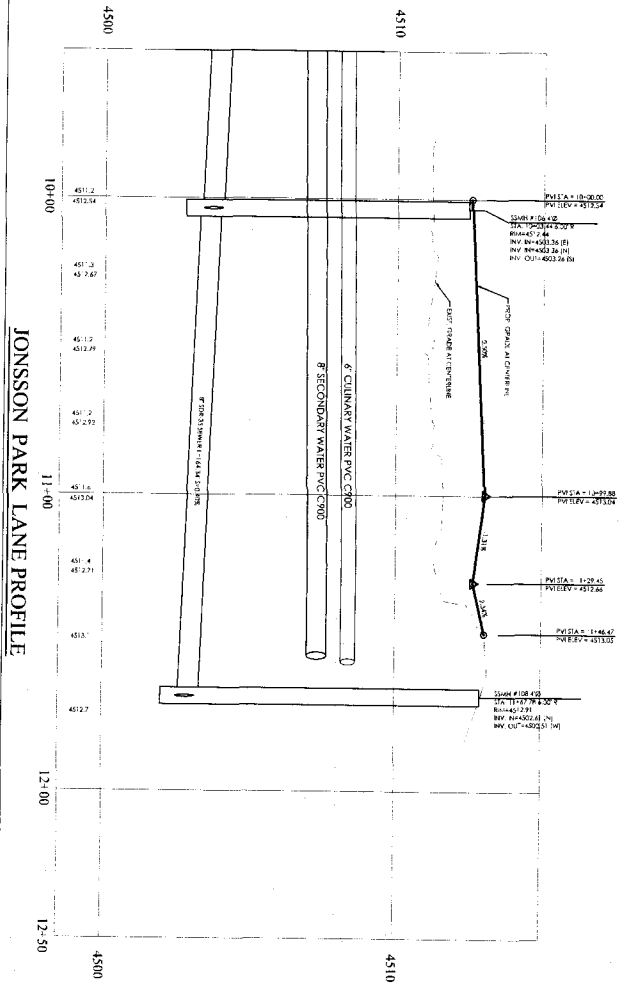
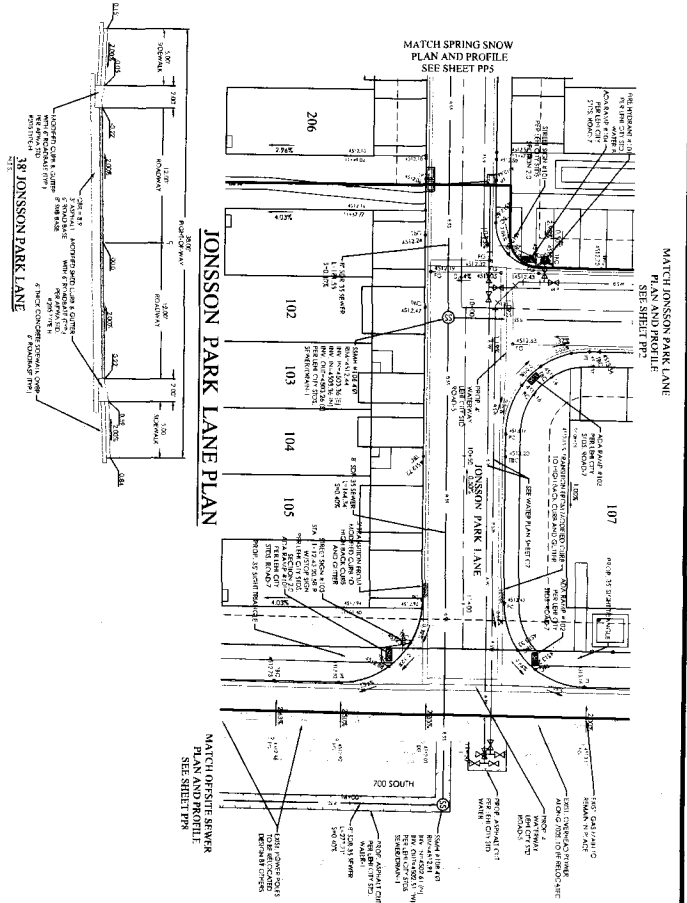
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
LEHI CITY
LANDSCAPE PLAN

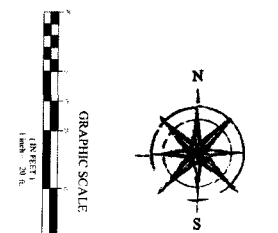
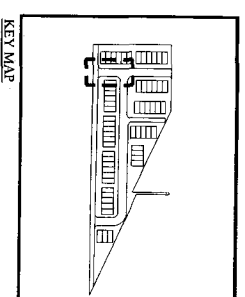


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LEGEND

1" = 20'	ROAD CENTERLINE
1" = 40'	ROAD RIGHT-OF-WAY
1" = 80'	ROAD LEFT-OF-WAY
1" = 160'	PROPERTY BOUNDARY
1" = 320'	ADJACENT PROPERTY BOUNDARY
1" = 640'	EXISTING UTILITY
1" = 1280'	PROPOSED UTILITY
1" = 2560'	PROPOSED ROAD CENTERLINE
1" = 5120'	PROPOSED ROAD RIGHT-OF-WAY
1" = 10240'	PROPOSED ROAD LEFT-OF-WAY
1" = 20480'	PROPOSED PROPERTY BOUNDARY
1" = 40960'	PROPOSED ADJACENT PROPERTY BOUNDARY
1" = 81920'	PROPOSED ELEVATION
1" = 163840'	PROPOSED DISTANCE



BENCHMARK

DATE: 10/15/2020
 TIME: 10:00 AM
 LOCATION: 12+50.00
 ELEVATION: 4510.00

REVISION BLOCK

NO.	DATE	DESCRIPTION
1		
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THE TOWNS AT SNOW SPRINGS
 LEHI CITY
JONSSON PARK LANE

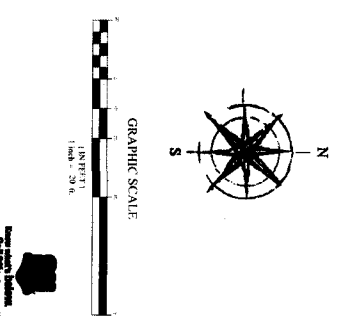
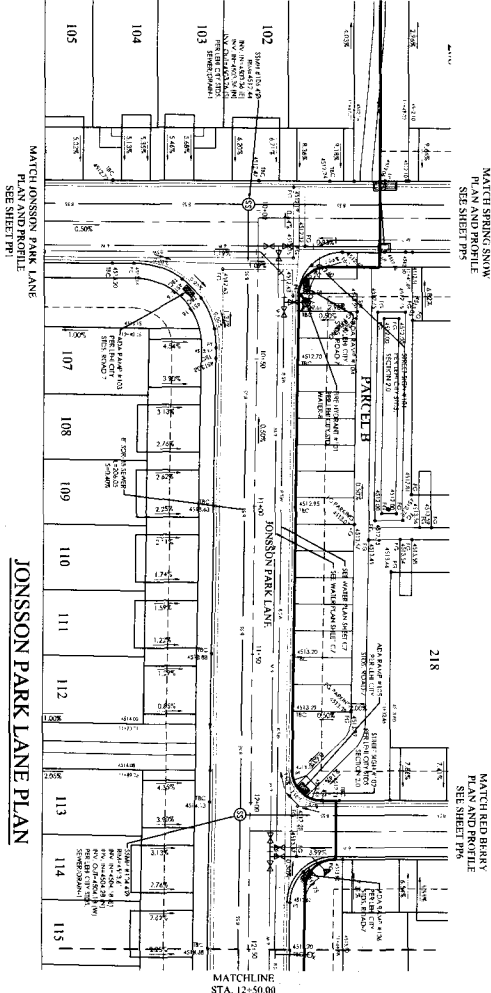
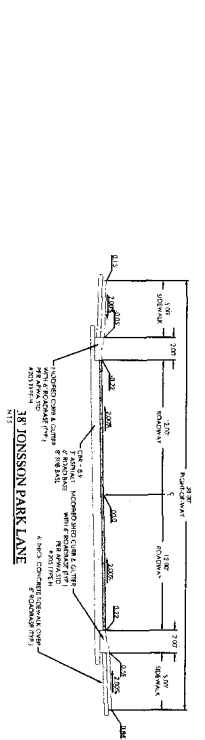
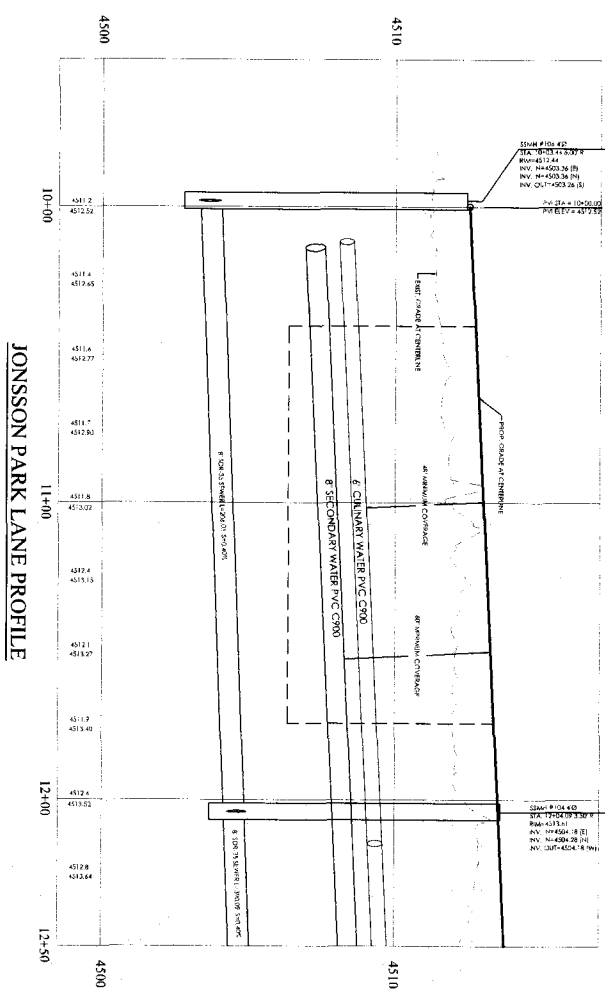


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JONSSON PARK LANE

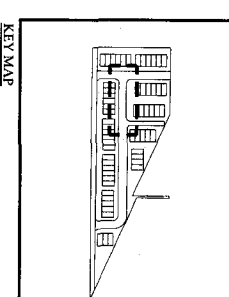
DATE: 10/15/2020
 TIME: 10:00 AM
 LOCATION: 12+50.00
 ELEVATION: 4510.00

PP1



BENCHMARK

ADDITIONAL CORNER BENCHMARKS ARE SHOWN AT VARIOUS POINTS ALONG THE LANE AND INTERSECTION. BENCHMARK DATA IS PROVIDED IN THE SURVEY REPORT.



LEGEND

Symbol	Description
Circle with dot	Utility
Square	Structure
Triangle	Corner
Star	Survey Point
Circle with cross	Manhole
Circle with dot and cross	Water Meter
Circle with cross and dot	Fire Hydrant
Circle with cross and star	Valve
Circle with cross and circle	Transformer
Circle with cross and square	Street Light
Circle with cross and triangle	Sign
Circle with cross and diamond	Drainage
Circle with cross and hexagon	Other

JONSSON PARK LANE

PP2

NO.	DATE	DESCRIPTION
1	11/11/20	ISSUED FOR PERMITS
2	02/22/21	ISSUED FOR CONSTRUCTION
3	03/01/21	ISSUED FOR CONSTRUCTION
4	03/01/21	ISSUED FOR CONSTRUCTION
5	03/01/21	ISSUED FOR CONSTRUCTION
6	03/01/21	ISSUED FOR CONSTRUCTION
7	03/01/21	ISSUED FOR CONSTRUCTION
8	03/01/21	ISSUED FOR CONSTRUCTION
9	03/01/21	ISSUED FOR CONSTRUCTION
10	03/01/21	ISSUED FOR CONSTRUCTION

THE TOWNS AT SNOW SPRINGS

LEHI CITY

JONSSON PARK LANE

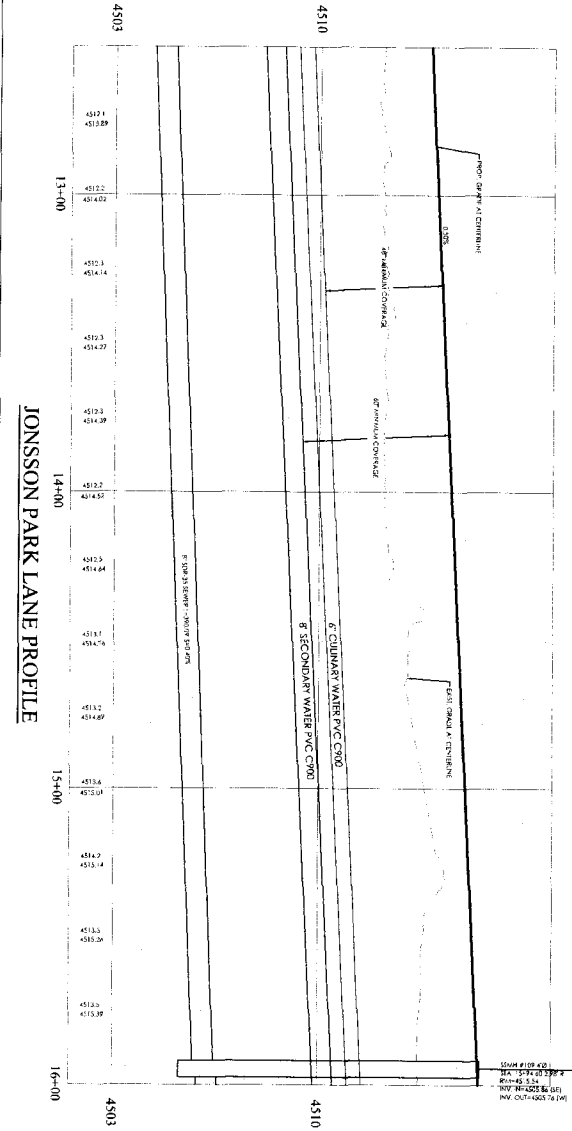
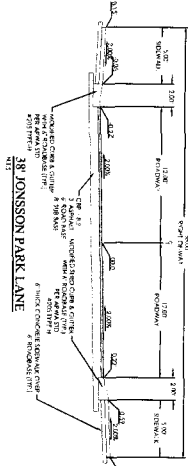
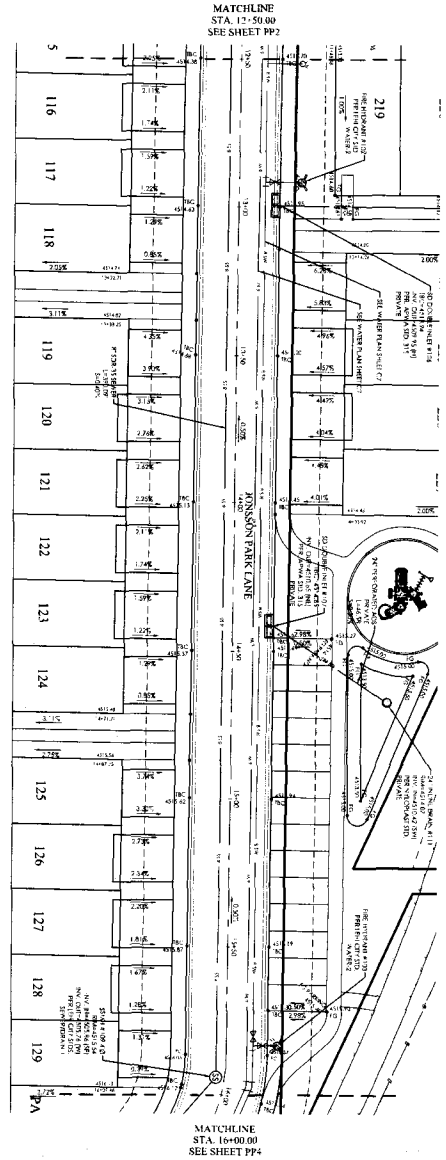


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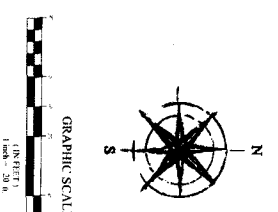
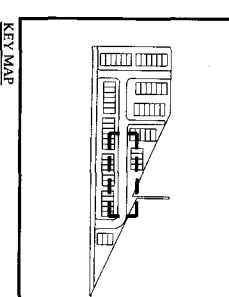
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LEGEND

PROPOSED	EXISTING
ROAD	ROAD
UTILITY	UTILITY
...	...



REVISION BLOCK

NO.	DATE	DESCRIPTION

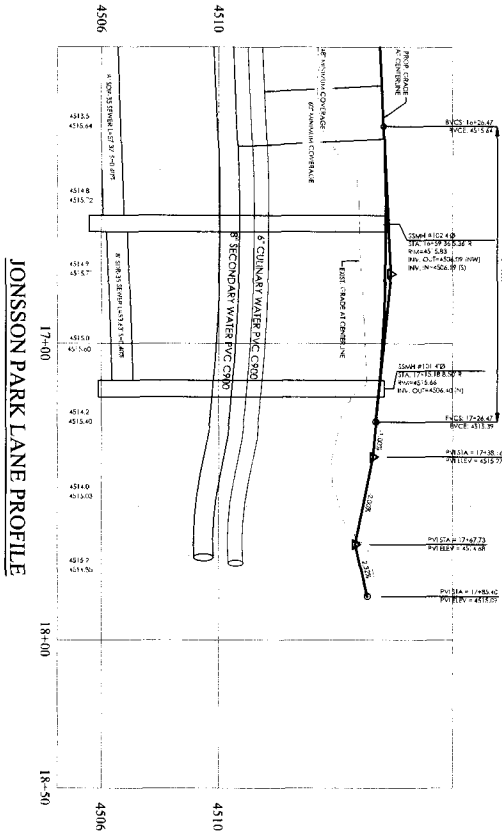
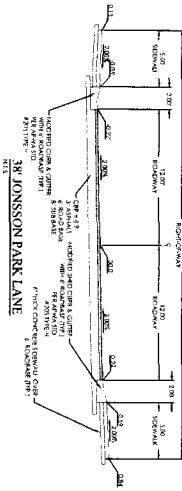
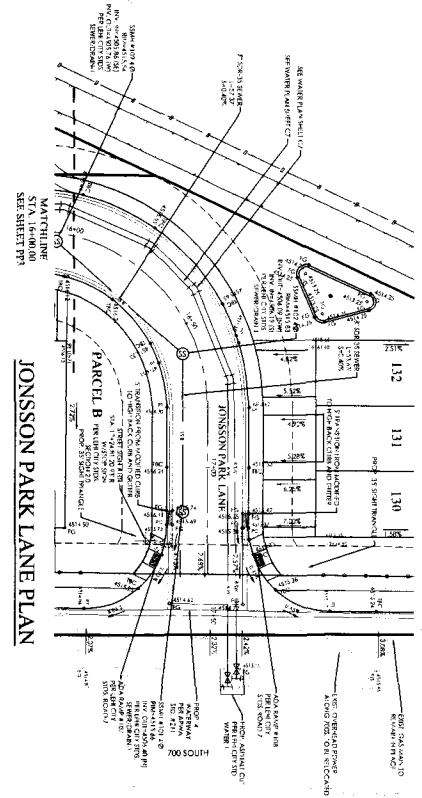
THE TOWNS AT SNOW SPRINGS
LEHI CITY
JONSSON PARK LANE



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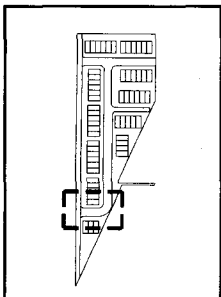
JONSSON PARK LANE
SHEET 40 OF 61
PP3

7:2020.02.02 11:14 Towns at Snow Springs.dwg 2020/07/13 13:51 (Sheet) PP3 - JONSSON PARK LANE.dwg



LEGEND

PROPOSED	EXISTING
ROAD	ROAD
UTILITY	UTILITY
...	...



BENCHMARK
 NATIONAL CENTER OF GEODETIC SURVEYS
 NATIONAL SYSTEM OF CONTROLLED POINTS
 DATUM SYSTEM



THE TOWNS AT SNOW SPRINGS
 LEHI CITY
JONSSON PARK LANE

REVISION BLOCK

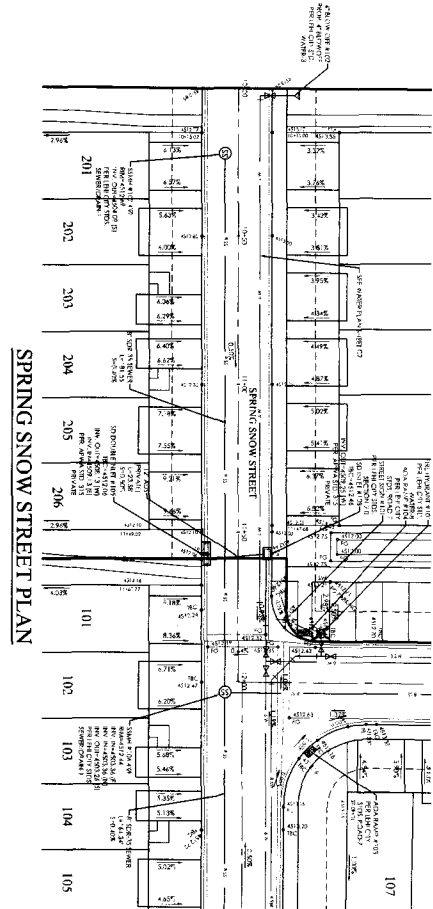
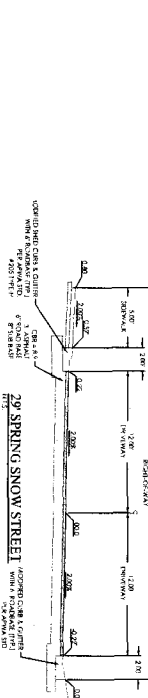
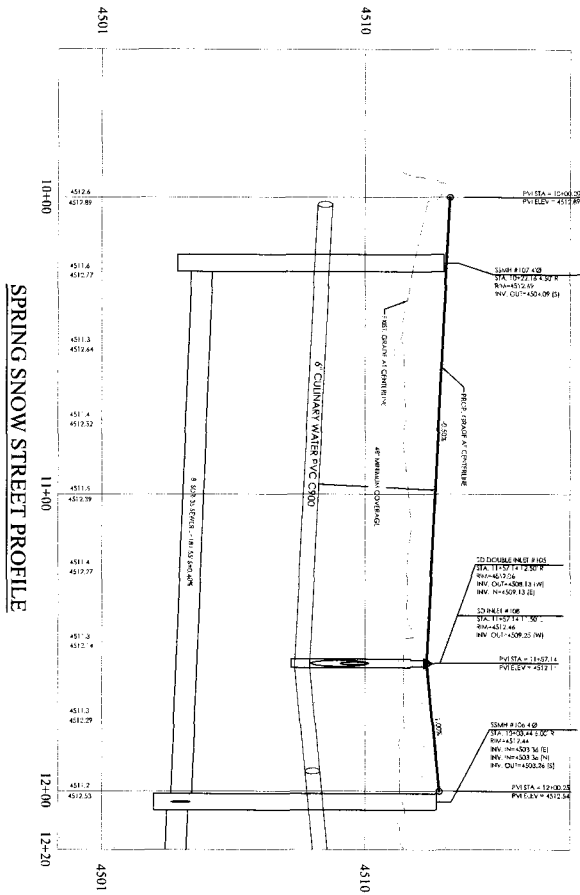
NO.	DATE	DESCRIPTION

JONSSON PARK LANE

PP4

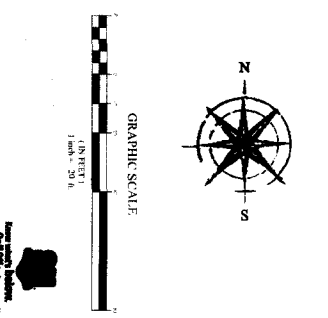


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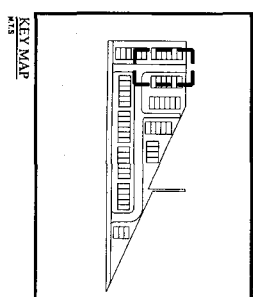


MATCH JONSSON PARK LANE
PLAN AND PROFILE
SEE SHEET PPI

MATCH JONSSON PARK LANE
PLAN AND PROFILE
SEE SHEET PPI



BENCHMARK
SPRING SNOW STREET
NATIONAL GRID
DATUM SYSTEM



SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING GUTTER
(Symbol)	PROPOSED GUTTER
(Symbol)	EXISTING ROADWAY
(Symbol)	PROPOSED ROADWAY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING ELEVATION
(Symbol)	PROPOSED ELEVATION

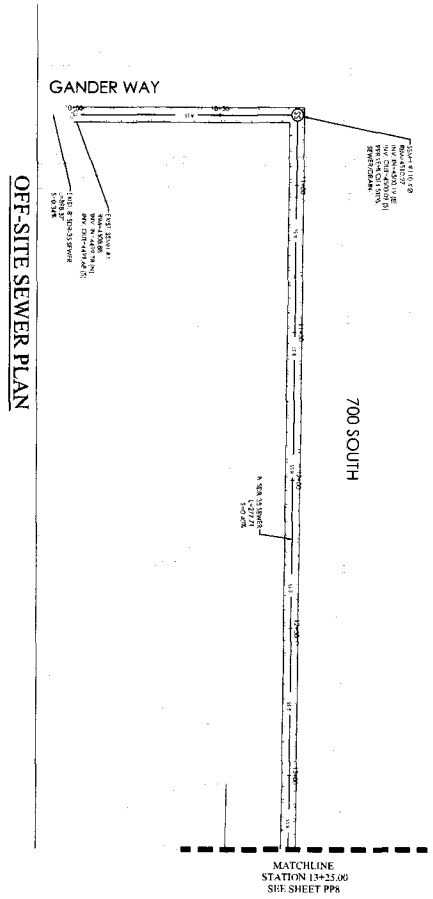
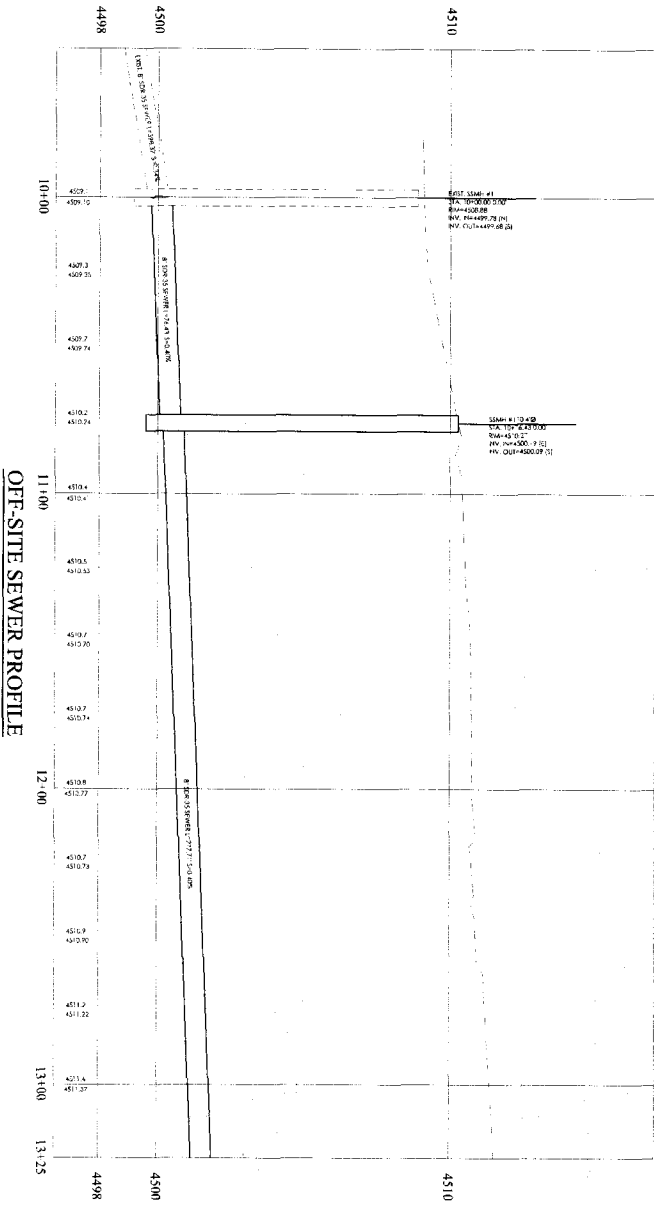
NO.	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
LEHI CITY
SPRING SNOW STREET



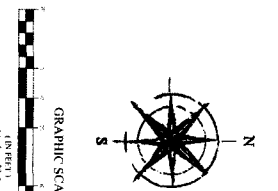
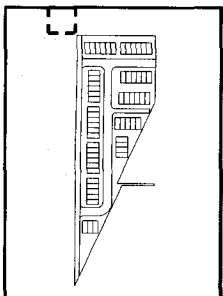
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focuseng.com

SPRING SNOW STREET
PP5



LEGEND

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- 100.0' DIMENSION



BENCHMARK
 CONCRETE MONUMENT WITH METAL CAP
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 1.5' DIA. X 3.0' HIGH
 1.5' DIA. X 3.0' HIGH
 1.5' DIA. X 3.0' HIGH

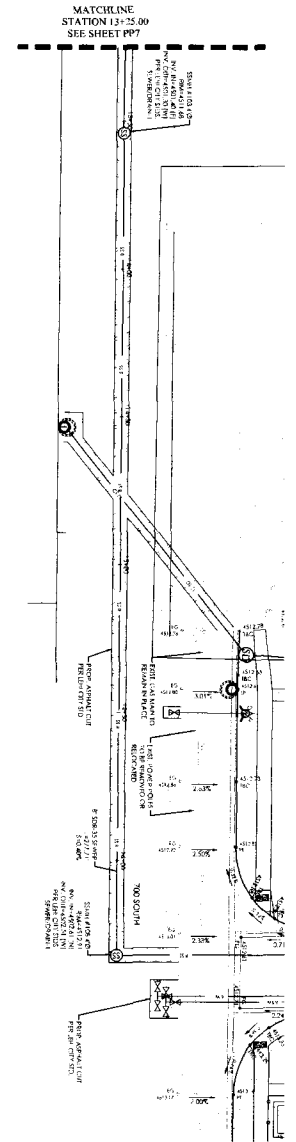
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1	11/15/20	ISSUED FOR PERMITS
2	12/02/20	REVISED FOR CONSTRUCTION
3	01/15/21	REVISED FOR AS-BUILT
4	02/28/21	REVISED FOR FINISH
5	03/15/21	REVISED FOR FINAL
6	04/01/21	REVISED FOR RECORD

THE TOWNS AT SNOW SPRINGS
 LEHI CITY
 OFF-SITE SEWER

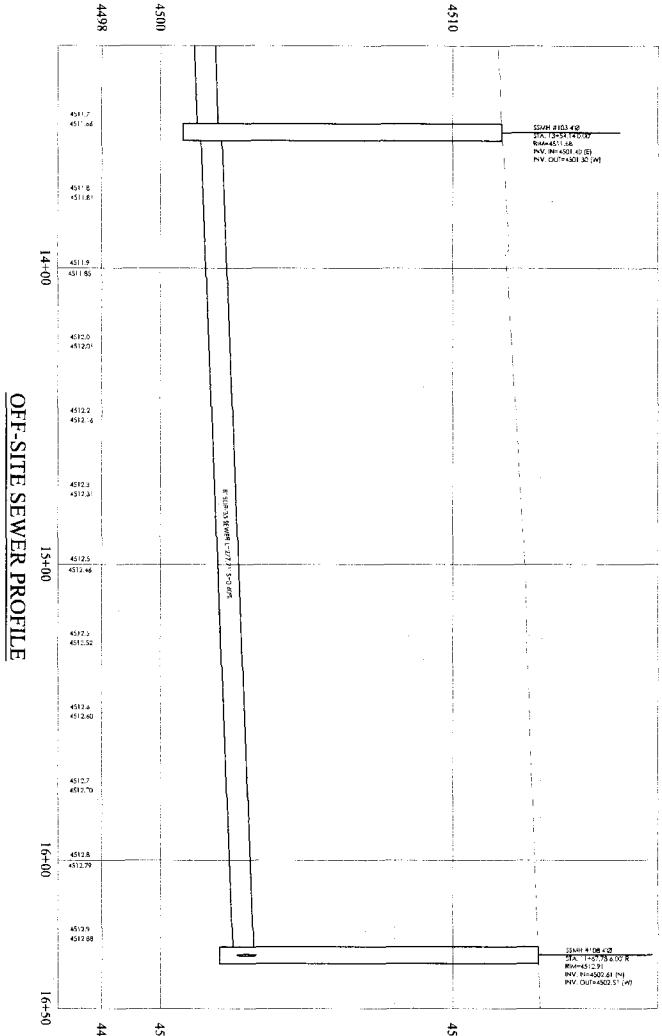


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PP7



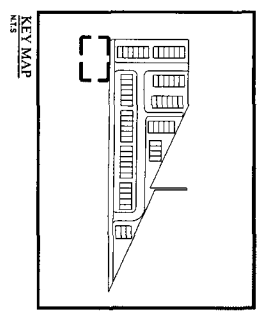
OFF-SITE SEWER PLAN



OFF-SITE SEWER PROFILE

LEGEND

EXISTING	NEW
SEWER LINE	MANHOLE
WATER MAIN	VALVE
STREET LIGHT	POLE
PROP. OFF-SITE SEWER	PROP. OFF-SITE WATER MAIN
PROP. OFF-SITE WATER MAIN	PROP. OFF-SITE GAS
PROP. OFF-SITE GAS	PROP. OFF-SITE CABLE
PROP. OFF-SITE CABLE	PROP. OFF-SITE FIBER OPTIC
PROP. OFF-SITE FIBER OPTIC	PROP. OFF-SITE TELEPHONE
PROP. OFF-SITE TELEPHONE	PROP. OFF-SITE POWER
PROP. OFF-SITE POWER	PROP. OFF-SITE RAILROAD
PROP. OFF-SITE RAILROAD	PROP. OFF-SITE HIGHWAY
PROP. OFF-SITE HIGHWAY	PROP. OFF-SITE AIRWAY
PROP. OFF-SITE AIRWAY	PROP. OFF-SITE CANAL
PROP. OFF-SITE CANAL	PROP. OFF-SITE DRAINAGE
PROP. OFF-SITE DRAINAGE	PROP. OFF-SITE FLOOD WALL
PROP. OFF-SITE FLOOD WALL	PROP. OFF-SITE EMBANKMENT
PROP. OFF-SITE EMBANKMENT	PROP. OFF-SITE DITCH
PROP. OFF-SITE DITCH	PROP. OFF-SITE TRENCH
PROP. OFF-SITE TRENCH	PROP. OFF-SITE CUT
PROP. OFF-SITE CUT	PROP. OFF-SITE FILL
PROP. OFF-SITE FILL	PROP. OFF-SITE BRIDGE
PROP. OFF-SITE BRIDGE	PROP. OFF-SITE TUNNEL
PROP. OFF-SITE TUNNEL	PROP. OFF-SITE UNDERPASS
PROP. OFF-SITE UNDERPASS	PROP. OFF-SITE OVERPASS
PROP. OFF-SITE OVERPASS	PROP. OFF-SITE STRUCTURE
PROP. OFF-SITE STRUCTURE	PROP. OFF-SITE ELEVATION
PROP. OFF-SITE ELEVATION	PROP. OFF-SITE SPOT ELEVATION



BENCHMARK
 COMMONS SURVEYING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE, SUITE 200
 MIDVALE, UTAH 84047
 DATE: 10/14/2020
 BY: [Signature]



GRAPHIC SCALE
 1"=30' 0"
 1"=30' 0"



REVISION	DATE	DESCRIPTION

THE TOWNS AT SNOW SPRINGS
 LEHI CITY
 OFF-SITE SEWER



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OFF-SITE SEWER
 PP8

APPENDIX B – SOPs

The purpose of the SOPs is to give site managers, maintenance personnel and maintenance contractor's pertinent instruction necessary to maintain the property in an environmentally responsible manner.

The focus must be to prevent debris, liquids and other pollutants from leaving the property over the surface to the storm drain system, through the air and into the ground. Operational procedures for safety, and regular grooming is also included for practicality.

Operational procedures must never allow or contribute to waste materials from potentially polluting the stormwater systems by precipitation, non-stormwater water sources or other maintenance liquids.

Maintenance schedules must be set by the site designer and personnel in control of site operations. However, schedules, SOPs and site infrastructure must be allowed to be modified based on actual site inspections, observation or other site experience. Be careful not to contradict product recommendations from water quality device manufacturers, unless warranted by the unique application as determined by the designer.

Coordinate with the property owner, or organization representative to modify existing SOPs, and create new SOPs that are necessary to adequately maintain and operate the property. The SOP must include the following components:

1. Provide instruction that directs workers to operate and maintain the property to prevent, control and contain debris, liquids and other pollutants from leaving the property.
2. Provide instruction that directs workers to dispose the waste generated by maintenance functions at licensed facilities or means consistent with City regulations.
3. Provide instruction that directs the property owner for maintenance frequency and to adjust maintenance frequency based on inspections and observation.
4. Provide instruction that directs the property owner to document the effectiveness of the SOP and overall site LTSWMP at controlling and containing pollutants on the property.

Pavement Maintenance Operations

General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Purpose and Selection:

- a) Reduce stormwater pollution by sweeping and removing pollutants that will be carried to any stormwater systems during stormwater runoff or by non-stormwater runoff.
- b) The sweeper is intended for removing materials that collect on pavements by use and the natural degradation of pavements, ie. materials that collect, drop from vehicles, and the natural erosion and breaking up of pavements.

2. Regular Procedure:

- a) Remain aware of debris and sweep minor debris if needed by hand.
- b) Generally, sweeping should occur during autumn when leaf fall is heavy and again in early spring after winter thaw. Sometimes sweeping machinery will be necessary with accumulations are spread over pavements.
- c) Manage outside activities that leave waste or drain pollutants to our pavements. This involves outside functions including but not limited to yard sales, yard storage, fund raisers like car washes, etc.

4. Disposal Procedure:

- a) Service contractor will dispose at licensed facilities.
- b) Dispose of hand collected material in dumpster.

5. Training:

- a) Annually and at hire.

Landscape Maintenance Operations

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, liquids or any light weight material from being carried away from the construction or maintenance envelope by wind or water.

1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., fertilizer and pesticide applications, mowing, weeding, tree trimming, digging, sprinkler repairs, mulch management, etc.

2. Maintenance Procedure:

- a) Grooming
 - Lawn Mowing – Immediately following operation, collect and dispose, sweep or blow clippings onto vegetated ground.
 - Fertilizer Operation – Prevent overfertilization. Collect and dispose, sweep or blow fertilizer that has fallen onto impervious surfaces, onto vegetated ground immediately following operation.
 - Pesticide Operations – Prevent overspray. Use spot treatment. Immediately following operation, collect and dispose, sweep or blow dry pesticide onto vegetated ground.
- b) Remove, cover or otherwise contain all erodible or loose material prior to forecast wind and precipitation events or before non-stormwater will pass through the project site. For light weight debris, maintenance may require immediate attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
- c) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement;
 - Avoiding multiple day staging of landscaping backfill and spoil on pavements; and
 - Haul off spoil as generated or daily.
- d) Cleanup:
 - Use dry cleanup methods, e.g. square nose shovel and broom. It is usually sufficient when no more material can be swept onto the square nosed shovel.

- Power blowing tools.

3. Waste Disposal:

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

4. Equipment:

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

5. Training:

- a) Annually and at hire.
- b) Landscape Service Contractors must have equal or better SOPs.

Storm Drain Maintenance Operations

General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

- a) Inspect for need:
 - 1. Schedule cleaning for boxes and pipe that contain 2” or more of sediment and debris.
 - 2. Remove debris by vacuum-operated machinery or manually.
 - 3. When accumulations are mostly floating debris, this material can be removed with a net.
 - 4. Inspect standing water for mosquito larvae and contact the South Salt Valley Mosquito Abatement District when necessary.

2. Disposal Procedure:

- a) Dispose of waste at regulated facilities.
- b) Floating materials and floating absorbent materials may be disposed in dumpster when dried out. Dry dirt and slurry may also be disposed in the dumpster.
- c) Disposal of hazardous waste:
 - 1. Dispose of hazardous waste at regulated disposal facilities, see Waste Management and Spill Control SOP
- d) Disposal of waste collected from sanitary sewer device at regulated facilities.

3. Training:

- a) Annually and at hire.

Waste Management Operations

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

- a) This SOP is intended for all Staff, for the proper disposal of common everyday waste.

2. Waste Collection Devices (Exposed units):

- a) The HOA provides individual trash can pickup with lids

3. Waste Disposal Restrictions for all Waste Scheduled for the North Pointe Solid Waste SSD Landfill:

- a) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the North Pointe Landfill.
- b) Review North Pointe Landfill regulations for additional restrictions and understand what waste is prohibited in the North Pointe Landfill.
- c) Lookup and follow disposal procedures for disposal of waste at other EPA approved sites. The Utah County Health Department is a good resource, 801-851-7000.

4. General Staff Maintenance Practices:

- a) Prevent dumpsters and receptacles from becoming a pollution source by:
 1. Closing lids;
 2. Repositioning tipped receptacles upright;
 3. Reporting full or leaking and unsecured dumpsters and receptacles to the company provider or repair it in house. Determine source liquids and prevent it; and
 4. Reporting any eminent pollutant hazard related to dumpsters and receptacles to the owner.

5. Training:

- a) Annually and at hire.

Pavement Washing Operations

General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:

- a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation:
 - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
 - Collect wastewater with shop-vacuum simultaneous with the washing operation.
 - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.
- b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.

2. Disposal Procedure:

- a) Small volumes can usually be drained to the local sanitary sewer. Contact the Timpanogos Special Service District.
- b) Large volumes must be disposed at regulated facilities.

2. Pavement Cleaning Frequency:

- a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to prevention of slick or other hazardous conditions or restoring the acceptable appearance of pavements.

3. Training:

- a) Annually and at hire.

Snow and Ice Removal Management

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:

- a) Parking and sidewalk winter management operations.

2. De-Icing Procedure:

- a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
- b) Minimize salt use by varying salt amounts relative to hazard potential.
- c) Sweep and dispose excessive piles left by the spreader.
- d) Watch forecast and adjust application amount when warm ups are expected the same day.

3. Training:

- a) Annually and at hire.
- b) Snow and ice service contractors are required to follow the stronger of this SOP and their company SOPs.

General Construction Maintenance

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, *liquids or any light weight material from being carried away from the construction or maintenance envelope by wind or water.

***liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.**

1. Application:

- a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, miscellaneous maintenance/repairs, etc.

2. Construction Procedure:

- a) Remove or contain all erodible or loose material prior to forecast wind and precipitation events or before non-stormwater will pass through the project site. For light-weight debris, maintenance can require immediate attention for wind events and daily maintenance or as needed for precipitation or non-stormwater events.
- b) Project materials and waste can be contained or controlled by operational or structural best management practices.
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement;
 - Avoiding multiple day staging of backfill and spoil;
 - Haul off spoil as generated or daily.
 - Structural; including but not limited to:
 - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks;
 - Gutter dams, e.g. wattles, sandbags, dirt dams;
 - Boundary containment, e.g. wattles, silt fence;
 - Dust control, e.g. water hose;
 - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles.
- c) Inspect often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices to achieve effective containment.

d) Cleanup:

- Use dry cleanup methods, e.g. square nose shove and broom.
- Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.

e) Cleanup Standard:

- When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
- b) Never discharge waste material to storm drains.

4. Equipment:

- a) Tools sufficient for proper containment of pollutants and cleanup.
- b) Push broom and square blade shovel should be a minimum.

5. Training:

- b) Annually and at hire.

Spill Control

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Rational:

- a) All properties are susceptible to spills whether it is a result of operations or by residents. Insufficient response, inadequate containment materials, and improper spill cleanup methods will result in pollutants in our waterways. Once the pollutants reach our storm drain system, or even the detention pond, they are difficult and expensive to remove.

2. Containment Procedure:

- a) Priority is to dam and contain flowing spills.
- b) Use spill kits booms if available or use any material available; including but not limited to, nearby sand, dirt, landscaping materials, etc.
- c) Hazardous or unknown waste emergencies:
 1. Emergency HAZMAT, DWQ, UCHD, City: Emergency constitutes large quantities of flowing uncontained liquid. Generally burst or tipped tanks.
 2. Emergency UCHD, City: Emergency constitutes potential for waste to be carried by water.
 3. Contacts:
HAZMAT - 911
DWQ – 801-231-1769, 801-536-4123
UCHD – 801-851-7000
City – 385-201-1700

3. Cleanup Procedure:

- a) NEVER WASH SPILLS TO THE STORM DRAIN SYSTEMS.
- b) Clean per SDS requirements but generally most spills can be cleaned up according to the following:
 - Absorb liquid spills with spill kit absorbent material, sand or dirt until liquid is sufficiently converted to solid material.
 - Remove immediately using dry cleanup methods, e.g. broom and shovel, or vacuum operations.
 - Cleanup with water and detergents may also be necessary depending on the spilled material. However, the waste from this operation must be vacuumed or effectively picked up by dry methods. See Pavement Washing SOP.

- Repeat process when residue material remains.

4. DISPOSAL:

- a) Follow SDS requirements but usually most spills can be disposed per the following b. & c.
- b) Generally, most spills absorbed into solid forms can be disposed to the dumpster and receptacles. Follow Waste Management SOP.
- c) Generally, liquid waste from surface cleansing processes may be disposed to the sanitary sewer system after the following conditions have been met:
 - Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
 - The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.

5. Documentation:

- a) Document all spills in Appendix C.

6. SDS sheets:

- a) SDS Manual is filed in break room.

7. Materials:

- a) Generally, sand or dirt will work for most clean-up operations. However, it is the responsibility of the owner to select the absorbent materials and cleanup methods that are required by the SDS Manuals for chemicals used by the company.

8. Training:

- a) Annually and at hire.

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure
	Replace text with the infrastructure / system that must be maintained; repeat
A/S	Private Roadways
A/S	Private Sidewalks
A/S	Landscaping Areas
U	Private residence trash receptacles should be inspected if it appears that there is an impact to the roadways during the annual roadway inspection.
U	Any roof top or side yard utility units will be inspected if a spill or leak is noticed with the annual inspection of the landscaping, sidewalks or roadways

Inspection Frequency Key: A=annual, Q=Quarterly, M=monthly, W=weekly, S=following appreciable storm event, U=Unique infrastructure specific (specify)

RECORD INSPECTIONS IN THE MAINTENANCE LOG

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

