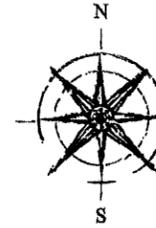


# NEWMAN RANCH

A RESIDENTIAL SUBDIVISION  
 PREPARED FOR:  
**ALPINE DEVELOPMENT, LLC**  
 LOCATED IN:  
**LEHI CITY, UT**

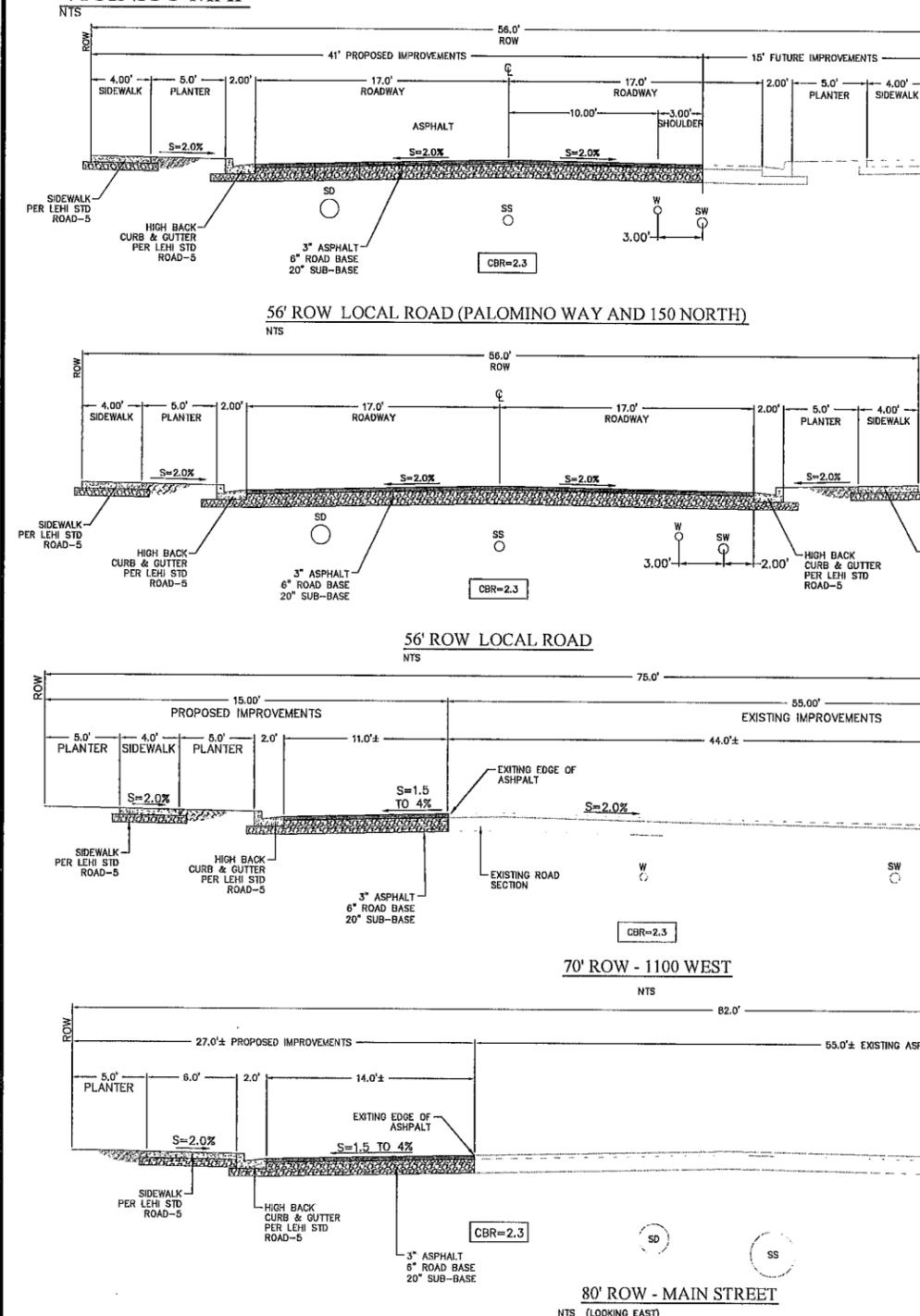


LEGEND	
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" SANITARY SEWER (SDR-35)
---	8" CULINARY WATER (SDR-21 C200)
---	8" W
---	8" SEW
---	8" SECONDARY WATER (DR-18 C200 P)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SD IN
---	STREET LIGHT
---	SD MILL INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MI
---	EXIST. SEWER MIT
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

## GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS, THE 2009 EDITION OF THE LEHI CITY STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

## VICINITY MAP



THE FOLLOWING ITEMS WILL BE REVIEWED WITH THE FINAL PLAT:

- PLAN AND PROFILES/ CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
- ALL PIPES TYPES, LOCATIONS, AND DETAILS
- VALVES
- BLOWOFFS INCLUDING SIZE TYPE AND PROTECTION
- MANHOLES, BOXES AND RELATED DETAILS
- WATER AND SEWER SERVICE DETAILS
- FIRE HYDRANTS
- LOT LINE UTILITY EASEMENTS
- STREET LIGHTS, SIGNS, AND TRAFFIC SIGNS
- POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS
- LOT ADDRESS
- CHR VALUES AND ROAD SUB-BASE
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS



Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2.0	FINAL PLAT
C2.1	FINAL PLAT
C3	UTILITY PLAN
C4	GRADING PLAN
C5	EROSION CONTROL PLAN
C6	EROSION CONTROL DETAILS
PP1	P&P - 300 NORTH TBC & 150 NORTH
PP2	P&P - 1190 WEST & 1200 WEST
PP3	P&P - PALOMINO WAY
PP4	P&P - PALOMINO WAY
PP5	P&P - APPALOOSA LANE
PP6	P&P - 30 NORTH
PP7	P&P - 1140 WEST
PP8	P&P - 1100 WEST TBC
PP9	P&P - MAIN STREET TBC
PP10	P&P - OFFSITE SEWER
PP11	P&P - DETENTION POND
PP12	P&P - 300 NORTH IRRIGATION
PP13	P&P - 300 NORTH IRRIGATION
L1	PLANTING PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS

## SITE MAP

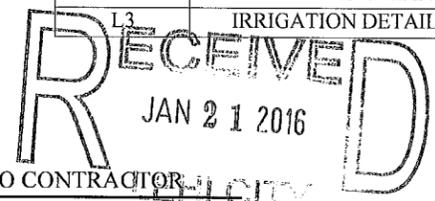
## ENGINEER'S NOTES TO CONTRACTOR

- 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.
- 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, 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.
- 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.

## CONTACTS

**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING  
 502 WEST 8360 SOUTH  
 SANDY, UTAH 84070  
 (801) 352-0075  
 CONTACT: JASON BARKER

**OWNER/DEVELOPER**  
 ALPINE DEVELOPMENT, LLC  
 2825 EAST COTTONWOOD PARK WAY #500  
 SALT LAKE CITY, UTAH 84121  
 (801) 403-9660  
 CONTACT: GLEN LENT



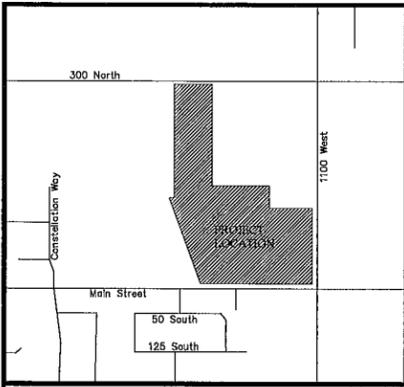
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 502 WEST 8360 SOUTH  
 SANDY, UTAH 84070 PH: (801) 352-0075  
 www.focusnh.com



**NEWMAN RANCH**  
 LEHI CITY, UT  
**COVER**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

COVER	
Scale:	N/A
Drawn:	JSH
Date:	12/30/2015
Job #:	14-198
Sheet:	C1



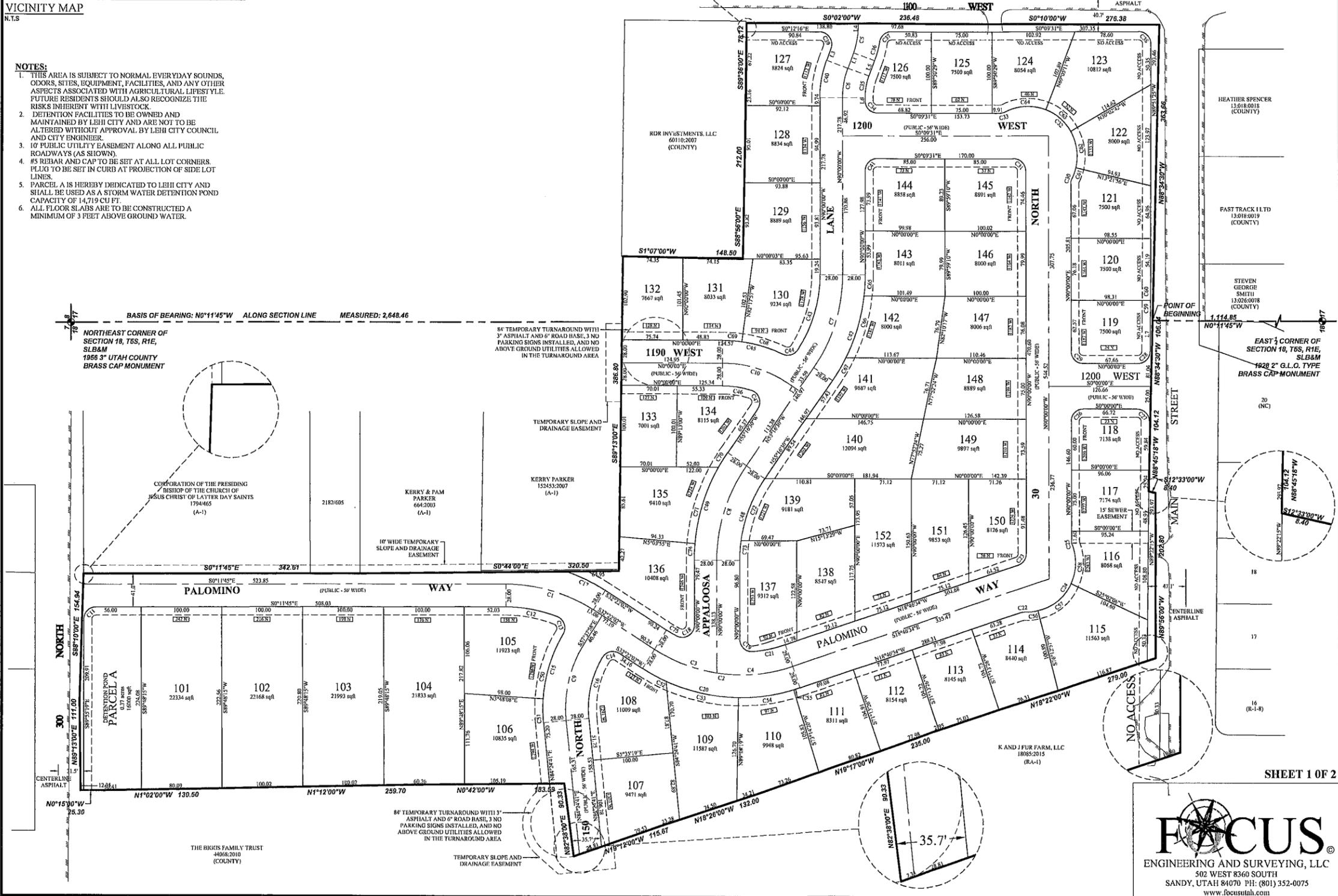
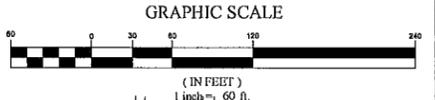
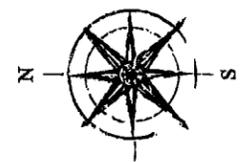
VICINITY MAP  
N.T.S.

**TABULATIONS**

OVERALL PROPERTY AREA	16.66 ACRES
ROAD AREA	3.90 ACRES
TOTAL OPEN SPACE	0.37 ACRES
SINGLE FAMILY LOTS	52 LOTS
DENSITY	3.12 UNITS/ACRE
EXISTING ZONE	R-2, R-1-22

1 LOT, REDUCED FRONTAGE, REDUCED LOT AREA AND MODIFIED SETBACKS HAVE BEEN GIVEN IN LIEU OF PAYMENT FROM CITY FOR RIGHT-OF-WAY DEDICATION AND ASPHALT IMPROVEMENTS ON MAIN STREET, 1100 WEST AND 300 NORTH.

- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL, EVERYDAY SOUNDS, ODOURS, VIBRATIONS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  - DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY LEHI CITY AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
  - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
  - #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PEGS TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
  - PARCEL A IS HEREBY DEDICATED TO LEHI CITY AND SHALL BE USED AS A STORM WATER DETENTION POND CAPACITY OF 14,719 CU FT.
  - ALL FLOOR SLABS ARE TO BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE GROUND WATER.



**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 owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 172675

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A portion of the NE1/4 of Section 18 and the NW1/4 of Section 17, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:  
Beginning at a point in a fence line on the northerly line of Main Street (State Route 73) located N0°11'45"W along the Section line 1,114.85 feet from the East 1/4 Corner of Section 18, T5S, R1E, S.L.B.& M., thence along a fence line the following 13 (thirteen) courses and distances: N88°34'30"W 106.04 feet; thence N88°45'18"W 104.12 feet; thence S12°33'00"W 8.40 feet; thence N89°56'00"W 202.80 feet; thence N18°22'00"W 279.00 feet; thence N19°17'00"W 235.00 feet; thence N18°20'00"W 132.00 feet; thence N19°12'00"W 115.67 feet; thence N82°38'00"E 90.33 feet; thence N0°42'00"W 183.59 feet; thence N1°20'00"W 259.70 feet; thence N1°02'00"W 130.50 feet; thence N0°15'00"W 25.30 feet to the southerly line of 300 North Street; thence N8°13'00"E 111.00 feet; thence S88°10'00"E 154.04 feet; thence S0°11'45"E 342.61 feet along the extension of, and along the westerly line of that Real Property described in Deed Book 1794 Page 465 and Deed Book 2182 Page 605; thence along a fence line the following 8 (eight) courses and distances: S0°41'00"E 320.50 feet; thence S89°13'00"E 386.80 feet; thence S1°07'00"W 148.50 feet; thence S88°56'00"E 212.00 feet; thence S89°36'00"E 78.12 feet; thence S0°02'00"W 236.48 feet; thence S0°10'00"W 276.38 feet to the northerly line of Main Street; thence N88°34'30"W 363.66 feet to the point of beginning.

Contains: 16.65 +/- 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 HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH, S.S.  
COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

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

APPROVED BY MAYOR \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

PLAT "A"  
**NEWMAN RANCH**  
A RESIDENTIAL SUBDIVISION IN A PORTION OF THE SW1/4 OF SECTION 29 & THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
LEHI, UTAH COUNTY, UTAH

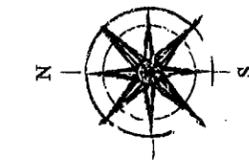
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
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**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusutah.com

Z:\2014\14-198 Gen Lent Lehi Property\design 14-198\dwg\sheds\sheds2.0 - Final Plat.dwg

300 NORTH

1100 WEST



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusub.com



**NEWMAN RANCH**  
LEHI CITY, UT  
**PLANTING PLAN**

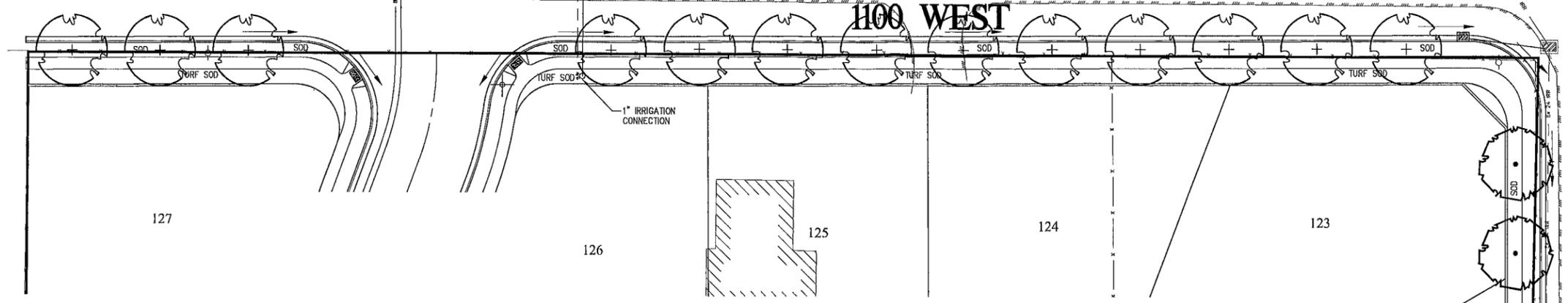
REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
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**PLANTING PLAN**  
Scale: 1"=20'  
Date: 12/30/2015  
Sheet: L1



MAIN STREET

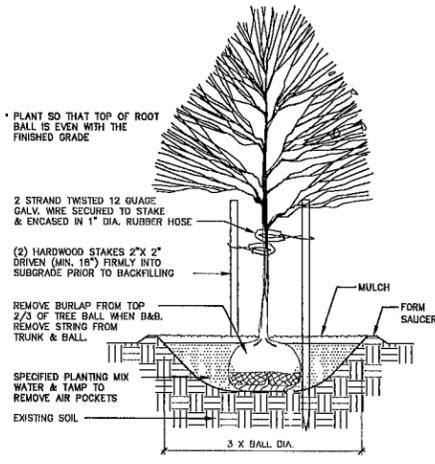
MAIN STREET



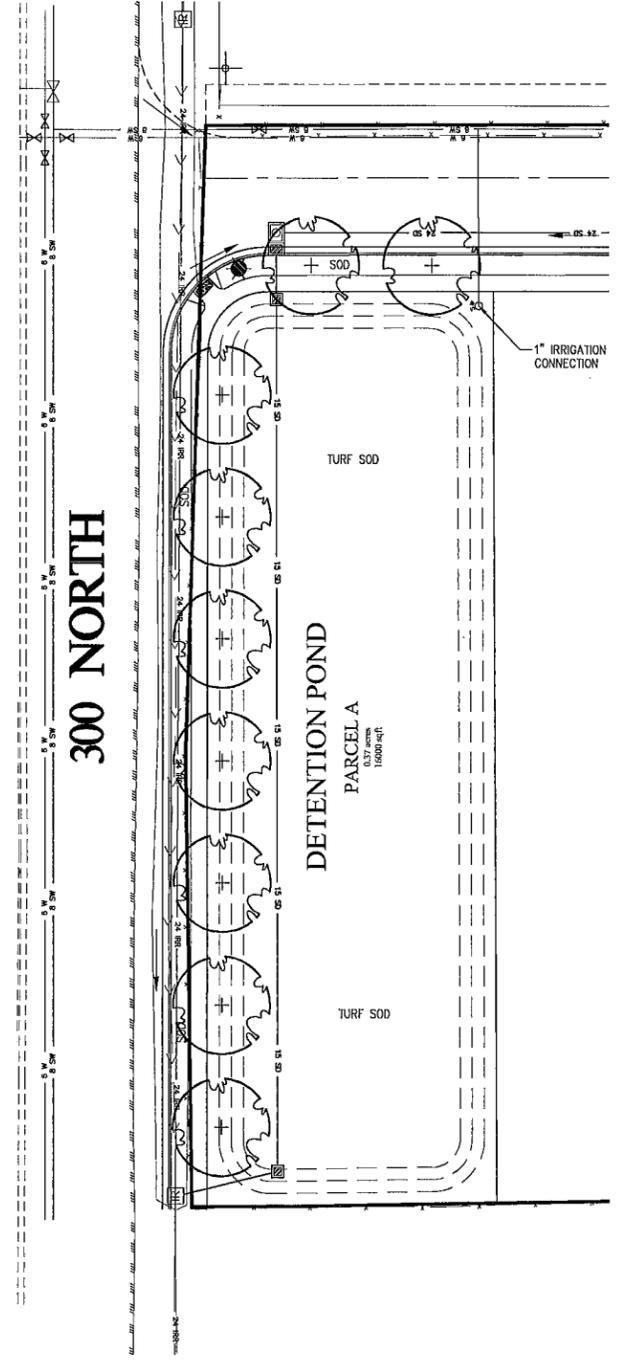
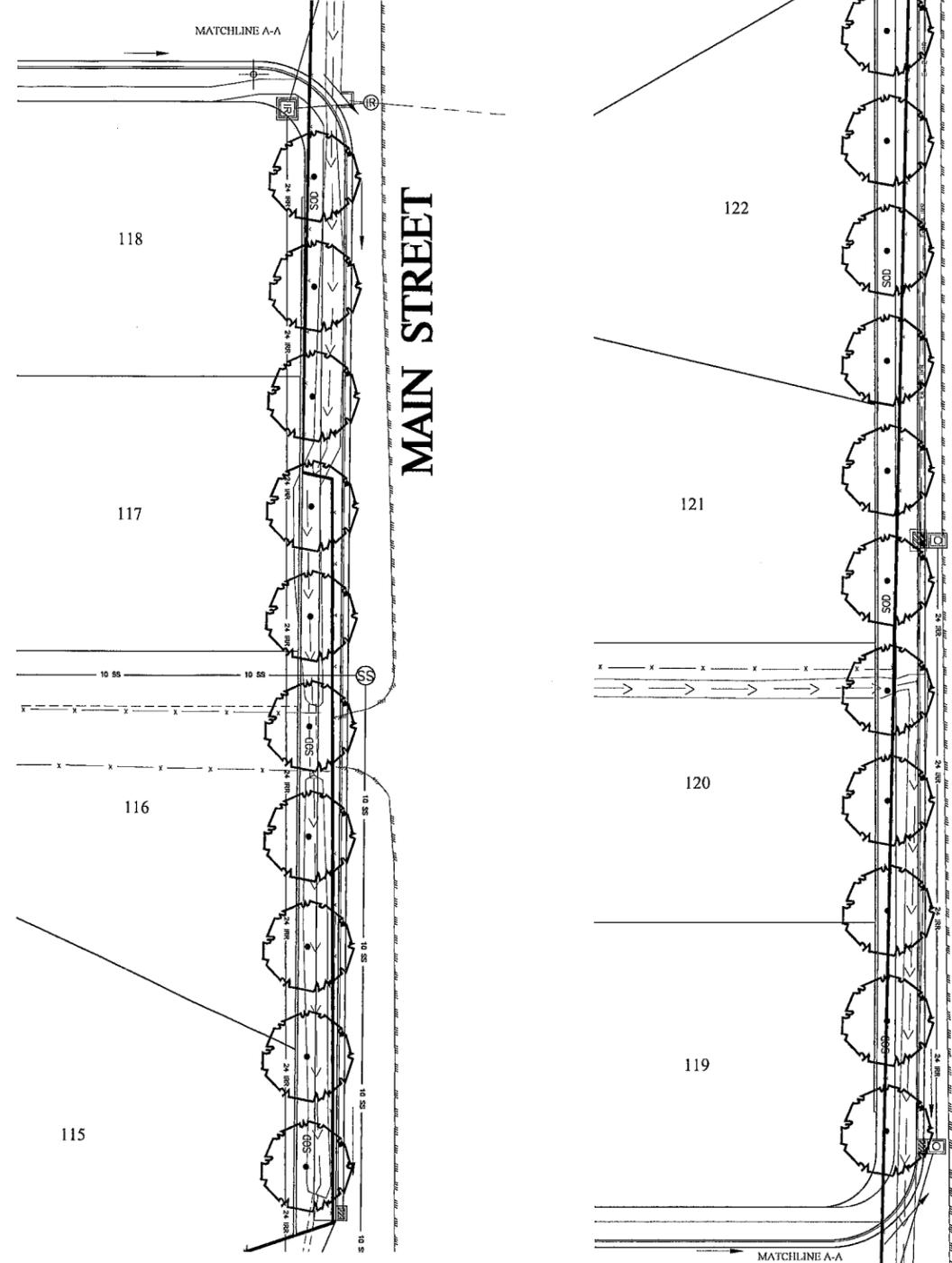
**PLANTING LEGEND**

-  *Gleditsia triacanthos* i. 'Shademaster'  
Shademaster Honeylocust 2" cal.
-  *Zelkova serrata* 'Green Vase'  
Green Vase Zelkova 2" cal.

NOTES:  
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUE GRASS BLEND.



**TREE PLANTING & STAKING**  
NOT TO SCALE







# PUBLIC NOTICE

## SUBDIVISION

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on **November 12, 2015** at **7:00 p.m.** in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on Glen Lent's request for subdivision review for Madison Meadow, a 51-lot residential development located at approximately 1100 West Main Street in existing R-2 and R-1-22 zoning districts.

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1030.

Crestview Lane  
← New Homes  
EDGEhomes







