

Lindon City Planning Commission Staff Report



October 15, 2024

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, October 15, 2024**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

1. Call to Order

2. Approval of minutes - Planning Commission 9/10/2024

3. Public Comment

4. Minor Subdivision Approval – Builders First Source – 145 South Geneva Road

The applicant requests minor subdivision approval for a three-lot subdivision.

(10 minutes)

5. Amended Site Plan Approval – 145 South Geneva Road

Builders First Source requests amended site plan approval from the Lindon City Planning Commission to add a 2 acre paved storage area.

(15 minutes)

6. Community Development Director Report - General City Updates

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Britni Laidler at 785-1971, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

**The duration of each agenda item is approximate only*

Posted By: Britni Laidler, City Recorder

Date: 10/11/2024 **Time:** 5:00 pm

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, September 10, 2024 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

Conducting: Steve Johnson, Chairperson
Invocation: Scott Thompson, Commissioner
Pledge of Allegiance: Mike Marchbanks, Commissioner

PRESENT

Steve Johnson, Chairperson
Rob Kallas, Commissioner
Scott Thompson, Commissioner
Jared Schauers, Commissioner
Sharon Call, Commissioner
Mike Marchbanks, Commissioner
Ryan Done, Alternate Commissioner
Michael Florence, Community Development Director
Brittain Corbett, City Planner
Whitney Hatfield, Deputy Recorder

EXCUSED

Britni Laidler, City Recorder
Karen Danielson, Commissioner

1. CALL TO ORDER – The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES –The minutes of the regular meeting of the Planning Commission meeting of August 13, 2024 were reviewed.

COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 13, 2024 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. PUBLIC COMMENT – Chairperson Johnson called for comments from any audience member who wishes to address any issue not listed as an agenda item. There were no public comments.

CURRENT BUSINESS –

4. Site Plan Approval – 40 Geneva— 40 N. Geneva Road Burnie LLC is requesting site plan approval from the Lindon City Planning Commission to construct a new 27,000 square foot office/warehouse building (Parcels 14:065:0203, 14:065:0203, 14:065:0203).

Brittain Corbett, City Planner presented this item, noting that the applicant, John Collazzi was in present to answer any questions the commission may have. Mr. Corbett began by stating that the applicant is seeking site plan reapproval for eight (8) office/warehouse units in a 27,300 square foot building and noted that the parcels will need to be combined to meet minimum acreage and frontage requirements in the LI zone.

2 Mr. Corbet then addressed the potential widening of Geneva Road that UDOT has
planned in the future. Chairperson Johnson inquired about the existing plans for widening
4 Geneva Road. Mike Florence, Community Development Direct addressed those questions noting
that the road will be expanded to three lanes and a center turn lane. He then gave a quick update
6 on another commuter plan that has been proposed in the area, projected by Mountainland
Association of Government, the Rail Trail would run from Lehi to Vineyard, Orem and Provo
8 areas on either side of Geneva Road along the rail line.

10 Mr. Corbett then presented the landscaping requirements addressing the 20 ft. landscape
barrier requirement, noting that in 2016 the plan was previously approved to have a 13 ft.
12 landscape buffer and presented examples of other buffers in the area with less width. Mr.
Corbett then stated that he and Mr. Florence have evaluated the plan and discussed the potential
14 option of a smaller drive aisle width along with angling the building and decreasing the size of
some of the units to allow for a 17 ft. landscape barrier strip. He noted however, that this option
16 is being left to the discussion of the commission and the decision of the applicant. Mr. Corbett
then addressed the building design and architectural standards noting that the building will
18 display earth-tone colors that are in accordance with the standards expected in the LI zone. He
then noted that the city is continuing to work with the applicant to add an additional variety of
20 facade materials to the plan.

22 Commissioner Thompson voiced concern on not planning ahead for the future road
widening, stating that he would prefer to reduce the amount of landscaping in the parking lot to
24 allow for potential diagonal parking to maintain the full width of the drive aisle. Mr. Corbett
noted that as part of the development, the applicant will be required to install sidewalk easement
26 and be in charge of landscaping. Mr. Collazzi voiced his concerns, but stated he is willing to
discuss further with the city. Following general discussion, Commissioner Done asked the
28 applicant how reducing the square footage of the building to increase landscaping would affect
rentability. The applicant then gave his insight stating it could potentially be negative due to the
30 buildings already being smaller than originally anticipated. Commissioner Kallas voiced his
concerns for the road being widened and the impact it could have on this site. Commissioner Call
32 agreed, reflecting and taking into consideration the growth in businesses and population that has
taken place over the last decade. General discussion followed.

34
Chairperson Johnson stated that he would be ok adjusting landscaping requirements to
36 allow for the potential future road widening, noting it might be good to continue this item to
make sure that future growth is taken into account. Commissioner Marchbanks agreed that he is
38 less concerned with landscaping and would just like to see the area developed even if
modifications of requirements are needed.

40
Following general discussion, Chairperson Johnson called for a motion.

42
COMMISSIONER THOMPSON MOVED TO CONTINUE THE APPLICANT'S
44 REQUEST FOR SITE PLAN APPROVAL FOR THE PROPERTY LOCATED AT 40 NORTH
GENEVA ROAD WITH THE FOLLOWING CONDITIONS: 1. THE THREE PARCELS
46 WILL BE CONSOLIDATED INTO ONE PARCEL PRIOR TO FINAL SITE PLAN
APPROVAL. 2. THE APPLICANT WILL CONTINUE TO WORK WITH THE CITY

ENGINEER TO MAKE ALL FINAL CORRECTIONS TO THE ENGINEERING PLANS; 3. THE PLANS WILL MEET ZONING AND DEVELOPMENT SPECIFICATIONS AS FOUND IN THE LINDON CITY DEVELOPMENT MANUAL; 4. IF REQUIRED, COMPLETE (OR POST AN ADEQUATE IMPROVEMENT COMPLETION ASSURANCE), WARRANT AND POST REQUIRED WARRANTY ASSURANCE FOR ALL REQUIRED PUBLIC INFRASTRUCTURE IMPROVEMENTS; 5. FINAL BUILDING AND SITE DESIGN WILL MEET THE REQUIREMENTS OF THE LIGHT INDUSTRIAL ZONE AND APPLICABLE DEVELOPMENT REQUIREMENTS AS FOUND IN TITLE 17 OF THE LINDON CITY CODE; 6. THE SITE WILL MEET LANDSCAPE REQUIREMENTS WITH A REDUCTION TO THE 20' LANDSCAPE STRIP TO 10' ALONG GENEVA ROAD; 7. CITY STAFF WILL REVIEW THE FINAL LANDSCAPE PLAN FOR COMPLIANCE; AND 8. ALL ITEMS OF THE STAFF REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

CHAIRPERSON JOHNSON	AYE
COMMISSIONER SCHAUERS	AYE
COMMISSIONER THOMPSON	AYE
COMMISSIONER CALL	AYE
COMMISSIONER MARCHBANKS	AYE
COMMISSIONER DONE	AYE

THE MOTION CARRIED UNANIMOUSLY.

1. Planning Director Updates

- Well #5 update
- Next Meeting: City Council and Planning Commission joint meeting on September 24th at 6:00 PM
- General City Updates

New Business

Commissioner Call asked for an update on the Sports Complex facility. Mr. Florence gave an update on the progress of that with noted changes the City Council made to the development agreement. She then inquired about the Flower Market, and if there were any new developments with that. Mr. Florence noted that he hasn't heard back from the applicants on that matter.

ADJOURN –

COMMISSIONER THOMPSON MOVED TO ADJOURN THE MEETING AT 7:08 PM. COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

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Approved, September 24, 2024

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Steven Johnson, Chairperson

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Michael Florence, Community Development Director

Item 4: Minor Subdivision Approval – Builders First Source – 145 South Geneva Road.

Date: October 15, 2024

Applicant: Mark Berthold
Presenting Staff: Brittain Corbett

Property Owner: BMC West LLC
Project Address: 145 South Geneva

Parcel ID: 14:065:0216,
14:065:0006, 14:065:0207
Size: 13.47 acres

General Plan: Mixed Commercial and Low Density Residential
Current Zone: Light Industrial (LI) and Residential Very Low Density (R1-20)

Type of Decision: Administrative
Council Action Required: No
City File Number: 24-029-0



Summary of Key Issues

1. The applicant is seeking minor subdivision approval to create a three-lot subdivision out of existing parcels totaling 13.47 acres.
2. The planning commission and city council previously approved a zone change of the rear portions of the existing single-family lots from R1-20 Residential to Light Industrial (LI) on July 9, 2024, conditioned upon subdivision approval.
3. Due to the lot width versus lot length requirements found in the subdivision code lots 2 and 3 are currently nonconforming. The proposed subdivision brings the lots closer to compliance with the proposed minor subdivision approval.

Overview

1. Builders First Source proposes to create a three-lot subdivision at 145 S Geneva Road. Lot 1 will consist of the existing BFS property and the rezoned residential property consolidated into one lot. Lot 1 will be using about 2 acres of land previously belonging to lots 2 and 3 for product storage. Lots 2 and 3 will remain as single-family dwellings.
2. A sidewalk will not be required along the frontages of lots 2 and 3 because of existing telephone poles along 800 West.
3. The applicant will be moving the existing 7 feet tall fence between the industrial and residential zones to the updated property lines.
4. Lots 2 and 3 will be dedicating 6,607 square feet of right-of-way to the city along 800 W.

Motions

I move to (*approve, deny, continue*) the applicant's request for minor subdivision approval of the Builders First Source Plat A subdivision plat with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. If required, complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. The plans and plat will meet and be constructed as per applicable specifications as found in the Lindon City Development Manual; and
5. All items of the staff report.

Surrounding Zoning & Land Use

North: Light Industrial (LI)

East: R1-20 - Residential

South: Light Industrial (LI)

West: Heavy Industrial (HI)

Lot Size Requirements (Light Industrial and R1-20 Residential)

Required	Lot 1	Lot 2	Lot 3	Compliant with City Standards
Minimum Lot Size: 1 acre, 20,000 square feet	11.93 acres	33,426 sq ft	33,470 sq ft	Yes
Minimum Lot Width: 100 feet		100 ft	334 ft	Yes
Minimum Lot Depth: 100 feet		242 ft	334 ft	Yes
Minimum public street frontage: 100 feet, 50 feet	734 ft	100 ft	100 ft	Yes
Minimum frontage when side is adjacent to street: 15 feet	238 ft			Yes
Minimum frontage when adjoining parcel in a residential zone: 40 feet	200 ft			Yes

Subdivision Requirements

Required	Compliant
No single lot shall be divided by municipal or county boundary lines, roads, alleys, or other lots.	Yes
All residential lots shall front on a public street. Side lot lines shall be at right angles to street lines.	Yes
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	No – The city will not require sidewalk to be installed because of the existing telephone poles along the street.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties.	Yes – Public Utility Easements are indicated along all boundary lines. The applicant is currently working to notify all PUE companies.

Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes
No lot shall be created which is more than three times as long as it is wide.	No – This minor subdivision would bring the properties closer into compliance.

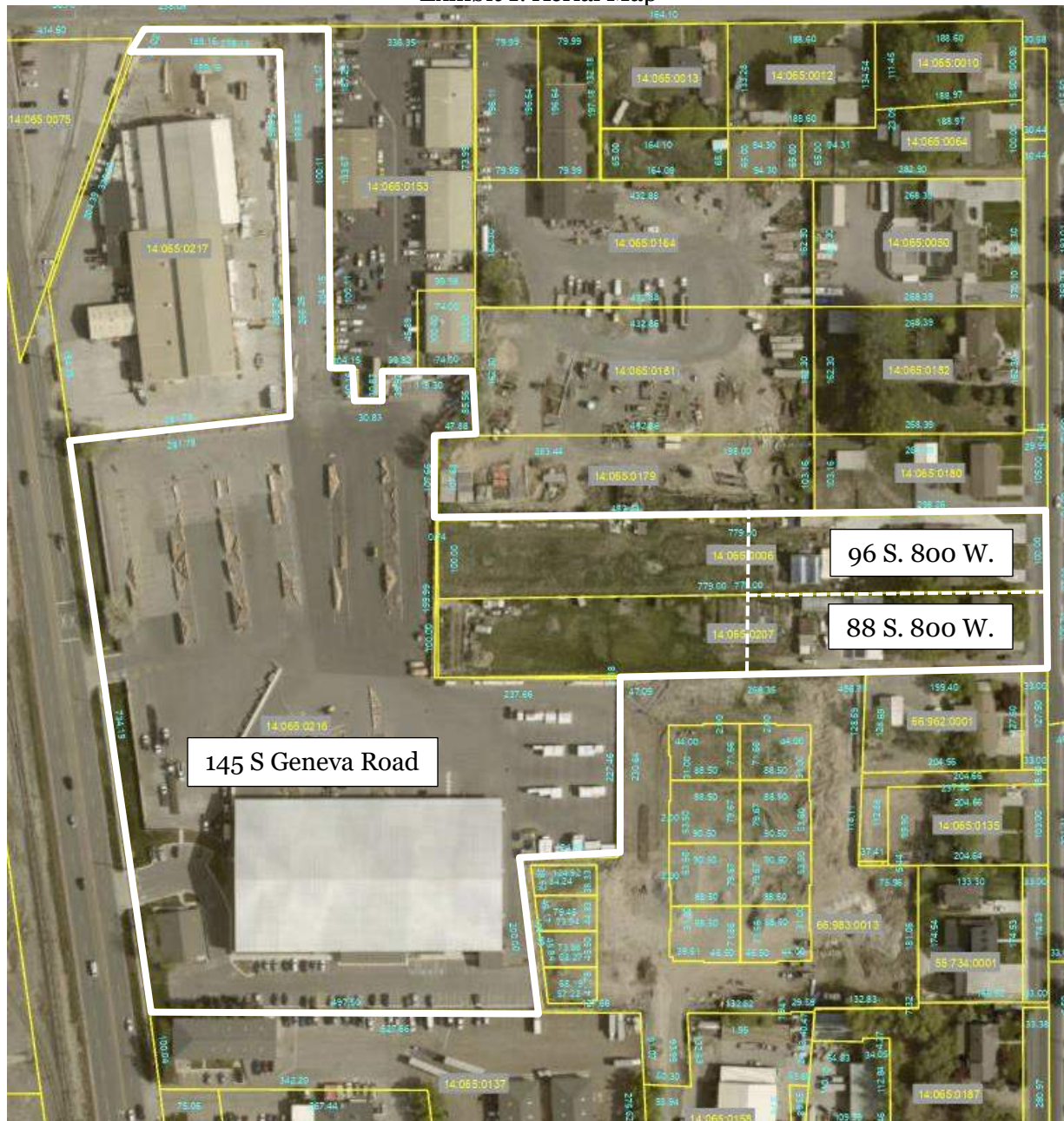
Other Requirements

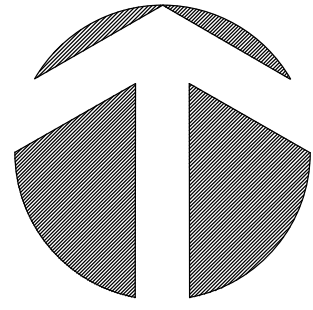
1. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

Exhibits

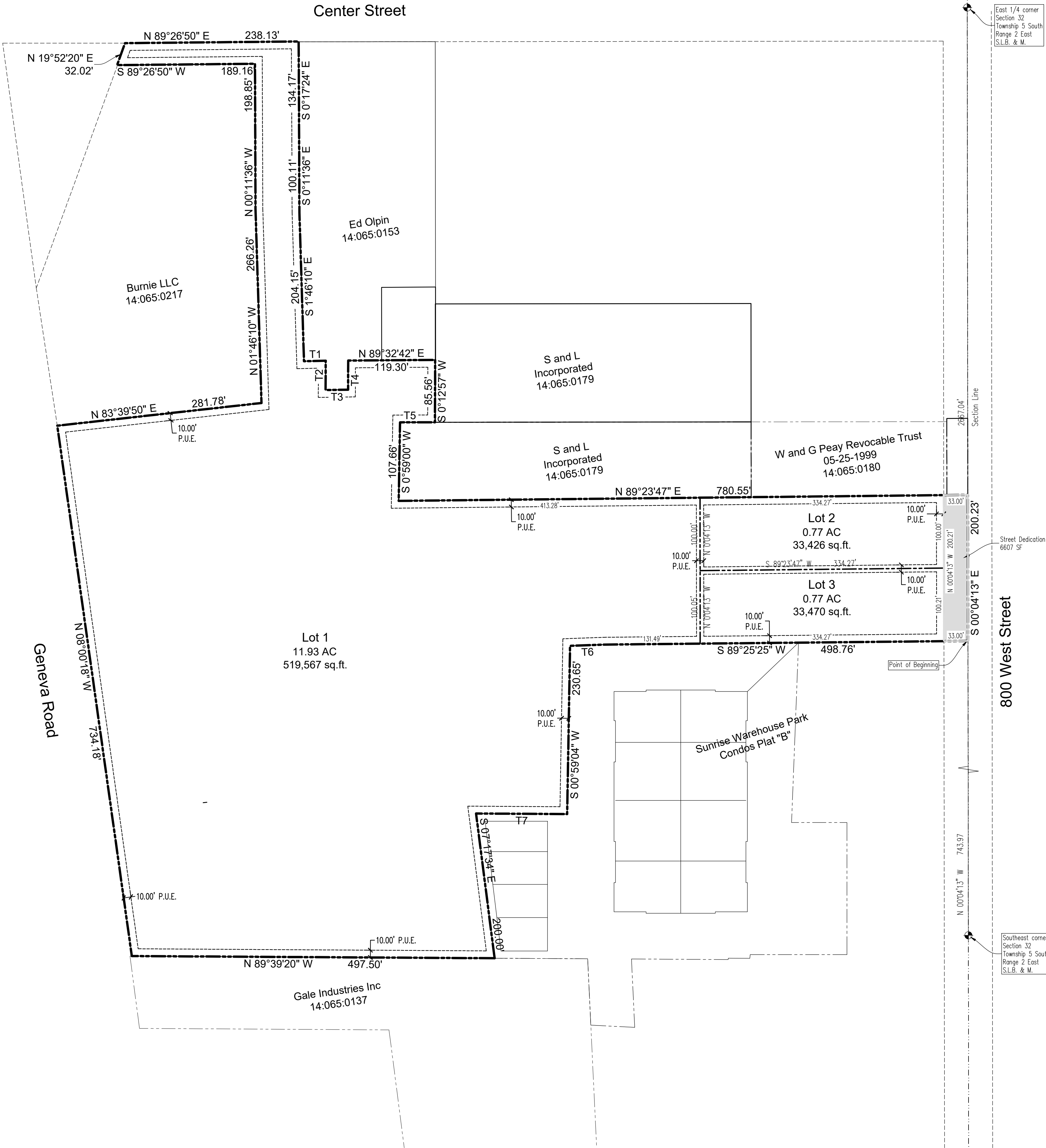
1. Aerial Map
2. Subdivision Plat

Exhibit 1: Aerial Map





1" = 80



Vicinity Map

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that they are the _____ Owners _____ of the _____ Lot 2, Builders First Source _____ and have the authority to execute this instrument.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that they are the _____ Trustees _____ of the _____ Campbell Asset Protection Trust U/A/D April 6, 2022 _____ and has the authority to execute this instrument.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Line Table

Line	Length	Direction
T1	29.81'	N 88°41'13" E
T2	40.16'	S 00°12'27" W
T3	30.83'	N 89°08'28" E
T4	39.92'	N 00°12'46" E
T5	47.88'	S 89°55'47" W
T6	47.03'	S 87°57'34" W
T7	124.93'	N 89°39'20" W

Occupancy Restriction Notice

It is unlawful to occupy any building within this subdivision without first having obtained a certificate of occupancy issued by the City.

Notice of Lindon City Housing Ordinance

All potential buyers of lots within this plat are hereby notified of the Lindon City R2 Overlay Ordinance. Under this ordinance there is potential for small, localized multifamily housing projects in this neighborhood consisting of single family planned unit developments, duplexes, triplexes and accessory apartments. Conditions Covenants and Restrictions (C.C.&R.s) which prohibit this type of housing in specific subdivisions are considered illegal and in violation of Lindon City Code. Please contact the Lindon City Planning Department at (801) 785-7687 for details regarding this Ordinance.

GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify: that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code: that the boundary description below correctly describes the land surface upon which will be constructed Green Valley Subdivision Plat "A", that I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retracement or reestablish this survey.

Boundary Description

Commencing at a point located North 00°04'13" West along the Section line 743.97 feet from the Southeast corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along Sunrise Warehouse Park Condominiums the following 5 courses: South 89°25'25" West 498.76 feet, South 87°57'34" East 200.00 feet, South 00°59'04" West 230.65 feet, North 89°39'20" West 124.93 feet, South 07°17'34" East 200.00 feet; thence North 89°39'20" West 497.50 feet; thence North 08°00'18" West along Geneva Road 734.18 feet; thence North 83°39'50" East 281.78 feet; thence North 01°46'10" West 266.26 feet; thence North 00°11'36" West 198.85 feet; thence South 89°26'50" West 189.16 feet; thence North 19°52'20" East 32.02 feet; thence North 89°26'50" East along Center Street 238.13 feet; thence South 00°17'24" East 134.17 feet; thence South 00°11'36" West 100.11 feet; thence South 89°26'50" West 189.16 feet; thence North 01°46'10" East 204.15 feet; thence North 88°41'13" East 29.81 feet; thence South 00°12'27" West 40.16 feet; thence North 89°08'28" East 30.83 feet; thence North 00°12'46" East 39.92 feet; thence North 89°32'42" East 119.30 feet; thence South 00°12'57" West 85.56 feet; thence South 89°55'47" West 47.88 feet; thence South 00°59'00" West 107.66 feet; thence North 89°23'47" East 780.55 feet; thence South 00°04'13" East along said Section line 200.23 feet to the point of beginning.

AREA=13.62 acres

Basis of Bearing = North 00°04'13" West along the Section Line

Date

Surveyor

(See Seal Below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for the Green Valley Subdivision Plat "A" Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

by: _____
BMC West, LLC, a Delaware
limited liability company
Donna Thagard, Corporate Controller

by: _____
Brandon T. Hill

by: _____
Campbell Asset Protection Trust
U/A/D April 6, 2022 Blake B. Campbell, Trustee

by: _____
Holly M. Hill
by: _____
Campbell Asset Protection Trust
U/A/D April 6, 2022 Diane L. Campbell, Trustee

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who represented that she is the _____ Corporate Controller _____ of the _____ BMC West, LLC, a Delaware limited liability company _____ and has the authority to execute this instrument.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Acceptance of Legislative Body

The City of Lindon, County of Utah, approves this Subdivision subject to the Conditions and Restrictions stated herein, and hereby accepts the dedication of all streets, easements and other parcels of land intended for perpetual use of the public this _____ day of _____, A.D. 20____.

Mayor _____ City Attorney _____

City Engineer _____ Clerk / Recorder _____

Community Development Director _____ Chairman, Planning Commission _____

Conditions of Approval

Plat "A"

Builders First Source
Subdivision

Lindon City, _____ Utah County, Utah

Scale: 1" = 80 Feet

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

Item 5: Amended Site Plan Approval – Builders First Source – 145 South Geneva Road.

Date: October 15, 2024

Applicant: Mark Berthold

Presenting Staff: Brittain Corbett

Property Owner: BMC West LLC

Project Address: 145 South Geneva

Parcel ID: 14:065:0216

Size: 11.93 acres

General Plan: Mixed Commercial and Low Density Residential

Current Zone: Light Industrial (LI)

Type of Decision: Administrative

Council Action Required: No

City File Number: 24-028-2



Summary of Key Issues

1. The applicant is seeking an amendment to their site plan that was granted by the planning commission on December 11, 2018.

Overview

1. The applicant is looking to add 2 acres of paved space dedicated to product storage.
2. The planning commission previously waived landscaping requirements in the back of lot 1 because it would not be visible and was not seen from the residential properties due to the 7' wall..
3. Storm drain utilities will be added under the new pavement.

Motions

I move to (*approve, deny, continue*) the applicant's request for amended site plan approval at 145 S. Geneva Road with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. The plans will meet development specifications as found in the Lindon City Development Manual;
3. If required, complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required public infrastructure improvements;
4. Final building and site design will meet the Light Industrial ordinance requirements;
5. All fire code regulations shall be met; and
6. All items of the staff report.

Surrounding Zoning & Land Use

North: Light Industrial (LI)

East: R1-20 - Residential

South: Light Industrial (LI)

West: Heavy Industrial (HI)

Amended Site Plan Requirements

17.17.130(3) Required Improvements. When a site plan is required to be brought into substantial compliance with all current city codes and ordinances, the following issues shall receive specific review:

Code Requirement	Compliant with an amended site plan?
Landscaping	Planning commission previously waived landscaping requirements in the back of the property.
Storage and exterior displays	Applicant will use the new paved section of the property for outdoor storage.
Off-Street Parking	Yes.
Vehicular access and circulation	Yes.
Off-street loading and unloading	Yes.
On-site surface water drainage	Applicant will work with the City Engineer to ensure drainage standards are met.
Off-site curb, gutter, and sidewalk	Yes. All public improvements are existing and have been installed.
Piping of irrigation ditches	Applicant will work with the City Engineer to ensure irrigation standards are met.
Solid waste containers (trash enclosures)	Yes.
Street Lights	Yes.
Fencing and/or screening	A 7 feet high fence already exists. The fence will be moved and extended to be along the updated property line.
Architectural standards applicable to the zone in which the site is located	Yes.

Other Requirements

1. The City Engineer is addressing engineering standards. All engineering issues will be resolved before final plat approval is granted.

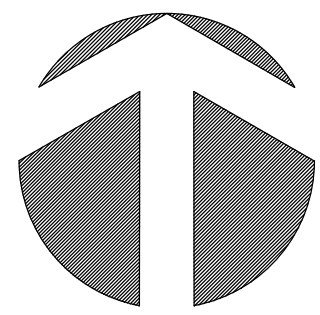
Staff Analysis

The proposed amended site plan would cause minimal impact to the area since it would only allow for additional paved space for storage. The 2 acres is located in an awkward location and is difficult to be utilized alternatively. Additionally, allowing Builders First Source to have more product storage will prevent their existing storage space from becoming overcrowded.

Exhibits

1. Aerial Map
2. Amended Site Plan
3. Current Site Plan
4. Landscape Plan

Addition



NORTH
1" = 40'

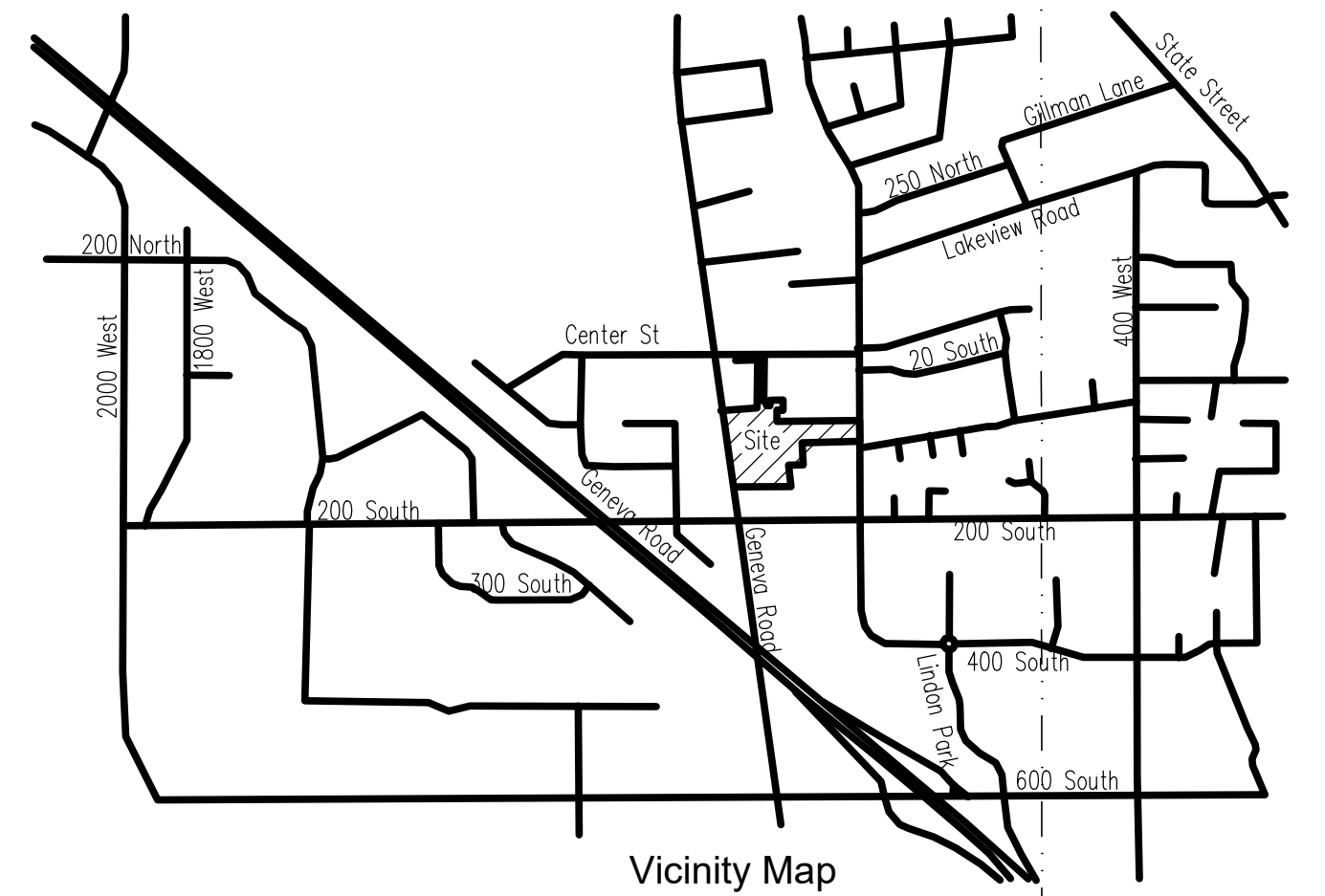
Burnie LLC
14-065-0217

Ed Olpin
14-065-0153

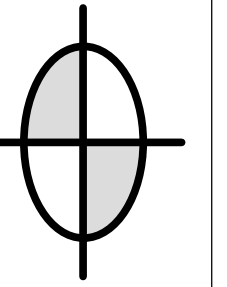
Lewis Olpin
14-065-0152

S & L Incorporated
14-065-0181

S & L Incorporated
14-065-0179



Vicinity Map



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Builders First Source Truss Plant
Amended Site Plan

Utah

Lindon City

Revisions

Date
6-17-2024
Scale
1" = 40'
By
BHT
Tracing No.
L - 14883

Sheet No.
C -2

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Install STORMTECH (or equivalent) detention facility. Install (64) chambers with 6" stone below as per manufacturers instructions. Top of Chamber = 4552.25 Bottom of Chamber = 4549.00 Install 50 mil PVC liner with non-woven Geotextile fabric on both sides of liner. (Design by Manufacturer) Total Volume = 5194.01

Install 48" SDMH #1
Rim = 4553.14
FL OUT = 4549.14
Bottom Box = 4545.14
Install 36" SDMH #2
Rim = 4554.96
FL IN = 4548.94
FL OUT = 4548.94
Bottom Box = 4545.94
Install 4.94 L.F. 15" Concrete Pipe @ 1.30%

Existing SD Box #2
Rim = 4554.62
FL IN = 4549.50
FL OUT = 4553.99

Existing SDMH #3
Rim = 4551.01
FL IN = 4544.31

Existing 200.85 L.F. 15" Concrete Pipe @ 4.17%

Existing 119.45 L.F. 15" Concrete Pipe @ 4.17%

Existing SDMH #5
Rim = 4556.00
FL OUT = 4550.00

Total Area
83,408 SF
1.91 AC

N 0°59'04" E
3.17'

S 89°32'13" E
237.65'

N 89°25'25" E
131.49'

N 87°57'34" E
47.05'

N 89°23'47" W
412.54'

N 00°04'13" W
200.05'

S 00°59'04" W
199.99'

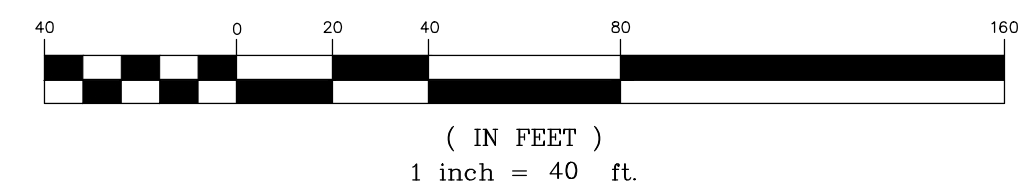
Found Rebar

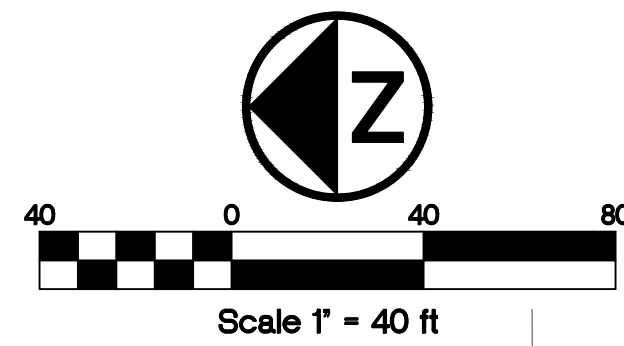
Existing 20.74 L.F. 15" Concrete Pipe @ 4.17%

KEYED NOTES

- Existing Curb
- Existing Curb & Gutter
- Existing Fence.
- Existing Sidewalk
- Existing Curb, Gutter & Sidewalk
- Existing Edge of Oil
- Existing Wall
- Existing Concrete Pad
- Existing retaining wall
- Existing 3x3 Storm Drain Box Grate 4556.00 Inv 4550.00
- Existing 2x2 Storm Drain Box Grate 4554.60 Inv 4548.50
- Existing 3x3 Storm Drain Box Grate 4554.06 Inv 4550.16
- Existing 3x3 Storm Drain Box Grate 4551.01 Inv 4544.31
- Existing Sump
- Existing 2x2 Storm Drain Box
- Existing Sump
- Existing Catch Basins
- Existing SD Maintenance Ponds

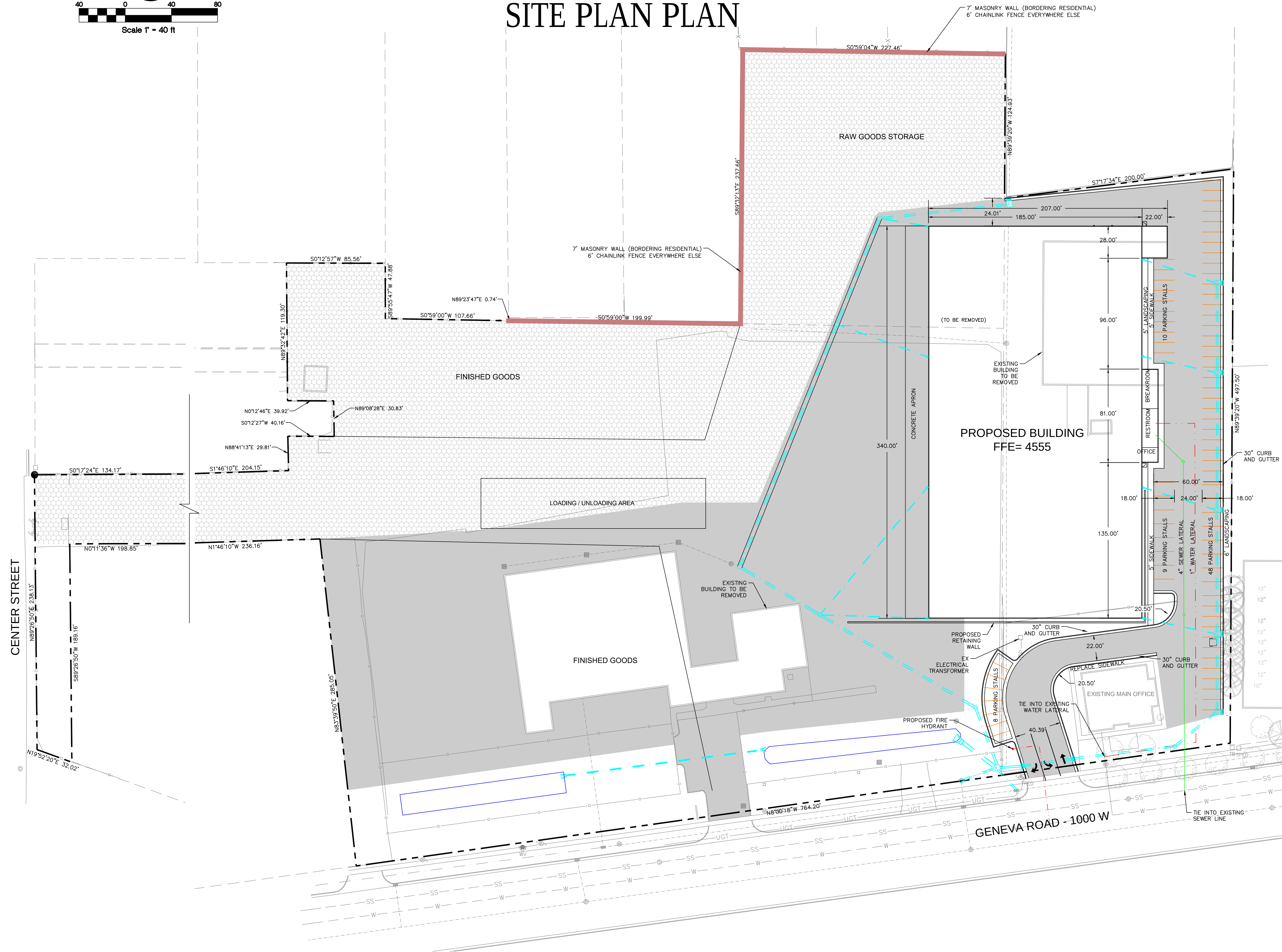
GRAPHIC SCALE





BMC LINDON

SITE PLAN PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

- ASPHALT PAVING
- GRAVEL SURFACE

NO.	REVISION	DATE

PROJECT INFORMATION

BMC LINDON

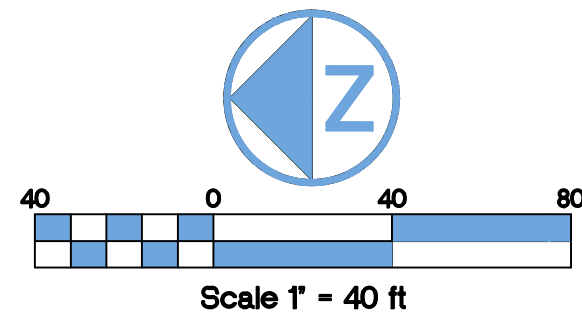
SITE PLAN
145 SOUTH GENEVA ROAD
LINDON, UTAH

DRAWN JRP	CHECKED DPW	PROJECT # 18146
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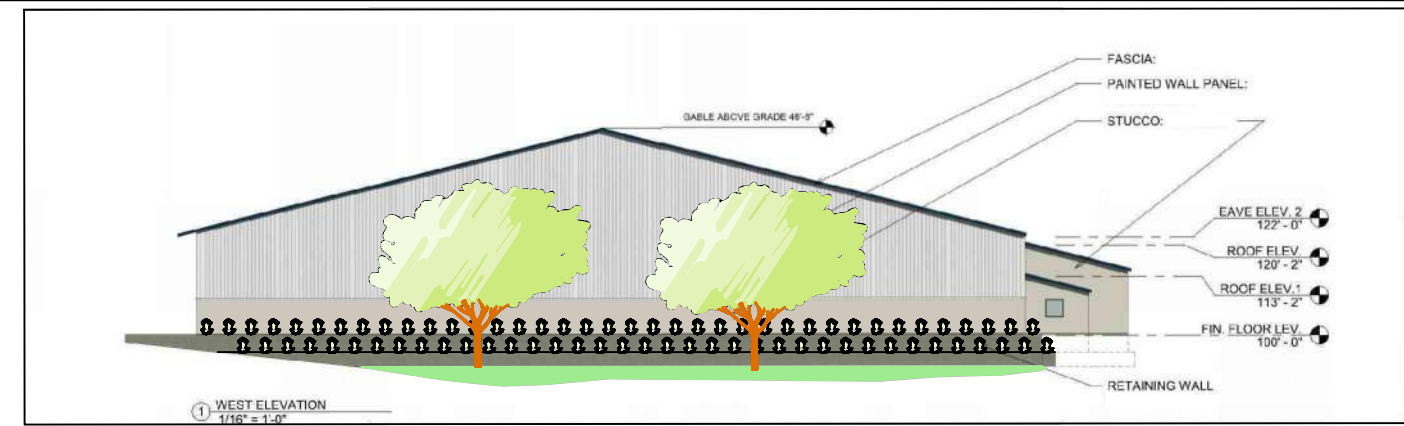
DATE 10/18/18
SCALE 1" = 40'
SHEET C101

C:\DATA\18146 BMC 10 Acre Lindon Property\dwg\Design\18146 Base.dwg
PLOT DATE: Nov 28, 2018

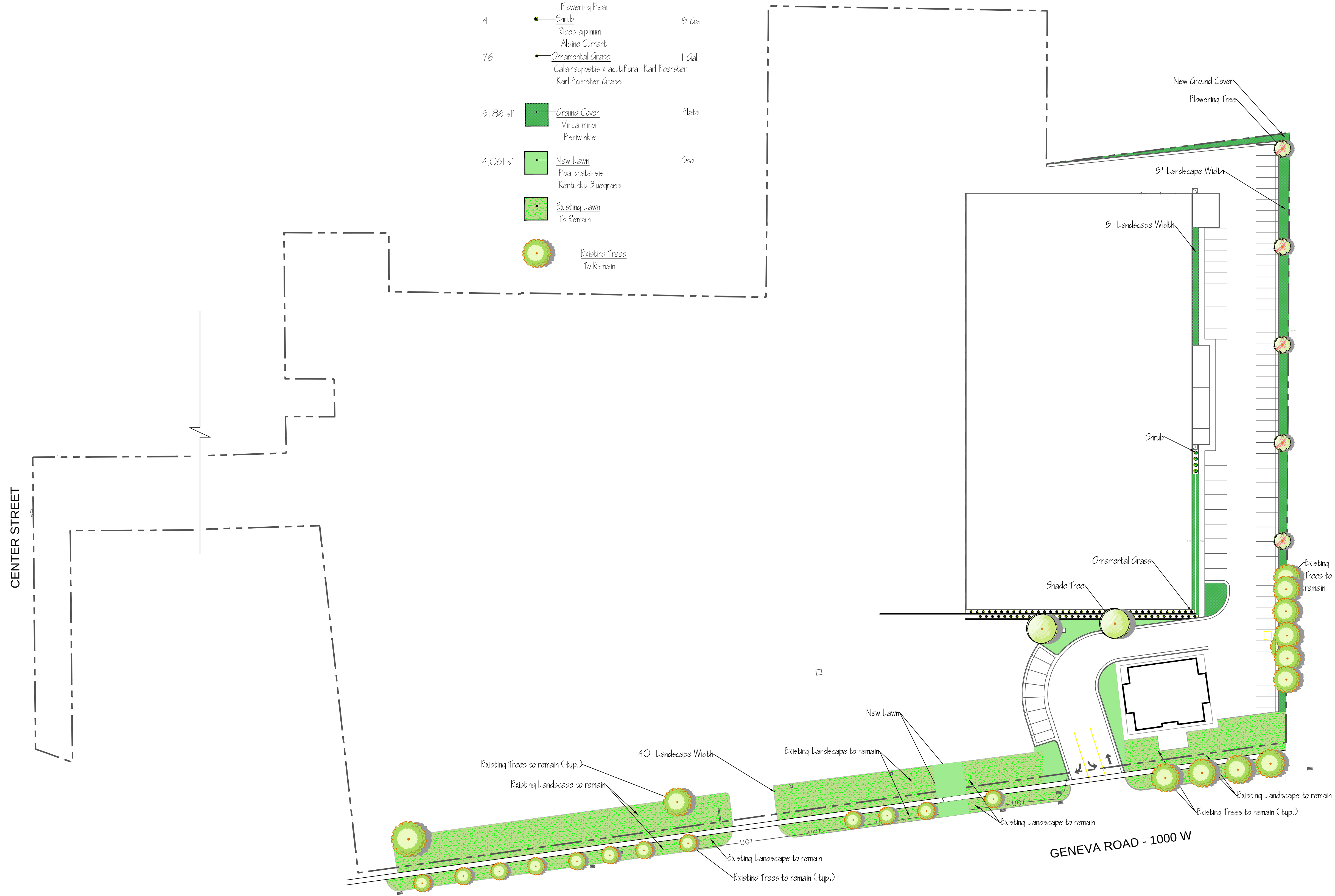


LEGEND

QUANT.	SYMBOL	DESCRIPTION	SIZE
2		Shade Tree Zelkova serrata Japanese Zelkova	2" Caliper
5		Flowering Tree Pyrus calleryana Flowering Pear	2" Caliper
4		Shrub Ribes alpinum Alpine Currant	5 Gal.
76		Ornamental Grass Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Grass	1 Gal.
5,186 sf		Ground Cover Vinca minor Periwinkle	Plats
4,061 sf		New Lawn Poa pratensis Kentucky Bluegrass	Sod
		Existing Lawn To Remain	
		Existing Trees To Remain	



WEST ELEVATION



DRAWING NOTES:

NO.	REVISION	DATE

PROJECT INFORMATION		
BMC LINDON		
LANDSCAPE PLAN		
LINDON, UTAH		

DRAWN NCP	CHECKED NCP	PROJECT #
DATE 12/05/18		
SCALE 1" = 40'		
SHEET L100		

