

<b>Seasons Towns and Traverse Estates Grading Permit Planning Commission Report</b>		
<b>Applicant:</b>	Paul Willie	
<b>Requested Action/Purpose:</b>	Review and recommendation on a grading permit	
<b>Location:</b>	Seasons View Drive and	
<b>Project Area:</b>	108.6 Acres	
<b>Existing Zoning:</b>	Planned Community	
<b>General Plan Land Use Designation:</b>	HDR, MDR, PF, and ESA	
<b>Existing Land Use:</b>	Undeveloped	
<b>Adjacent Zoning and Land Use:</b>	<i>North:</i>	PC Vialetto Subdivision
	<i>South:</i>	PC Morning Vista Road
	<i>East:</i>	PC/R-1-12 Undeveloped/Canyon Hills Subdivision
	<i>West:</i>	PC Undeveloped
<b>Date of Last DRC Review:</b>	February 3, 2016	

**Required Action**

<b>Planning Commission:</b>	Review and recommendation
<b>City Council:</b>	Final approval

**APPLICABLE DEVELOPMENT CODE REGULATIONS**

**Section 12-A.100 B (3) Grading Permit Issuance**

Grading Permits for grading projects with more than ten (10) contiguous acres may be issued by the Public Works Director following review by the DRC, review and recommendation following a public hearing by the Planning Commission and review and approval following a public hearing by the City Council.

When considering the approval of the grading permit the Public Works Director, DRC, Planning Commission and City Council, will verify that all of the following criteria are met (in addition to other applicable requirements of this code and other city codes):

- (i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant (where applicable).
- (ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
- (iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit.

**HISTORY**

**July 26, 1997** – This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

**Dec 4, 2000** – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property.

**September 24, 2015** – The Planning Commission reviewed a concept for Seasons Phases 4 and 5 which included the subject property.

**October 13, 2015** – The City Council approved the concept plan for Seasons Phases 4 and 5.

**February 11, 2016** – The Planning Commission approved the site plan for the Seasons Towns and recommended approval to the City Council for the Traverse Estates preliminary subdivision. The Traverse Estates preliminary subdivision has been scheduled for City Council on March 8, 2016.

**ANALYSIS**

The applicant is requesting a grading permit to allow mass grading for the Seasons Towns site plan and the Traverse Estates subdivision. The grading requirements in the Development Code (Chapter 12-A) require that a site plan or preliminary subdivision plat be approved prior to issuance of a grading permit. The Seasons Towns site plan has been approved and the Traverse Estates preliminary subdivision has been scheduled for City Council on March 8, 2016. The issuance of this permit would be after the approval of the Traverse Estates preliminary subdivision.

This grading must be done simultaneously for the Seasons Towns and Traverse Estates projects in order to meet the requirements set in the Mass Grading section of the Traverse Mountain Area Plan. The Area Plan requires that East Canyon areas B, D and the park in C2 must be graded in one phase until its completion. Additional site grading may be required in the future for individual building permits for homes and the future Lehi recreation center but the intent is that all of the roads, slopes and buildable pad areas will be graded as a part of this permit. The plans show planning areas B and D as part of this permit but they do not address the C2 private park area. The DRC made a comment to show the C2 area as part of this permit to comply with the area plan requirements.

The area plan requires that the public park in planning area D6 be graded with a 9 acre pad at 3% slope or less. The plans show the D6 park area to be rough graded with the installation of retaining walls to help create the pad. The DRC commented that the park needs to have the 9 acre pad. The applicant may have to verify the area being graded allows for a 9 acre pad. Please consider other DRC comments as part of the motion.

### **RECOMMENDATIONS/POSSIBLE ACTIONS**

#### **Planning Division Staff Recommendation:**

Planning staff recommends the Planning Commission send a **POSITIVE RECOMMENDATION** to the City Council for the proposed Seasons Towns/Traverse Estates grading permit and to include the DRC comments as part of the motion. The applicant must address the DRC comments but otherwise the grading permit meets the requirements of the Area Plan and the Development Code.

#### **Possible Actions:**

If the Planning Commission finds that the proposed Grading Permit complies with the applicable Development Code requirements, the Grading Permit may be recommended for approval. If the request does not comply, the Planning Commission should notify the applicant what requirements have not been satisfied and whether the applicant should submit a different development application. Please remember to include findings as a part of the motion.

### **SUGGESTED FINDINGS**

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a commercial site plan. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed Grading Permit will not pose a threat to or be detrimental to the public health, safety, and welfare.
2. The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
3. Other findings based upon information presented during the Planning Commission approval.

**Seasons Towns/Traverse Estates Grading Permit  
DRC Redline Comments**

Paul Willie – Requests review of a Grading Permit for Seasons Towns/Traverse Estates on 108.6 acres of property located at 1400 West Morning Vista Road.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Travis Benson, Sean Olybrando, Scott Overman, and Paul Willie

Date of Plans Reviewed: 1/28/16

Time Start: 1:50 PM

Time End: 2:25 PM

**DRC REDLINE COMMENTS:**

**Brent (Glade) – Power:**

1. Provide suitable barrier protection around existing equipment to ensure access by power crews. (sectionalizer D4-J10)

**Kerry – Fire:**

2. Sheet C4 – Add a note 3 – “Water truck will be able to mitigate any fire hazard as per the wildland urban interface.”

**Greg – Water/Sewer:**

3. Provide protection for existing hydrants and blow-offs

**Todd – Public Works:** No comments

**Kim – Planning:**

4. Need to provide a connection behind lots 256, 257 from the 11 acre City open space to the rest of the open space to the south.

**Gary – Building/Inspections:** No comments

**Mike – Public Works:** No comments

**Ross – Engineering:**

5. Show the Parcel C2 private park area as part of this grading permit.

**Craig – Parks:**

6. The park needs to have a 9 acre graded pad at 3% or less per the Area Plan (69% of the 13 acres).

**PRIOR TO PRECONSTRUCTION MEETING:**

1. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for hillside restoration must be in place.
2. Provide an engineer’s cost estimate for the cost of all improvements
3. Surveyor’s and engineer’s stamps on construction drawings.
4. New project startup form for Lehi City Storm Water
5. Provide a copy of the grading easement.
6. Address comments from Planning Commission approval

**DRC GENERAL COMMENTS:**

1. Must obtain a hydrant permit for construction water.
2. Coordinate with Parks Department on a conceptual layout for the D6 public park.
3. The permit will require review by the Planning Commission and approval by the City Council.
4. The north and east boundaries should match fairly close to the development pod boundaries shown on the Traverse Mountain Area Plan with any areas outside the pod boundary to be dedicated to Lehi City to remain as natural open space.
5. Need to provide a connection behind lots 256, 257 from the 11 acre City open space to the rest of the open space to the south.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 25, 2016

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

# Grading Narrative

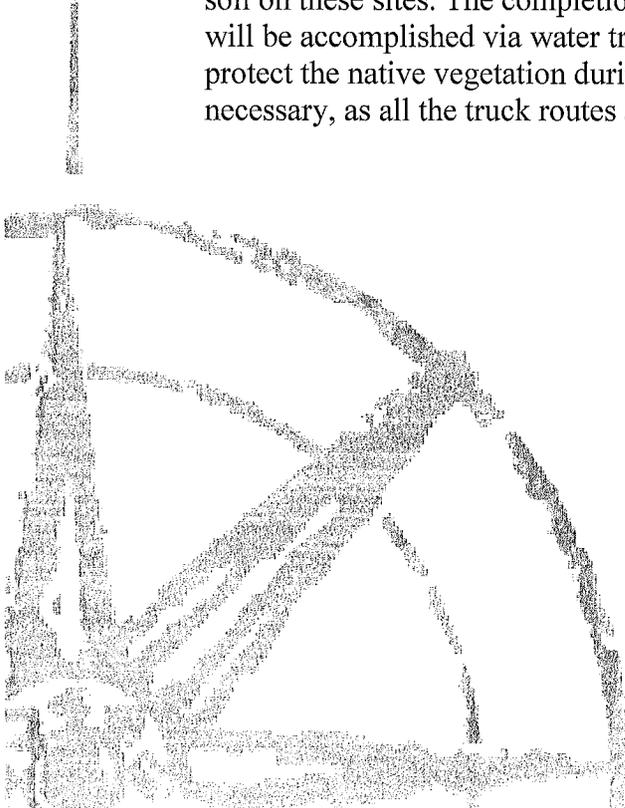
**To:** Lehi City  
**CC:** Paul Willie  
**From:** Thomas Romney P.E.  
**Date:** 1/28/2016

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## Seasons Towns/Seasons Estates

Seasons Towns and Seasons Estates requires grading due to the steepness of the existing natural grading of the site. In order to accommodate the proposed roads at a reasonable grade on these sites, there will be approximately 1.57 million cubic yards of soil adjusted. There will be approximately 82,400 cu. yd. moved from the Seasons Towns site onto the Seasons Estates. The Seasons Estates site will have a fill of 82,400 cu. yd. making the total import/export from both sites 0 cu. yd.

A combination of earth scrapers, bull dozers and haul trucks will be used to move the soil on these sites. The completion of the grading is estimated to be in late 2017. Dust control will be accomplished via water trucks on the truck routes and silt fencing will be used to protect the native vegetation during grading and construction. No traffic control will be necessary, as all the truck routes are designed to stay on site.



RECEIVED  
JAN 28 2016  
LEHI CITY

Seasons View Dr



SEASONS  
NOW LEASING/  
BRAND NEW





mobile mini STORAGE SYSTEMS 950-MINI  
1-800-850-0000

mobile mini STORAGE SYSTEMS 950-MINI  
1-800-850-0000

A S I S P Z I 0 0 0 6

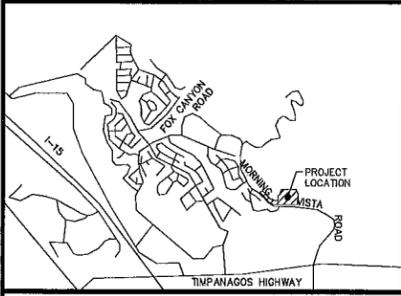
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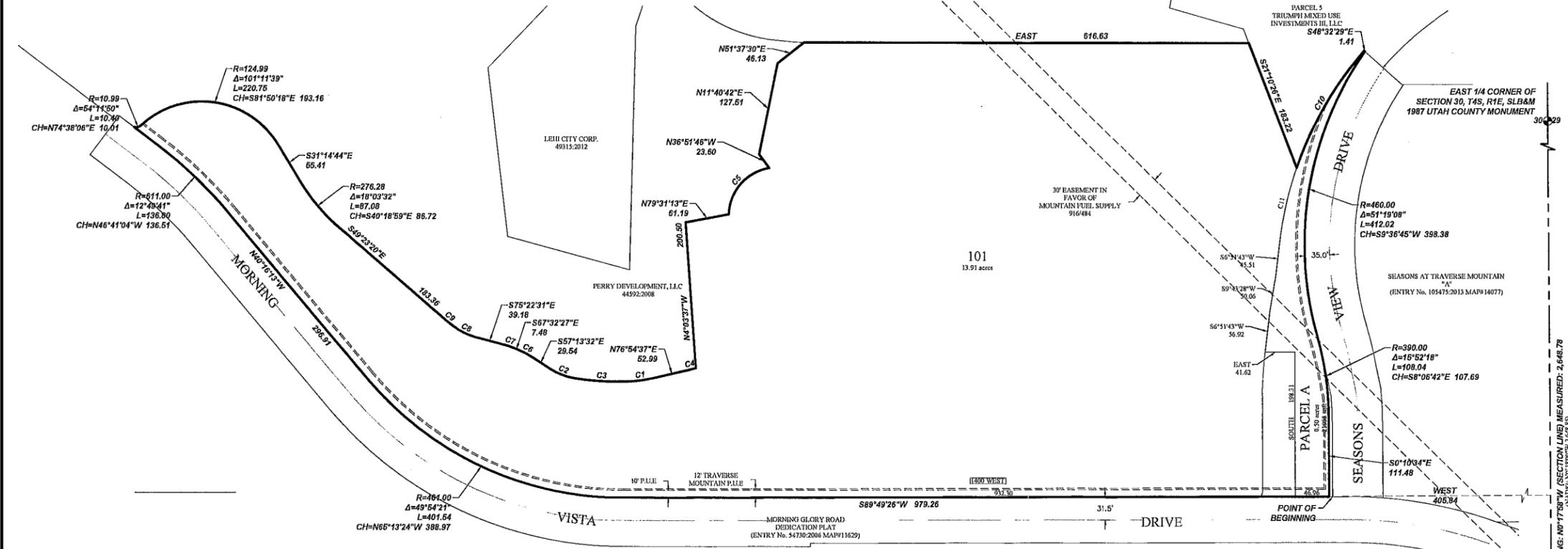
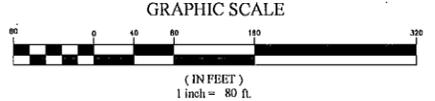






CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	186.49	10°31'16"	34.94	N82°16'02"E	34.89
C2	80.04	23°51'00"	37.48	S69°09'15"E	37.21
C3	374.63	11°18'36"	73.95	S88°44'03"E	73.83
C4	187.00	2°22'40"	7.76	N78°43'15"E	7.76
C5	65.88	78°48'06"	82.12	N41°34'44"E	85.03
C6	105.30	10°52'07"	19.99	S62°23'06"E	19.98
C7	120.89	7°12'28"	15.17	S71°27'33"E	15.16
C8	89.18	22°40'46"	35.30	S64°00'25"E	35.07
C9	378.00	3°31'04"	23.02	S51°08'01"E	23.02
C10	484.00	22°09'32"	187.18	N30°22'39"E	186.02
C11	482.58	12°28'29"	105.07	S13°05'25"W	104.88

VICINITY MAP  
N.T.S.



- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
  - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
  - #5 REBAR AND CAP TO BE SET AT ALL LOT CORNERS.

**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 completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle  
Professional Land Surveyor  
Certificate No. 172675

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A portion of the SE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Parcel A, Plat "A", SEASONS AT TRAVERSE MOUNTAIN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°17'58"W along the Section line 1,312.07 feet and West 405.84 feet from the Southeast Corner of Section 30, T4S, R1E, S1/4, S1/4 & M.; thence along the northerly line of Morning Glory Road the following 5 (five) courses and distances: S89°49'26"W 979.26 feet; thence along the arc of a 461.00 foot radius curve to the right 401.54 feet through a central angle of 49°54'21" (chord: N65°13'24"W 388.97 feet); thence N40°16'13"W 206.91 feet; thence along the arc of a 611.00 foot radius curve to the left 136.80 feet through a central angle of 12°49'41" (chord: N46°41'04"W 136.51 feet); thence N53°05'54"W 39.77 feet; thence Northeastly along the arc of a 10.99 foot radius non-tangent curve (radius bears: N11°44'02"E) 10.40 feet through a central angle of 54°11'50" (chord: N74°38'06"E 10.01 feet); thence along the arc of a 124.99 foot radius curve to the right 220.75 feet through a central angle of 101°11'39" (chord: S81°50'18"E 193.16 feet); thence S31°14'44"E 55.41 feet; thence Southeastly along the arc of a 276.28 foot non-tangent curve (radius bears: S58°42'47"E) 87.08 feet through a central angle of 18°03'32" (chord: S40°18'59"E 85.72 feet); thence S49°23'20"E 183.36 feet; thence along the arc of a 375.00 foot radius curve to the left 23.02 feet through a central angle of 3°31'04" (chord: S51°08'51"E 23.02 feet); thence Southeastly along the arc of an 89.18 foot radius non-tangent curve (radius bears: N37°11'58"E) 35.30 feet through a central angle of 22°40'46" (chord: S64°08'25"E 35.07 feet); thence S75°22'31"E 30.18 feet; thence Southeastly along the arc of a 120.59 foot radius non-tangent curve (radius bears: S14°50'13"W) 15.17 feet through a central angle of 7°12'28" (chord: S71°27'33"E 15.16 feet); thence S67°32'27"E 7.48 feet; thence Southeastly along the arc of a 105.30 foot radius non-tangent curve (radius bears: S22°10'35"W) 19.99 feet through a central angle of 10°52'37" (chord: S62°23'06"E 19.95 feet); thence S57°13'32"E 29.54 feet; thence along the arc of a 90.04 foot radius curve to the left 37.48 feet through a central angle of 23°51'00" (chord: S69°09'16"E 37.21 feet) to a point of compound curvature; thence along the arc of a 374.63 foot radius curve to the left 73.95 feet through a central angle of 11°18'36" (chord: S86°44'03"E 73.83 feet); thence Northeastly along the arc of a 188.49 foot radius non-tangent curve (radius bears: N2°25'31"W) 34.94 feet through a central angle of 10°31'15" (chord: N82°15'52"E 34.89 feet); thence N76°54'37"E 52.99 feet; thence along the arc of a 187.00 foot radius curve to the left 7.76 feet through a central angle of 2°22'40" (chord: N75°43'16"E 7.76 feet); thence N40°16'13"W 200.50 feet; thence N79°31'13"E 61.19 feet; thence Northeastly along the arc of a 66.98 foot radius non-tangent curve (radius bears: S87°49'19"E) 92.12 feet through a central angle of 78°48'06" (chord: N41°34'44"E 85.03 feet); thence N36°51'46"W 23.60 feet; thence N11°40'42"E 127.51 feet; thence N51°37'30"E 46.13 feet; thence East 616.63 feet; thence S21°02'26"E 183.22 feet; thence N11°40'42"E 127.51 feet; thence N51°37'30"E 46.13 feet; thence East 616.63 feet; thence S21°02'26"E 183.22 feet to the westerly line of said SEASONS AT TRAVERSE MOUNTAIN, Plat "A"; thence along said Plat the following 2 (two) courses and distances: Northeastly along the arc of a 484.00 foot radius non-tangent curve (radius bears: S70°42'15"E) 187.18 feet through a central angle of 22°09'30" (chord: N30°22'39"E 186.02 feet); thence S48°32'29"E 1.41 feet to the northeast corner of Parcel A of said plat on the westerly right-of-way line of Seasons View Drive; thence along said Parcel and street line the following 3 (three) courses and distances: Southwestly along the arc of a 460.00 foot radius non-tangent curve (radius bears: S54°43'40"E) 412.02 feet through a central angle of 31°19'11" (chord: S93°04'5"W 398.38 feet) to a point of reverse curvature; thence along the arc of a 390.00 foot radius curve to the right 108.03 feet through a central angle of 15°52'16" (chord: S8°06'42"E 107.69 feet); thence S0°10'34"E 111.48 feet to the point of beginning.

Contains: 14.41 +/- 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 HERON 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 HERON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

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

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

APPROVED BY ENGINEER \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

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

DIRECTOR - SECRETARY \_\_\_\_\_

**RECEIVED**  
**SEASONS TOWNS**  
(INCLUDES THE VACATION OF PARCEL A, PLAT "A" SEASONS AT TRAVERSE MOUNTAIN SUBDIVISION)  
A RESIDENTIAL SUBDIVISION  
LEHI, UTAH COUNTY, UTAH



**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

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MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY

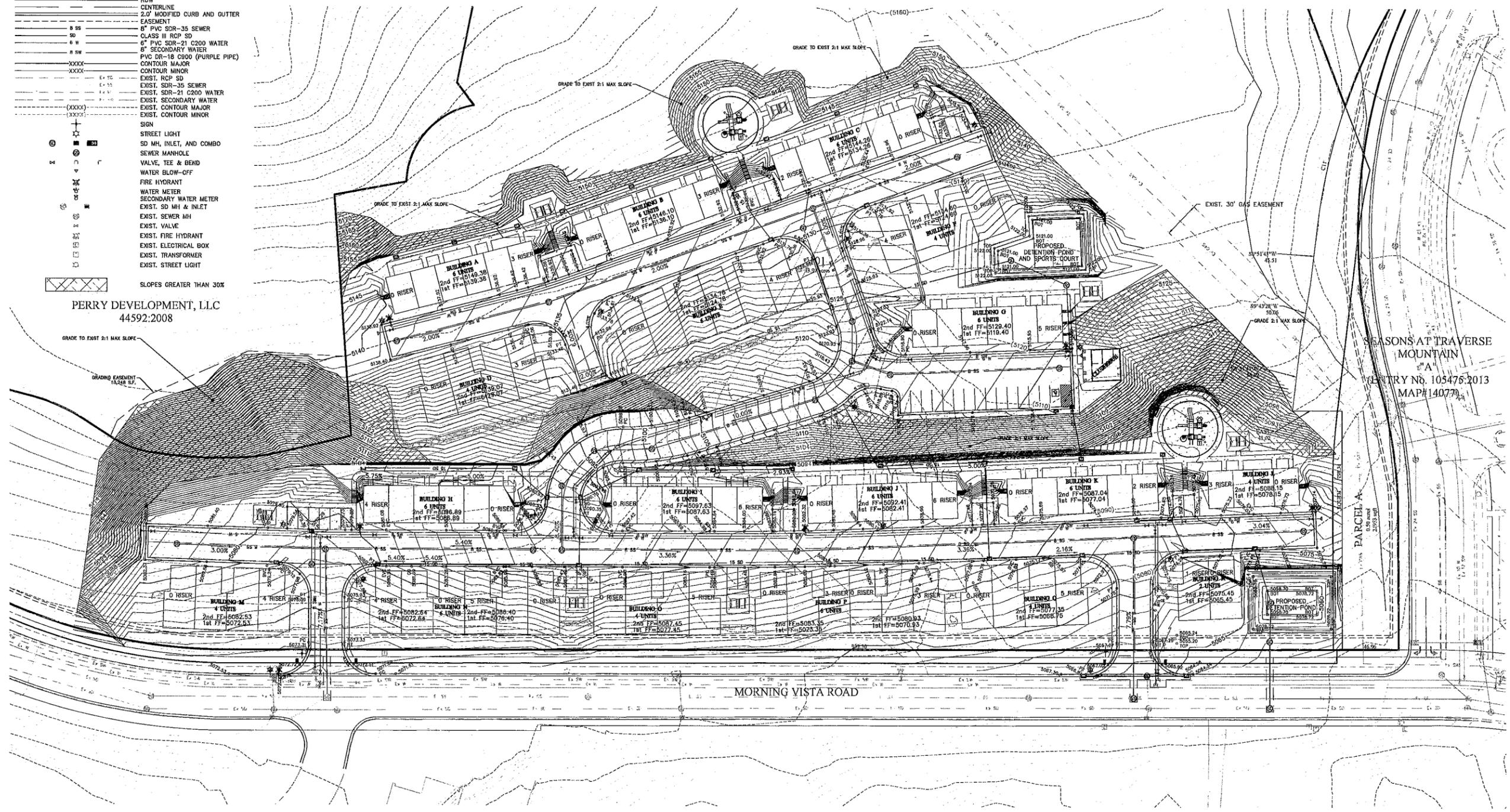
MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

**LEGEND**

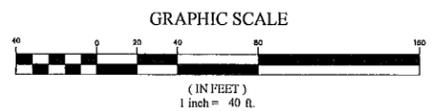
—	BOUNDARY
—	ROW
—	CENTERLINE
—	2.0' MODIFIED CURB AND OUTER EASEMENT
—	6" PVC SDR-35 SEWER
—	CLASS III RCP SD
—	6" PVC SDR-21 C200 WATER
—	8" SECONDARY WATER
—	PVC DR-18 C500 (PURPLE PIPE)
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. RCP SD
—	EXIST. SDR-35 SEWER
—	EXIST. SDR-21 C200 WATER
—	EXIST. SECONDARY WATER
—	EXIST. CONTOUR MAJOR
—	EXIST. CONTOUR MINOR
+	SIGN
⊙	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	SECONDARY WATER METER
⊙	EXIST. SD MH & INLET
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE
⊙	EXIST. FIRE HYDRANT
⊙	EXIST. ELECTRICAL BOX
⊙	EXIST. TRANSFORMER
⊙	EXIST. STREET LIGHT
⊙	SLOPES GREATER THAN 30%

PERRY DEVELOPMENT, LLC  
44592.2008



SEASONS AT TRAVERSE MOUNTAIN  
"A"  
ENTRY No. 105475.2013  
MAP#14077

- NOTES**
- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
  - 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
510 WEST 830 SOUTH  
SANDY, UT 84070 PH: (801) 552-0075  
www.focusut.com



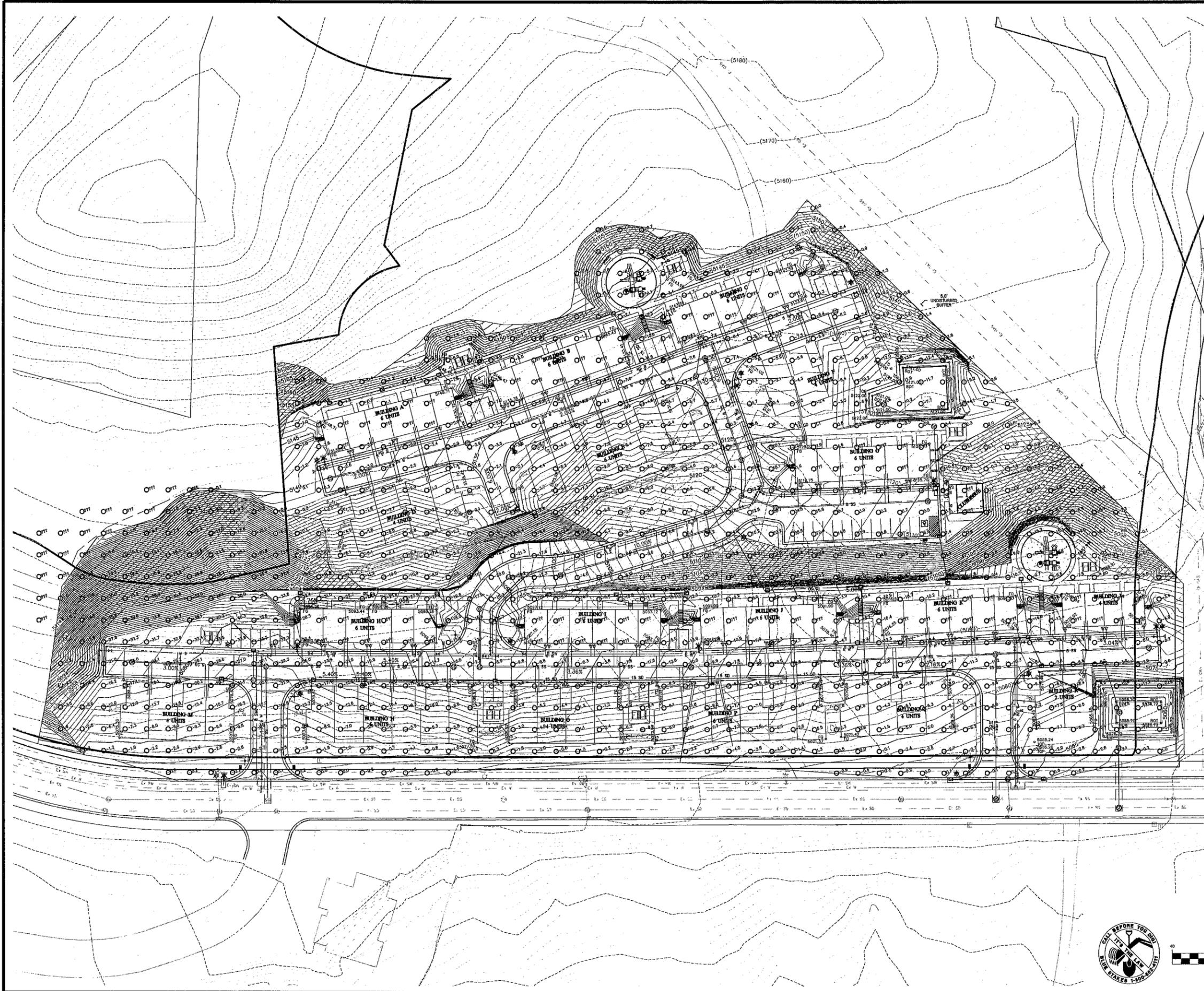
**SEASONS TOWNS**  
LEHI  
**GRADING PLAN**

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

**GRADING PLAN**

Scale: 1"=40'  
Date: 01/28/16  
Sheet: C4

Drawn: TBM  
Job #: 15-278



**CUT/FILL EXHIBIT**  
**SEASONS TOWNS**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**CUT/FILL EXHIBIT**

Scale: 1"=40' Drawn: TBM  
 Date: 1/28/16 Job #: 15-278  
 Sheet: **01**



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 40 ft.



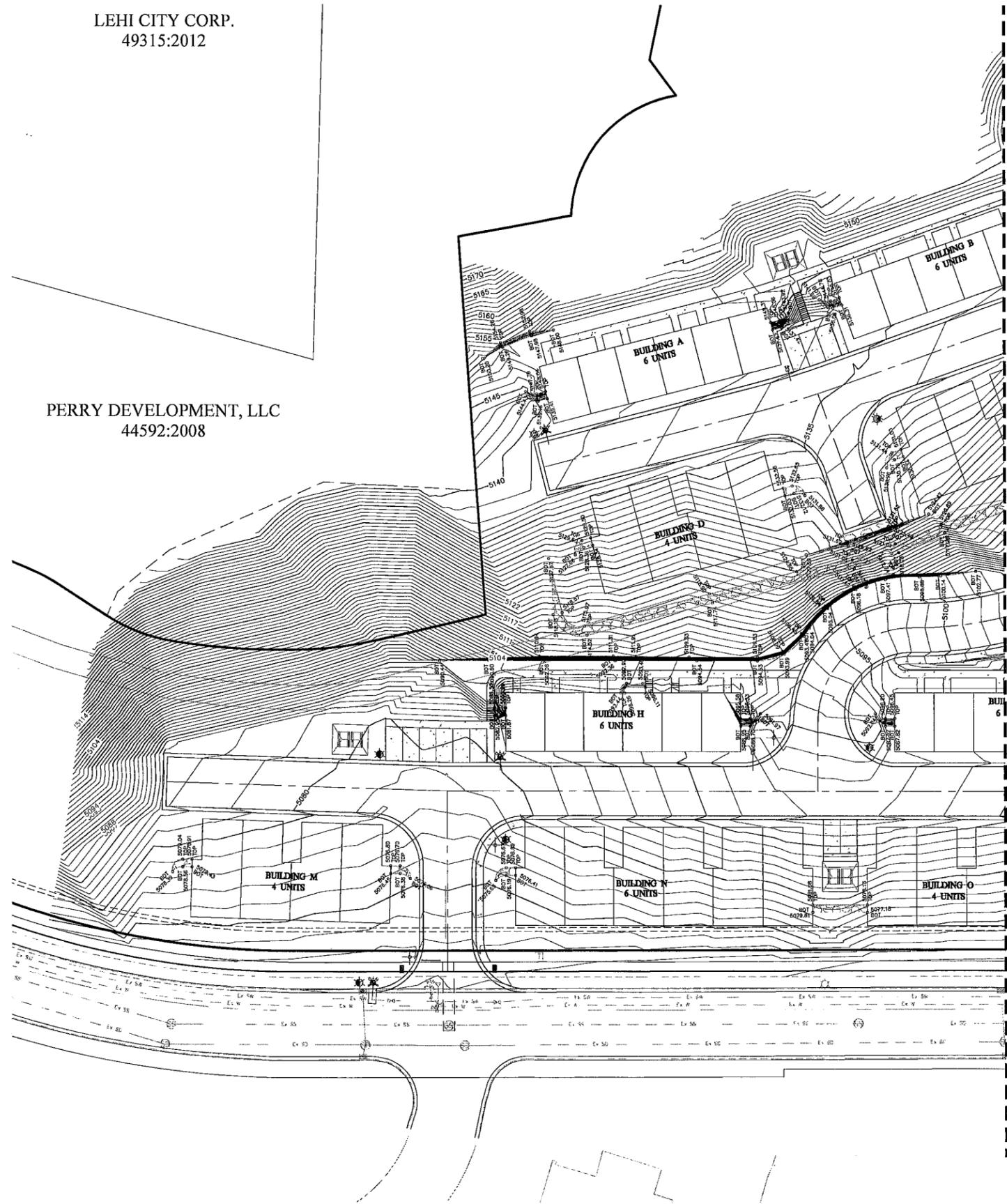
Z:\\_2015\15-278 Seasons Towns\Layout\Design\15-278\img\exhibit\cut\_fill\_exhibit.dwg

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT

LEHI CITY CORP.  
49315:2012

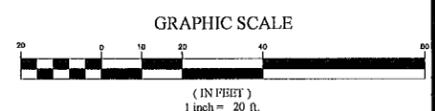
PERRY DEVELOPMENT, LLC  
44592:2008



MATCHLINE  
SEE SHEET C11

NOTES

- 1) A BUILDING PERMIT IS REQUIRED FOR WALLS OVER 4'



**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
502 WEST 8360 SOUTH  
SANDY, UTAH 84070, PH: (801) 552-0075  
www.focusutah.com



SEASONS TOWNS  
LEHI  
WALL PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

WALL PLAN

Scale: 1"=30'  
Date: 01/28/16  
Sheet: C10

Drawn: TBM  
Job #: 15-278

2: 2015 15-278 Seasons Towns-Lehi\design 15-278.dwg\plans\C10 WALL PLAN.dwg

**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	6" SECONDARY WATER
---	PVC DR-18 C800 (PURPLE PIPE)
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT



**NOTES**

- 1) A BUILDING PERMIT IS REQUIRED FOR WALLS OVER 4'



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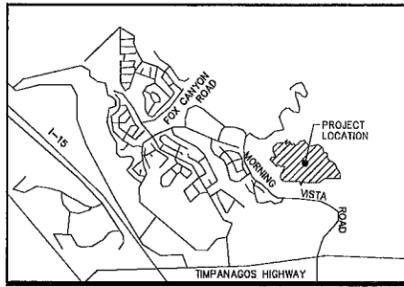


**SEASONS TOWNS**  
LEHI  
**WALL PLAN**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**WALL PLAN**

Scale: 1"=20' Drawn: TBM  
Date: 01/28/16 Job #: 15-278  
Sheet: **C11**

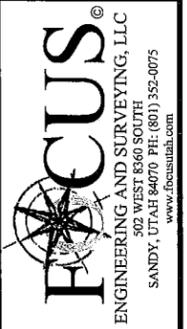


VICINITY MAP  
N.T.S

# TRAVERSE ESTATES (RESIDENTIAL)

PREPARED FOR:  
MOUNTAIN STATES PROPERTY MANAGEMENT  
LOCATED IN:  
LEHI, UTAH

LEGAL DESCRIPTION  
PREPARED FOR  
SEASONS ESTATES "A"  
LEHI, UTAH  
(January 13, 2016)



## BOUNDARY DESCRIPTION

A portion of Sections 29 & 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the north line of SEASONS AT TRAVERSE MOUNTAIN "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°17'58"W along the Section line 1,877.55 feet from the Southeast corner of Section 30, T4S, R1E, S.L.B.& M.; thence along said plat the following 3 (three) courses and distances: West 300.50 feet; thence N48°32'29"W 70.00 feet; thence Southwesterly along the arc of a 484.00 foot radius non-tangent curve to the left (radius bears: S48°32'46"E) 187.18 feet through a central angle of 22°09'30" (chord: S30°22'29"W 186.02 feet); thence N21°10'26"W 183.22 feet; thence West 616.63 feet; thence Northwesterly along the arc of a 207.50 foot radius non-tangent curve to the right (radius bears: N1°43'19"E) 15.05 feet through a central angle of 4°09'17" (chord: N86°12'02"W 15.04 feet); thence N84°33'04"W 25.17 feet; thence along the arc of a 207.50 foot radius curve to the right 405.90 feet through a central angle of 112°04'44" (chord: N28°30'42"W 344.21 feet); thence N27°31'40"E 304.03 feet; thence Northeasterly along the arc of a 222.50 foot non-tangent curve to the left (radius bears: N62°27'52"W) 80.23 feet through a central angle of 20°39'36" (chord: N17°12'20"E 79.80 feet); thence along the arc of an 8.00 foot radius non-tangent curve to the left (radius bears: N83°07'28"W) 14.28 feet through a central angle of 102°16'23" (chord: N44°15'39"W 12.46 feet); thence S84°36'09"W 59.80 feet; thence along the arc of a 237.50 foot radius curve to the right 226.63 feet through a central angle of 54°40'25" (chord: N68°03'38"W 218.13 feet); thence S41°32'12"W 69.05 feet; thence S76°18'37"W 38.90 feet; thence N45°49'30"W 173.91 feet; thence N14°56'03"E 17.63 feet; thence Northwesterly along the arc of a 67.00 foot radius non-tangent curve to the right (radius bears: N9°25'46"E) 71.86 feet through a central angle of 61°27'07" (chord: N49°50'41"W 68.47 feet); thence N88°26'44"W 15.63 feet; thence N45°49'30"W 167.90 feet; thence N44°34'04"E 136.73 feet; thence N84°08'20"E 77.69 feet; thence N66°01'09"E 96.88 feet; thence N28°42'26"W 259.90 feet; thence N6°44'58"E 194.29 feet; thence N49°03'12"E 246.57 feet; thence N83°40'00"E 98.01 feet; thence N84°36'06"E 183.58 feet to the southwest corner of Lot 37, TRAVERSE MOUNTAIN VIALETTO Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N84°36'06"E along said Plat 55.61 feet to the westerly side of Phase 2 of said Plat; thence along said Phase 2 the following 2 (two) courses and distances: Southwesterly along the arc of a 217.51 foot radius non-tangent curve to the left 72.53 feet through a central angle of 19°06'15" (chord: S6°33'48"W 72.19 feet); thence N87°00'35"E 45.00 feet to a westerly corner of Lot 40 of said Phase 1; thence along said Phase 1 the following 3 (three) courses and distances: N54°47'52"E 186.88 feet; thence S35°19'29"E 167.00 feet; thence N63°10'16"E 116.08 feet to lands of Lehi City; thence along said lands of Lehi City the following 15 (fifteen) courses and distances: S26°49'44"E 100.01 feet; thence N63°10'16"E 180.46 feet; thence N29°54'48"E 122.48 feet; thence N76°16'30"E 202.35 feet; thence S41°01'23"E 360.47 feet; thence N78°44'46"E 393.54 feet; thence S59°17'07"E 245.17 feet; thence S12°12'49"E 213.70 feet; thence S71°34'48"E 170.15 feet; thence S5°12'53"E 218.58 feet; thence S35°39'09"E 131.92 feet; thence S64°08'32"E 183.35 feet; thence S47°21'56"E 126.66 feet; thence S24°45'26"E 210.69 feet; thence S33°40'42"E 268.13 feet; thence S0°20'19"W 224.52 feet to the northeast corner of said SEASONS AT TRAVERSE MOUNTAIN "A" Subdivision; thence along said plat the following 3 (three) courses and distances: N89°36'29"W 695.41 feet; thence S55°16'33"W 325.92 feet; thence West 369.36 feet to the point of beginning.

Contains: 94.19+/- acres

Curve Table					Curve Table					Curve Table							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	221.60	15°02'30"	58.18	S61°26'08"W	58.01	C106	122.00	10°59'42"	23.41	N37°44'56"E	23.38	C256	250.00	12°04'57"	52.72	N49°19'37"E	52.62
C3	222.00	9°11'42"	35.63	S86°32'29"W	35.59	C107	122.00	11°14'48"	23.95	N78°42'13"E	23.91	C257	250.00	28°42'25"	123.26	N76°47'08"E	123.95
C4	528.00	5°07'23"	47.22	S88°34'38"W	47.20	C108	15.00	90°00'00"	23.56	S58°40'23"E	21.21	C258	250.00	21°51'39"	95.39	N51°30'05"E	94.81
C5	528.00	7°21'13"	67.77	S82°28'19"W	67.72	C109	178.00	6°44'38"	20.95	S17°02'42"E	20.94	C264	150.00	30°00'00"	235.62	S58°40'23"E	212.13
C6	278.00	7°20'00"	35.58	S74°59'42"W	35.56	C110	178.00	18°18'42"	56.89	S29°34'23"E	56.65	C265	150.00	43°11'49"	114.40	N24°54'18"W	111.65
C7	278.00	15°02'04"	72.95	S63°48'40"W	72.74	C111	178.00	18°05'59"	56.23	S47°46'42"E	56.00	C268	184.00	99°41'58"	328.18	N17°17'11"W	281.28
C8	15.00	70°23'50"	20.00	S89°42'31"W	18.55	C112	178.00	18°05'59"	56.23	S65°13'40"E	56.00						
C9	178.00	23°00'28"	71.48	N63°35'48"W	71.00	C113	178.00	18°11'18"	56.51	S84°01'19"E	56.27						
C10	178.00	14°38'19"	45.48	N82°29'12"W	45.35	C114	178.00	10°33'53"	32.80	N81°36'20"E	32.75						
C11	15.00	55°32'34"	14.54	N61°58'04"W	13.98	C115	279.00	5°44'34"	27.06	N73°27'30"E	27.95						
C12	61.00	23°43'50"	27.39	N47°03'42"W	27.16	C116	279.00	12°10'09"	59.26	N64°29'58"E	59.15						
C13	61.00	83°23'02"	88.77	S78°22'52"W	81.15	C117	279.00	20°20'25"	99.86	N46°09'41"E	99.33						
C14	61.00	64°12'04"	68.35	N84°35'19"E	64.83	C118	126.00	87°24'15"	192.21	N81°35'46"E	174.11						
C15	61.00	18°52'14"	20.09	S30°56'51"E	20.00	C119	126.00	87°15'54"	191.91	S11°04'09"E	173.89						
C16	61.00	73°10'08"	77.90	S82°58'02"E	72.71	C120	179.00	21°24'34"	66.88	S19°17'16"W	66.49						
C17	61.00	23°43'50"	27.39	N47°03'42"W	27.16	C121	179.00	21°24'34"	66.88	S02°47'08"E	66.49						
C18	15.00	55°32'34"	14.54	N62°29'22"E	13.98	C122	179.00	16°52'51"	52.74	S21°15'46"E	52.55						
C19	122.00	33°31'05"	71.37	S72°35'49"E	70.36	C123	179.00	16°52'51"	52.74	S21°15'46"E	52.55						
C20	15.00	90°43'49"	23.75	S10°51'22"E	21.35	C124	166.00	22°38'53"	65.62	S14°08'50"E	65.19						
C21	278.00	14°14'33"	69.10	S37°23'16"W	68.93	C125	184.00	18°03'38"	58.00	N76°09'59"W	57.76						
C22	278.00	19°07'10"	92.77	S19°42'34"W	92.34	C126	184.00	18°03'38"	58.00	S85°40'22"W	57.76						
C23	278.00	17°47'33"	85.33	S07°44'57"E	85.98	C127	184.00	18°03'38"	58.00	S67°42'44"W	57.76						
C24	278.00	6°11'35"	30.05	S19°44'31"E	30.03	C128	184.00	18°03'38"	58.00	S49°39'06"W	57.76						
C25	222.00	67°57'17"	263.30	N13°35'38"E	248.14	C129	184.00	2°43'58"	8.76	S39°15'28"W	8.76						
C26	222.00	7°44'59"	30.02	N51°26'41"E	29.99	C130	221.00	14°48'27"	57.11	S45°17'52"W	56.96						
C27	222.00	19°47'00"	76.65	N65°12'36"E	76.27	C143	279.00	0°00'00"	0.07	N37°54'04"E	0.07						
C28	222.00	3°33'36"	13.79	N76°52'54"E	13.79	C144	15.00	77°07'36"	20.19	N85°19'01"W	18.70						
C29	472.00	5°44'57"	47.36	N81°32'11"E	47.34	C145	178.00	20°12'26"	62.78	S66°13'24"W	62.45						
C30	472.00	6°43'41"	55.43	N87°46'30"E	55.39	C146	396.00	6°18'17"	43.57	S37°25'07"W	43.55						
C31	278.00	11°21'45"	55.13	N85°27'28"E	55.04	C147	15.00	90°00'00"	23.56	S31°49'37"W	21.21						
C32	122.00	81°42'57"	174.00	N62°48'54"W	159.62	C148	15.00	84°40'40"	22.17	S56°00'43"E	20.21						
C33	122.00	81°42'57"	174.00	N17°48'54"W	176.62	C149	15.00	84°42'21"	22.18	N39°17'47"E	20.21						
C34	15.00	41°24'35"	10.84	N77°38'45"W	10.61	C150	122.00	43°41'40"	93.04	N24°54'18"W	90.81						
C35	61.00	11°02'39"	11.76	N63°27'48"W	11.74	C151	278.00	0°59'32"	4.73	S55°48'22"W	4.73						
C36	61.00	52°01'52"	35.39	S85°59'57"W	35.51	C152	222.00	2°27'17"	9.51	N31°36'59"W	9.51						
C37	178.00	18°10'49"	56.48	S20°20'33"E	56.24	C153	179.00	2°34'20"	8.64	S31°16'38"W	8.03						
C38	178.00	17°19'15"	53.81	S38°05'55"E	53.61	C156	178.00	0°59'55"	3.10	N33°45'02"E	3.10						
C39	15.00	79°00'18"	20.68	S07°15'04"E	19.08	C166	278.00	3°48'30"	18.48	S53°24'51"W	18.47						
C40	122.00	23°57'02"	51.00	S44°13'36"W	50.63	C225	425.00	5°48'38"	43.10	S37°39'57"W	43.08						
C41	122.00	13°04'50"	27.85	S62°44'32"W	27.79	C226	250.00	50°34'05"	220.64	S65°51'18"W	213.53						
C42	15.00	61°34'32"	16.12	N79°55'47"W	15.36	C227	500.00	12°28'38"	108.88	N84°54'01"E	108.67						
C43	61.00	58°39'00"	62.44	N78°28'01"W	59.75	C229	250.00	23°30'37"	101.86	N66°59'24"E	101.15						
C44	61.00	48°14'05"	51.35	S48°05'27"W	49.85	C231	250.00	78°00'24"	341.02	N16°14'24"E	315.19						
C45	61.00	41°21'49"	44.04	S03°17'30"W	43.09	C232	150.00	42°38'30"	112.51	N68°15'06"W	109.89						
C46	61.00	41°21'49"	44.04	S38°01'19"E	43.09	C247	150.00	33°04'50"	86.60	N59°47'12"E	85.41						
C47	61.00	41°21'49"	44.04	S79°26'08"E	43.09	C248	150.00	43°44'08"	114.50	N54°07'09"E	111.74						
C48	61.00	59°51'29"	63.73	N49°57'14"E	60.87	C249	250.00	38°25'58"	167.70	N57°06'38"E	164.57						
C49	15.00	52°00'24"	13.62	N46°01'41"E	13.15	C251	155.00	174°40'09"	472.53	S54°46'17"E	399.66						
C50	178.00	5°55'15"	18.39	N69°04'16"E	18.39	C253	150.00	62°10'00"	163.01	S01°25'48"W	155.11						
C51	178.00	32°51'39"	102.09	N49°40'49"E	100.69	C255	250.00	60°04'36"	288.30	N16°11'55"E	272.59						

LINE	DIRECTION	LENGTH
L1	S49°34'16"W	6.01
L3	N32°15'05"E	37.14
L4	N75°59'12"E	49.67
L6	S87°00'35"W	20.00
L7	S87°00'35"W	20.00
L13	S13°40'22"E	65.00
L16	N13°40'22"W	79.28
L17	S83°53'47"W	11.07
L18	N83°53'47"E	91.22
L19	N83°53'47"E	83.49
L20	N83°53'47"E	67.95
L21	N83°53'47"E	67.95
L22	N50°52'36"E	56.89

LINE	DIRECTION	LENGTH
L23	N72°38'16"E	72.22

## TRAVERSE ESTATES (RESIDENTIAL)

LEHI, UTAH  
Preliminary Plat

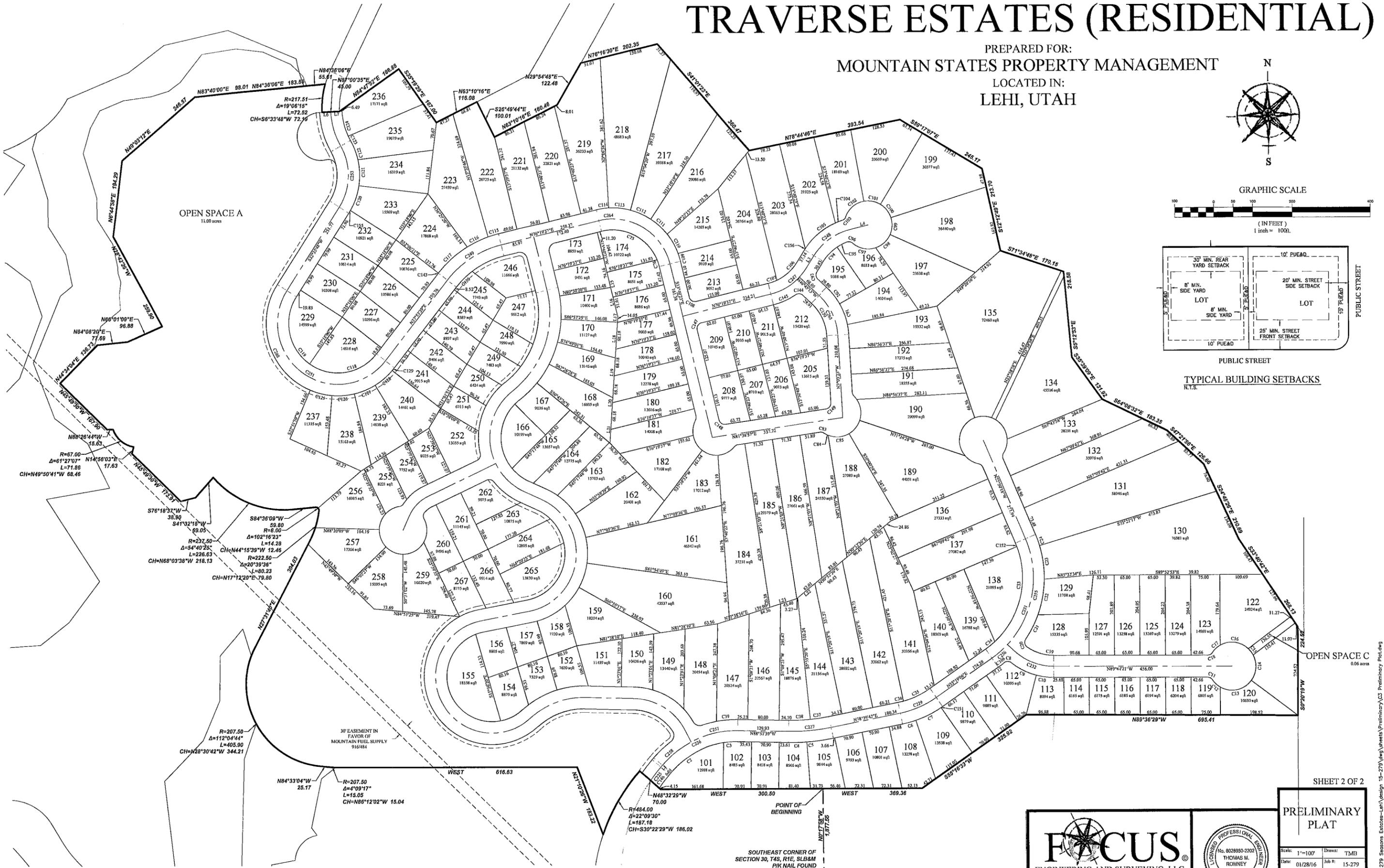
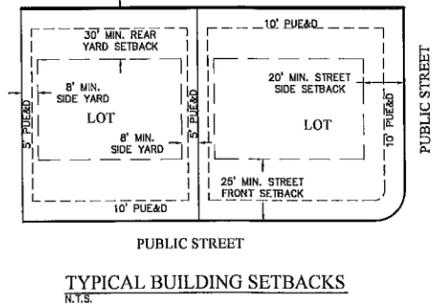
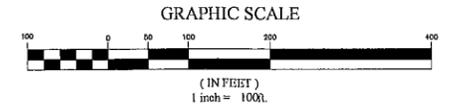
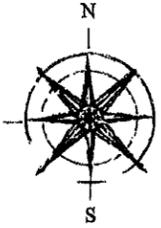
REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

## PRELIMINARY PLAT

Scale: N/A Drawn: TMB  
Date: 01/28/16 Job #: 15-279  
Sheet:

# TRAVERSE ESTATES (RESIDENTIAL)

PREPARED FOR:  
MOUNTAIN STATES PROPERTY MANAGEMENT  
LOCATED IN:  
LEHI, UTAH



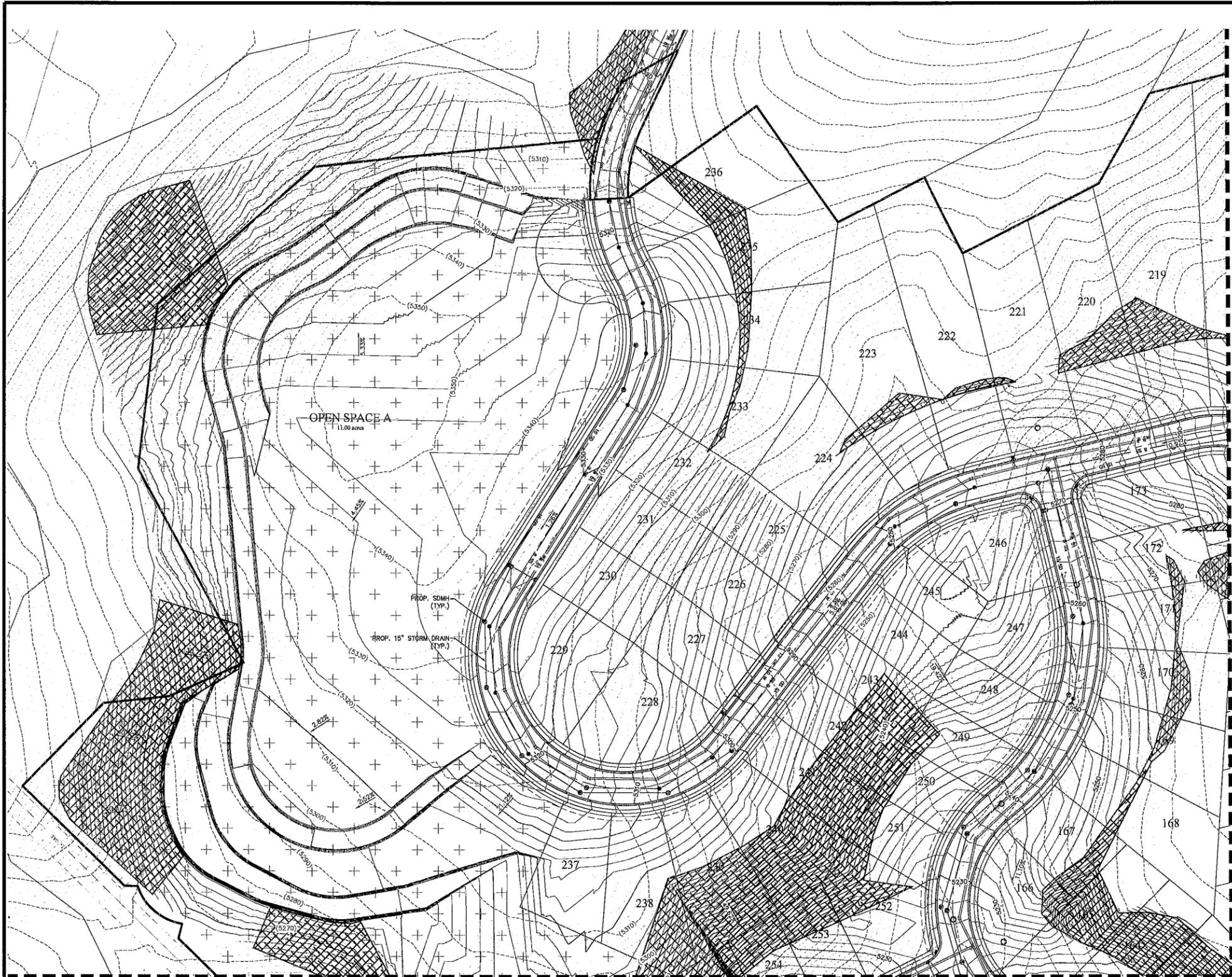
SHEET 2 OF 2

**FOCUS**  
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502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
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PRELIMINARY PLAT	
Scale: 1"=100'	Drawn: TMB
Date: 01/28/16	Job #: 15-279
Sheet: C3	

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MATCH GRADING AND DRAINAGE PLAN  
SHEET C10

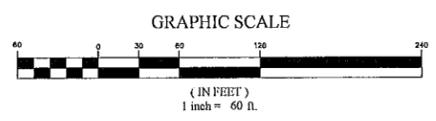
MATCH GRADING AND DRAINAGE PLAN  
SHEET C9

**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" PVC SDR-35 SEWER
---	8" CLASS II RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT
XXXX	SLOPES GREATER THAN 30%

**STORM DRAIN NARRATIVE:**  
THE STORM WATER FROM THE 10 YEAR STORM EVENT WILL BE COLLECTED IN STORM DRAIN INLET BOXES LOCATED ACROSS THE SITE. THE WATER WILL BE CONVEYED THROUGH THE PROPOSED STORM DRAIN SYSTEM TO THE SOUTH END OF THE PROJECT WHERE A DETENTION BASIN WILL BE LOCATED TO THE WEST OF THE EXISTING SEASONS VIEW DRIVE ROAD STUD. THE PROPOSED PERMANENT DETENTION POND HAS BEEN SIZED FOR THE 100 YEAR STORM AND WILL DISCHARGE STORM WATER AT A RATE OF 0.4 CFS/ACRE (97.74 CFS). THE DETENTION POND HAS BEEN SIZED TO DETAIN THE REQUIRED 61,110 CF.

- NOTES**
- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
  - 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



**FOCUS**  
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**TRAVERSE ESTATES (RESIDENTIAL)**  
LEHI, UTAH  
**Grading and Drainage Plan**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**GRADING AND DRAINAGE PLAN**  
Scale: 1"=60' Drawn: TMB  
Date: 01/28/16 Job #: 15-279  
Sheet: **C8**

LEHI CITY  
49316:2012  
64374:2012

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
8 SS	8" PVC SDR-35 SEWER
SD	CLASS III RCP SD
8 W	8" PVC SDR-21 C200 WATER
8 SW	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT
XXXX	SLOPES GREATER THAN 30%

MATCH GRADING AND DRAINAGE PLAN  
SHEET C8

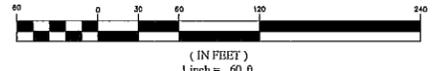
MATCH GRADING AND DRAINAGE PLAN  
SHEET C11

NOTES

- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
- 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



GRAPHIC SCALE



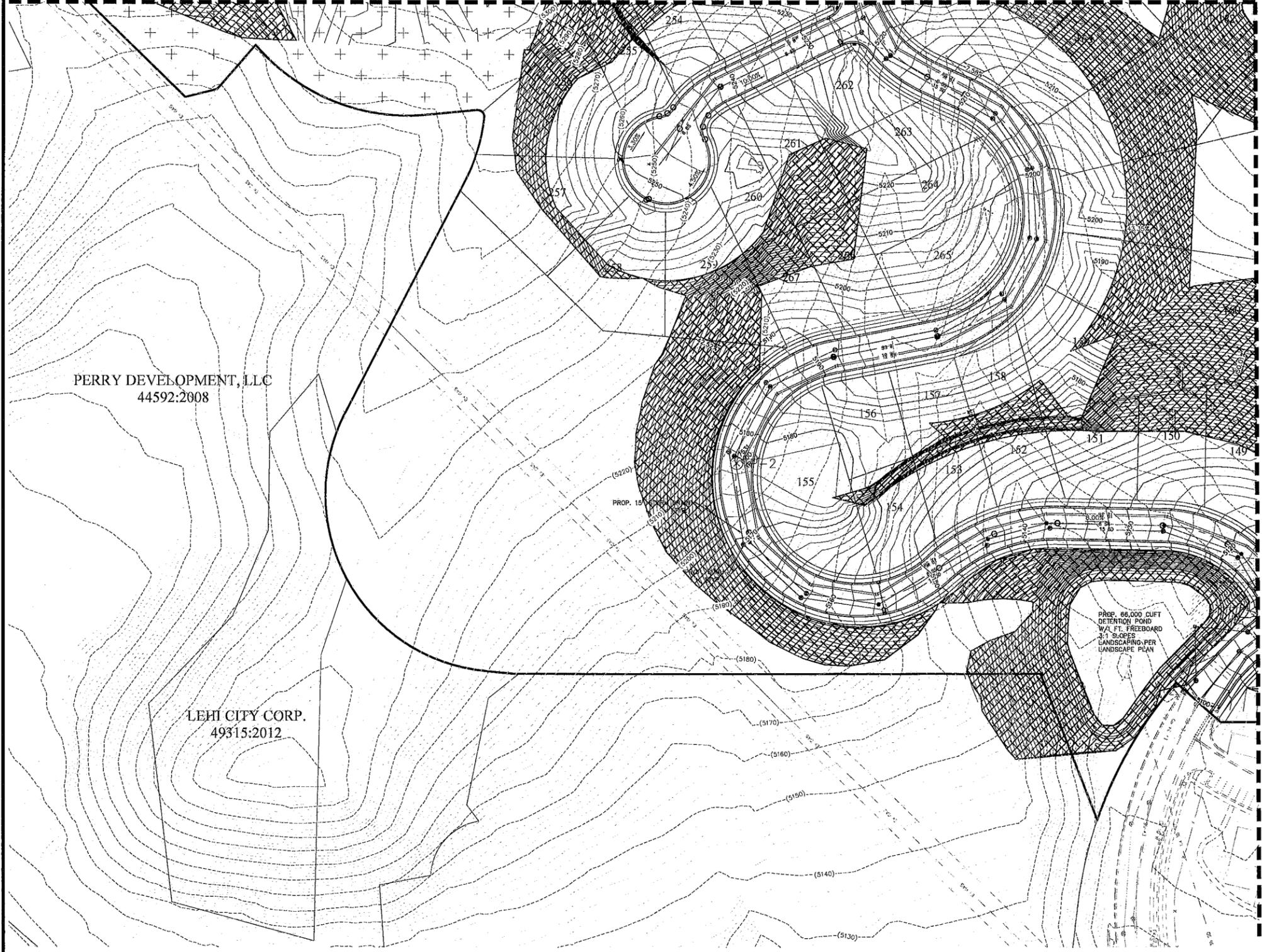
TRAVERSE ESTATES (RESIDENTIAL)  
LEHI, UTAH  
Grading and Drainage Plan

**FOCUS**  
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503 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 352-0075  
www.focusnh.com

REVISION BLOCK	NO.	DATE	DESCRIPTION
	1		
	2		
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GRADING AND DRAINAGE PLAN  
Scale: 1"=60'  
Date: 01/28/16  
Sheet: C9  
Drawn: TMB  
Job #: 15-279

MATCH GRADING AND DRAINAGE PLAN  
SHEET C8



PERRY DEVELOPMENT, LLC  
44592:2008

LEHI CITY CORP.  
49315:2012

PROP. 86,000 CUFT  
DETENTION POND  
3:1 SLOPES  
LANDSCAPING PER  
LANDSCAPE PLAN

**LEGEND**

--- (dashed)	BOUNDARY
--- (solid)	ROW
--- (dotted)	CENTERLINE
--- (dash-dot)	2.0' MODIFIED CURB AND GUTTER
--- (long-dash)	EASEMENT
8" SW	8" PVC SDR-35 SEWER
CLASS III RCP SD	CLASS III RCP SD
8" W	8" PVC SDR-21 C200 WATER
8" W	8" SECONDARY WATER
PVC DR-18 C900	PVC DR-18 C900 (PURPLE PIPE)
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
1 x 50	EXIST. RCP SD
1 x 35	EXIST. SDR-35 SEWER
1 x 18	EXIST. SDR-21 C200 WATER
1 x 18	EXIST. SECONDARY WATER
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
⊕	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊕	SEWER MANHOLE
⊕	VALVE, TEE & BEND
⊕	WATER BLOW-OFF
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	SECONDARY WATER METER
⊕	EXIST. SD MH & INLET
⊕	EXIST. SEWER MH
⊕	EXIST. VALVE
⊕	EXIST. FIRE HYDRANT
⊕	EXIST. ELECTRICAL BOX
⊕	EXIST. TRANSFORMER
⊕	EXIST. STREET LIGHT
XXXX	SLOPES GREATER THAN 30%

**Detention Pond**

Project: Seasons Estates at Traverse Mountain  
Location: 14115 DR 16  
Date: 01/13/2015  
Calculated By: Travis Demko

DESIGN CRITERIA  
Inlet: 18" PVC SDR-35  
Flow: 100 gpm  
Allowable Discharge: 0.40 cfs/ft  
Per Linn City Standards

Allowable Discharge	Storm Drain Discharge	Other Discharge	Total Discharge
0.40 cfs/ft	0.76 cfs	0.00 cfs	0.76 cfs
0.40 cfs/ft	2.74 cfs	0.00 cfs	2.74 cfs

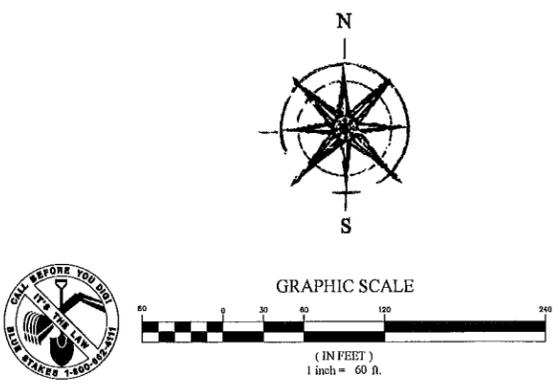
Weighted "C" Value	Area (sq ft)	"C" Value	CFD
Impervious	11,250	0.00	0.00
Drives	17,000	0.30	5,100
Roofs and Sidewalk	1,018	0.45	458
Landscaping	2,972,193	0.15	445,829
<b>Total</b>	<b>4,150,451</b>	<b>0.15</b>	<b>61,437</b>

Location	Area (sq ft)	Runoff C	Area (sq ft)	Runoff C	Accounted	Allowable	Discharge	Required
100'	11,250	0.00	11,250	0.00	0.00	0.00	0.00	0.00
150'	17,000	0.30	5,100	0.30	5,100	0.40	5,100	5,100
180'	1,018	0.45	458	0.45	458	0.40	458	458
200'	2,972,193	0.15	445,829	0.15	445,829	0.40	445,829	445,829
<b>Total</b>	<b>4,150,451</b>	<b>0.15</b>	<b>61,437</b>	<b>0.15</b>	<b>61,437</b>	<b>0.40</b>	<b>61,437</b>	<b>61,437</b>

Detention Basin Design  
Storage Requirement: 61,437 cu ft  
Inlet: 18" PVC SDR-35  
Retention Pond Volume: 66,000 cu ft  
Required Storage: 66,000 cu ft

Office Design  
Restrictions: 18" PVC SDR-35  
Allowable (at 4' Rise @ 10' Life): 37.71  
Office Slope: 4:1  
A = 1.94 ft  
S = 26.81 inches  
Office Size: 16.8 inch

- NOTES**
- RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
  - DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



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502 WEST 8360 SOUTH  
SANDY, UTAH 84070 PH: (801) 332-0075  
www.focusutah.com

**TRAVERSE ESTATES (RESIDENTIAL)**  
LEHI, UTAH  
**Grading and Drainage Plan**

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
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**GRADING AND DRAINAGE PLAN**  
Scale: 1"=60'  
Date: 01/28/16  
Job #: 15-279  
Sheet: **C10**

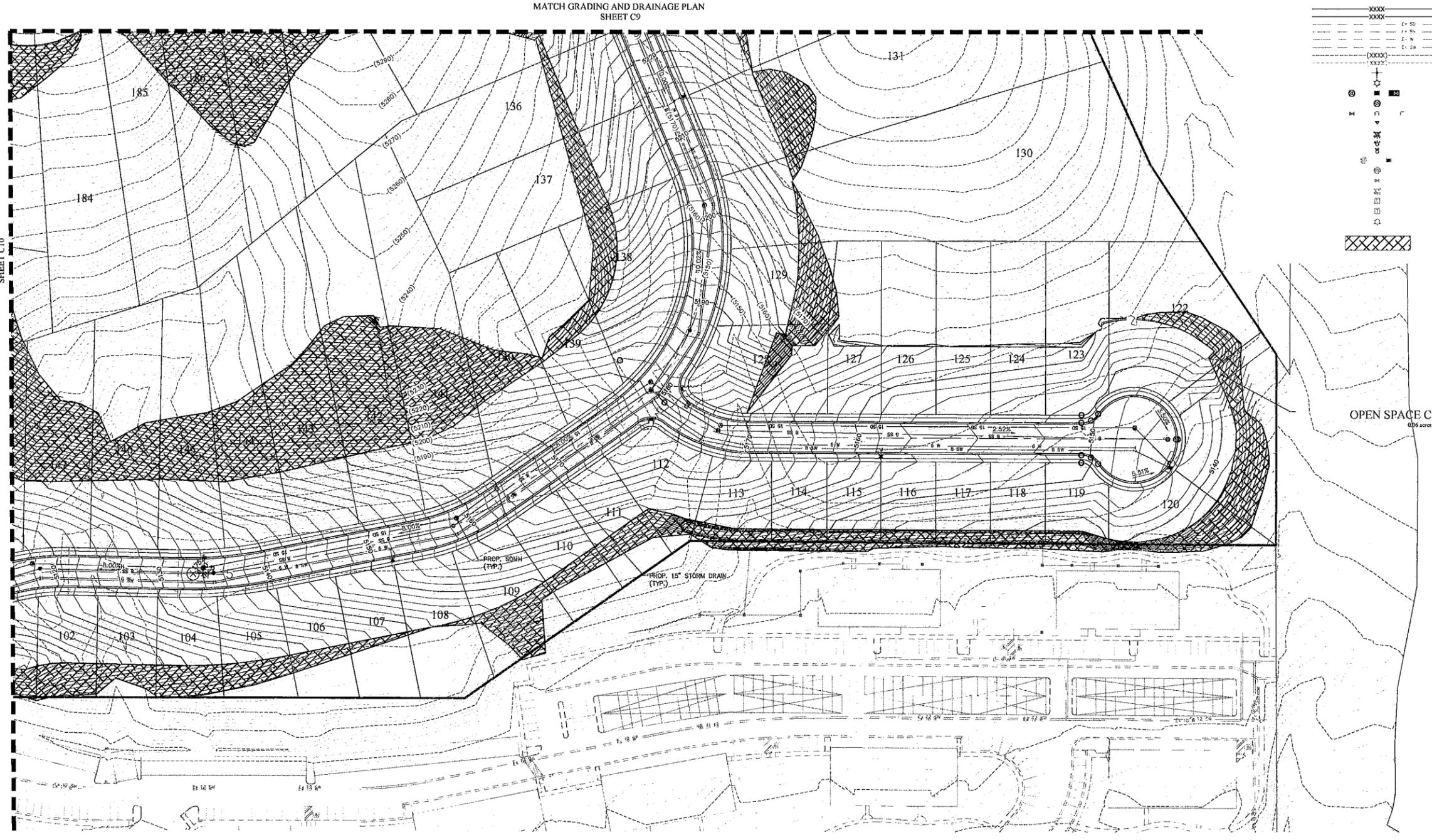
**TRAVERSE ESTATES (RESIDENTIAL)**  
 LEHI, UTAH  
 Grading and Drainage Plan

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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4		
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**GRADING AND DRAINAGE PLAN**  
 Scale: 1"=60'  
 Date: 01/28/16 Job #: 15-279  
 Sheet: C11

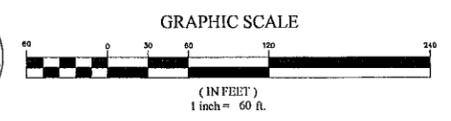
**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
8 SS	8" PVC SDR-35 SEWER
8 S	CLASS II RCP SD
6 W	6" PVC SDR-21 C200 WATER
8 SW	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex 35	EXIST. RCP SD
Ex 35	EXIST. SDR-35 SEWER
Ex 21	EXIST. SDR-21 C200 WATER
Ex 8	EXIST. SECONDARY WATER
Ex 18	EXIST. CONTOUR MAJOR
Ex 18	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT
XXXX	SLOPES GREATER THAN 30%



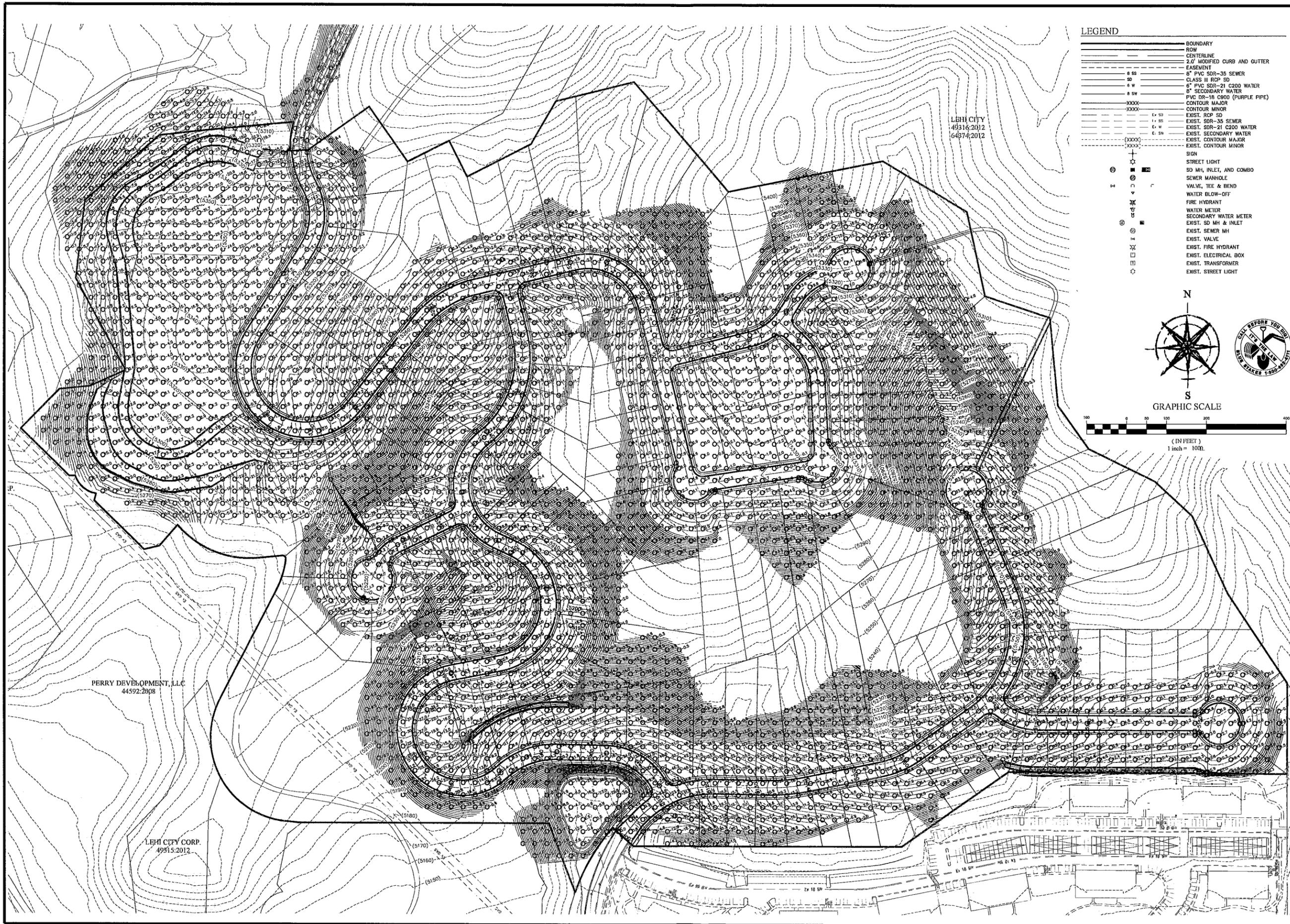
**NOTES**

- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
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MATCH GRADING AND DRAINAGE PLAN SHEET C10

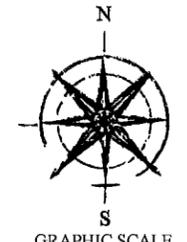
MATCH GRADING AND DRAINAGE PLAN SHEET C9



LEHI CITY  
49314.2012  
04/27/2012

**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	6" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-15 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	WATER METER
---	SECONDARY WATER METER
---	EXIST. SD MH & INLET
---	EXIST. SEWER MH
---	EXIST. VALVE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRICAL BOX
---	EXIST. TRANSFORMER
---	EXIST. STREET LIGHT



PERRY DEVELOPMENT, LLC  
44592.2608

LEHI CITY CORP.  
49313.2012

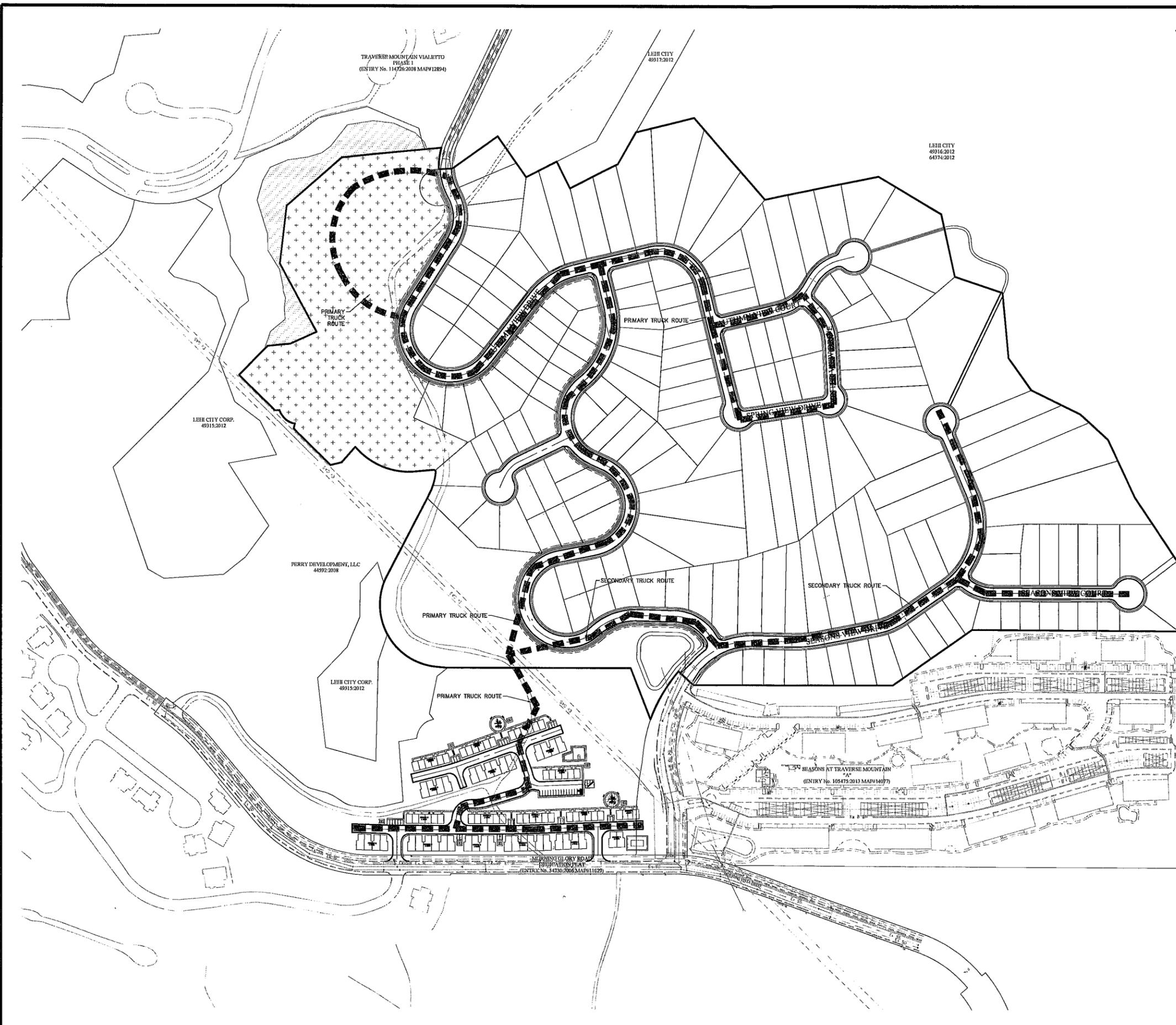
**TRAVERSE ESTATES (RESIDENTIAL)**  
LEHI, UTAH  
Site Plan

REVISION BLOCK	DATE	DESCRIPTION
1		
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**CUT/FILL EXHIBIT**

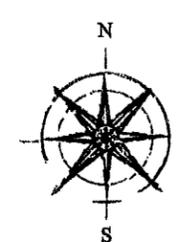
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Date:	01/28/16	Job #:	15-279
Sheet:	02		

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**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	0" SS
---	0" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	WATER METER
---	SECONDARY WATER METER
---	EXIST. SD MH & INLET
---	EXIST. SEWER MH
---	EXIST. VALVE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRICAL BOX
---	EXIST. TRANSFORMER
---	EXIST. STREET LIGHT



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SEASONS TOWNS/TRVERSE ESTATES  
 LEHI, UTAH  
 TRUCK ROUTE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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**TRUCK ROUTE PLAN**

Scale: 1"=150' Drawn: TMB  
 Date: 01/28/16 Job #: 15-279  
 Sheet: 02



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SEASONS TOWNS/TRAVERSE ESTATES  
LEHI  
SITE DETAILS

RE-VEGETATIVE SEED MIX:

SPECIES	%
S slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE  
(Seeds provided by Granite Seed, Lehi, Utah)

Exhibit A

The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Re-vegetative Seed Mix below.



RE-VEGETATION DETAIL

northland  
DESIGN GROUP

10000 S. 2600 W. SUITE 200  
TAYLORVILLE, UT 84063  
801-223-1111  
www.northlanddesign.com

Re: Re-Vegetation Recommendations

Prepared For:  
Mountain Home Development Corp  
Traverse Mountain  
Lehi, Utah  
City of Lehi  
September 15, 2011

Dear Lehi City Staff:

Mountain Home Design (the Consultant) contracted with Mountain Home Development Corp. (the Client) to prepare a report that meets the requirements of Section 10.3.000 of the Lehi City Ordinance regarding standards as set forth by the City of Lehi.

1. Re-vegetative Plan  
The proposed re-vegetative plan (Plan 1) includes a seed mix specifically selected for the Traverse Mountain project taking into consideration the existing plant community found on the site. It is recommended that the seed mix and site grading be placed to provide a buffer of disturbance due to site construction to existing adjacent plant communities to remain.

Proposed 1:1 slope for the site is 1 to 1 slope at final completion. The existing surface soil face consists of silt, sand, gravel and loam.

Table 1 - Species Recommended for Direct Seeding

Species	Seeding Rate (lbs/ft <sup>2</sup> )	Notes
Grass		
Slender wheatgrass	3	050
Western wheatgrass	3	050
Bluebunch wheatgrass	3	050
Sheep fescue	4	050
Sandberg bluegrass	3	050
Indian ricegrass	3	050
Rubber rabbit brush	3	050
Western sage	3	050
Blanket flower	3	050
Blue flax	3	050
California poppy	3	050
<b>Total</b>	<b>36</b>	

2. Maintenance Recommendations:  
Re-vegetative Plan:  
Re-vegetative plantings if produced during construction shall maintain themselves and not require any maintenance. Protective measures should be a minimum be. Visible construction fencing and necessary site fencing.

Exhibit 2: Slope Re-Vegetation Recommendations

**Disturbed Habitat:**  
When seeded correctly this mix requires no maintenance and is intended to establish itself. Re-seeding is occasionally required where seed didn't establish or was killed.

3. Methods for Mitigating Problems  
**Planting Methods**  
All seeds must be incorporated into soil to adequately germinate and establish. Seeds may be distributed on the soil surface by hand or mechanical broadcasting, however water erosion must also be employed to cover the seeds with an appropriate amount of soil. Heavy plastic mulch is not recommended on steep and unstable slopes primarily because seeds are not placed or incorporated into the soil. Most seeds require a 1/4 to 1/2 inch depth placement in the soil. Seed coverage can be accomplished using drags, rakes, or masts. Drip irrigation systems or established, however these practices alone will not ensure successful establishment of many species. Seeds should be covered immediately after broadcast distribution to prevent wind and water erosion and loss to small mammals, insects, and birds.

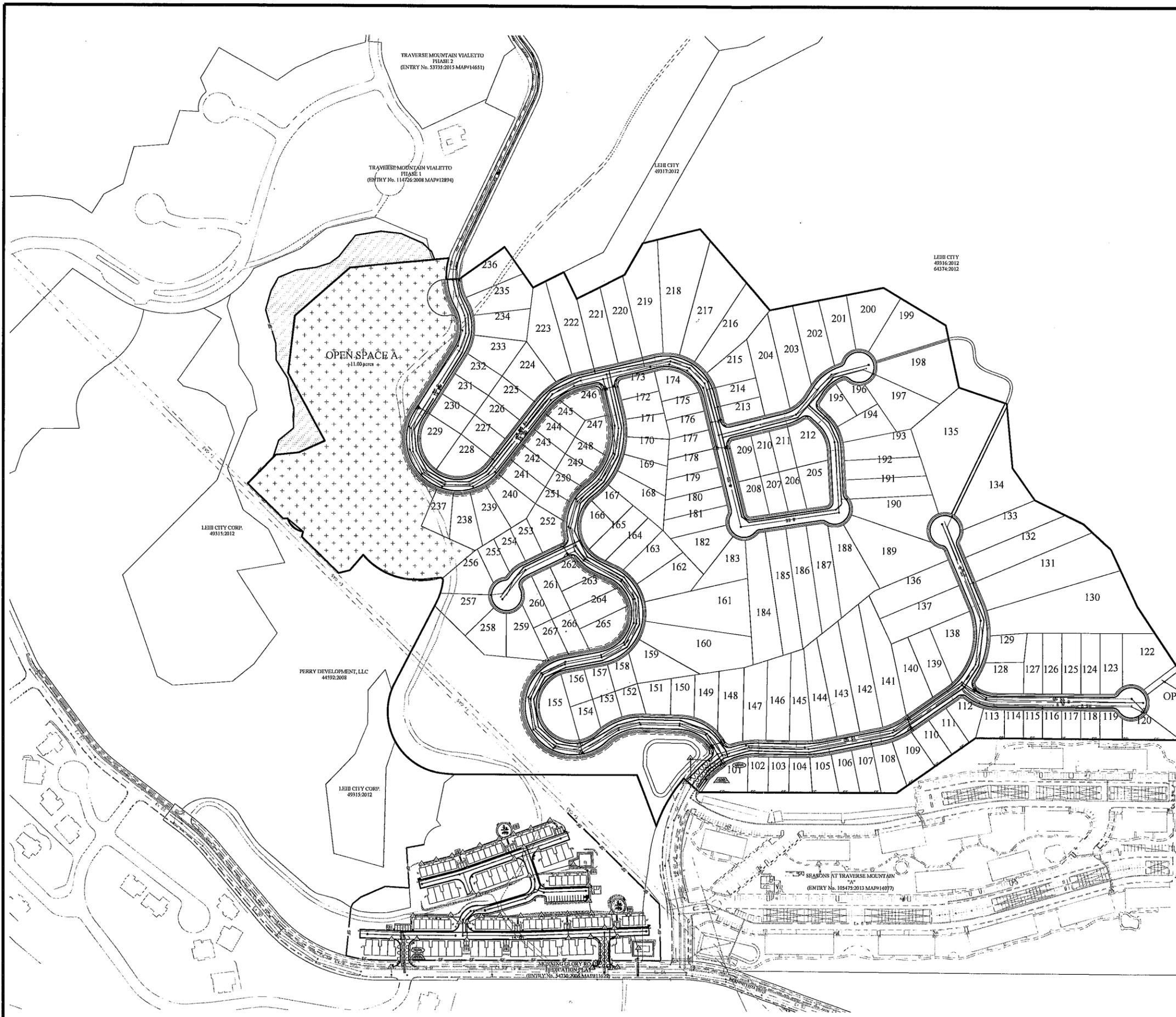
**Seeding Timing**  
Direct seeding should be completed in the late fall and early winter period, normally during October and November. Late fall plantings are recommended to prevent seed from germinating in the summer months when consistent moisture is not available to maintain the seed moisture. In addition, seeds of some species require a period of cold and moist conditions to break dormancy and germinate uniformly. Once seeded and established in the soil over winter normally germinate in the spring when soil moisture is available to ensure germination and initial establishment. One-time establishment of the seeds eliminates dormancy and allows for uniform germination and seedling establishment. (Reference to Section Design's Handbook for 2007)

If there are further questions regarding this report please call one of the numbers listed above.  
Thank you.  
Jeremy S. Johnson, President, L.L.A.  
Licensed Landscape Architect  
Northland Design Group

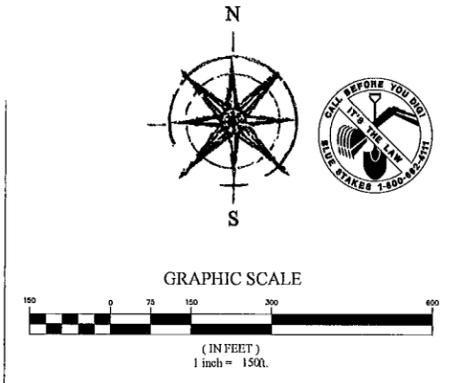


REVISION BLOCK	
#	DESCRIPTION
1	
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4	ADDED TRASH COMPACTOR
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6	

SITE DETAILS	
Scale: 1"=40'	Drawn: TBM
Date: 01/28/16	Job #: 15-278
Sheet:	D1



- EROSION CONTROL LEGEND**
- CONSTRUCTION ENTRANCE
  - MATERIALS STORAGE
  - FUEL TANKS
  - CONCRETE WASHOUT
  - TRASH BIN
  - PORTABLE TOILET
  - CONSTRUCTION TRAILER
  - INLET PROTECTION
  - SURFACE WATERS
  - OUTFALL
  - SILT FENCE
  - CUTBACK CURB
  - FIBER ROLL



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SEASONS TOWNS/TRaverse ESTATES  
 LEHI, UTAH  
 EROSION CONTROL PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
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	6		

**EROSION CONTROL PLAN**  
 Scale: 1"=150' Drawn: TMB  
 Date: 01/28/16 Job #: 15-279  
 Sheet: C19