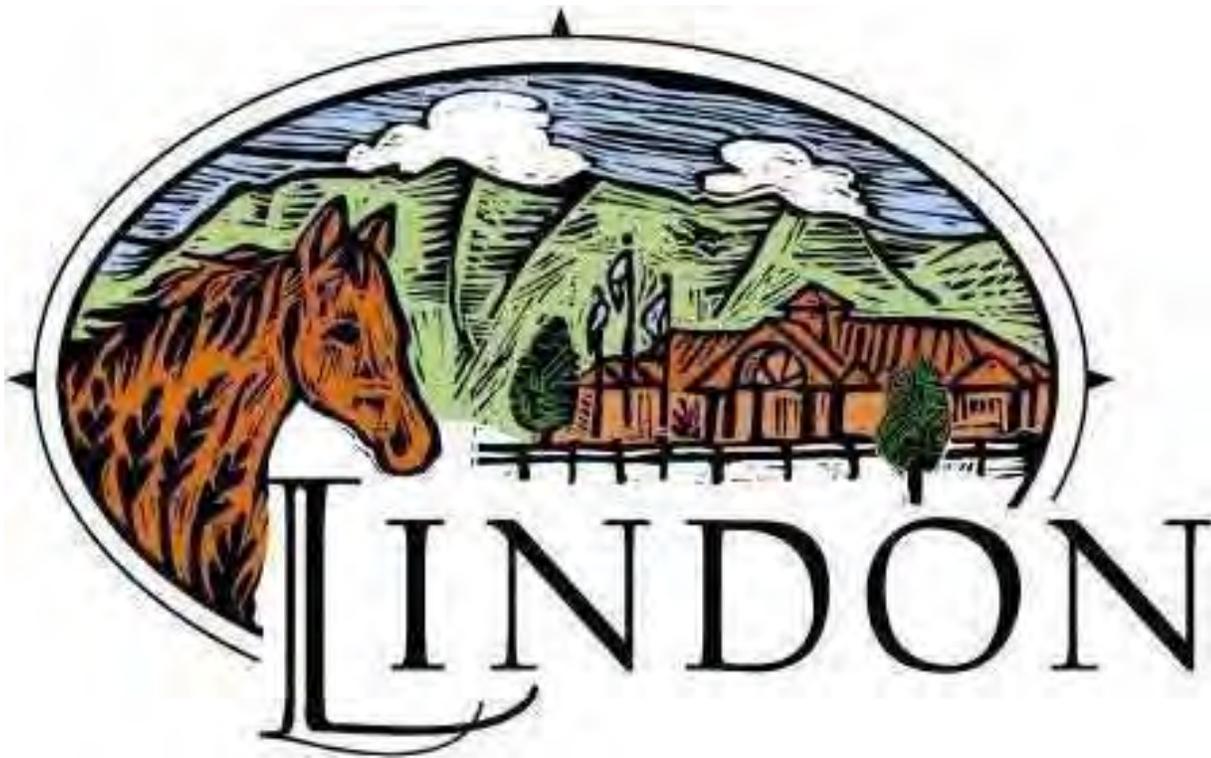


Lindon City Planning Commission Staff Report



November 26, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, November 26, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. 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 11/12/2019
3. Public Comment
4. Anderson Farms Plat E Major Subdivision Approval and Anderson Farms Boulevard road dedication – Ivory Development, LLC
Request for major subdivision approval of a 60-lot single family residential subdivision located in the Anderson Farms Planned Development (AFPD) zone. The request also includes the dedication of the north section of Anderson Boulevard from 500 N. to 700 N. The subdivision and road dedication are part of a master development agreement with Ivory Development. (20 minutes)
5. New Business from Commissioners
6. Planning 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 Kathy Moosman at 785-5043, 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: Kathryn Moosman, City Recorder

Date: 11/22/2019

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
Renee Tribe

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
4 **November 12, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Rob Kallas, Vice Chair
Invocation: Jared Schauers, Commissioner
10 Pledge of Allegiance: Scott Thompson, Commissioner

12 **PRESENT** **EXCUSED**

Sharon Call, Chairperson
14 Mike Marchbanks, Commissioner – arrived 8:10pm
Rob Kallas, Commissioner
16 Steven Johnson, Commissioner
Scott Thompson, Commissioner
18 Jared Schauers, Commissioner
Renee Tribe, Commissioner
20 Mike Florence, Planning Director
Anders Bake, Associate Planner
22 Kathy Moosman, City Recorder

24 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
28 Planning Commission meeting of October 22, 2019 were reviewed.

COMMISSIONER THOMPSON MOVED TO APPROVE THE MINUTES OF
30 THE REGULAR MEETING OF OCTOBER 22, 2019 AS PRESENTED.
COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT
32 VOTED IN FAVOR. THE MOTION CARRIED.

34 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
audience member who wished to address any issue not listed as an agenda item.
36 There were no public comments.

38 **CURRENT BUSINESS** –

40 4. **Public Hearing – A recommendation to the Lindon City Council to amend**
42 **City Code 17.48 to increase the allowable building height limit for the**
Planned Commercial -1 zone – Miller Family Real Estate LLC. Miller Family
44 Real Estate, LLC requests Ordinance Amendment approval to increase the
allowable building height in the Planned commercial-1 zone from 48 feet to 60
feet and related technical amendments.

46

2 COMMISSIONER THOMPSON MOVED TO OPEN THE PUBLIC HEARING.
3 COMMISSIONER SCHAUERS SECONDED THE MOTION. ALL PRESENT VOTED
4 IN FAVOR. THE MOTION CARRIED.

6 Mike Florence, Planning Director, led this agenda item by explaining Miller
7 Family Real Estate, LLC is proposing a new 51,112 square foot office building at 424 S.
8 Lindon Park Drive. He noted the applicant is petitioning the planning commission for a
9 recommendation to increase the allowable height in the PC-1 zone from 48 feet to 60 feet
10 and to remove the requirement that mechanical equipment be included in the overall
11 height measurement of the building.

12 Mr. Florence stated the purpose of the request is that the applicant has a tenant that
13 is requiring a specific amount of parking stalls for the site. He pointed out that due to the
14 size of the site and building square footage, the applicant is proposing to meet the
15 potential tenant's parking requirement by constructing parking at ground level under the
16 building with three stories of office above.

17 Mr. Florence explained the potential businesses parking demand meets city
18 parking standards. The applicant is proposing parking at 5.30 stalls per 1,000 square feet
19 of office floor area which is 263 stalls. For high density office uses the city parking code
20 allows 4 stalls per 1,000 square feet of office space (204 stalls). The City parking code
21 also allows an applicant to go up 130% (city code 17.18.078) of the minimum which
22 would be 5.2 stalls per 1,000 square feet (265 stalls).

23 Mr. Florence further explained that under the current code the PC-1 and PC-2
24 development standards are grouped together. The proposed amendment would separate
25 the development standards for PC-1 and PC-2 zones in relationship to height
26 requirements. He noted the PC-2 zone would remain at the existing 48' height
27 requirement. Currently, the surrounding zoning and areas have a combination of 1, 2 and
28 3 story buildings.

29 Mr. Florence went on to say the PC-1 and PC-2 zones require that mechanical
30 appurtenances be included in measuring the overall height of the building. The PC-1 and
31 PC-2 zones are the only two zones in the city where this development standard is
32 required. All other zones call out a maximum height and then the code section 17.04.230
33 applies as follows:

34 o *17.04.230 - Height limitations – Exceptions.*

35 *Penthouse or roof structures for the housing of elevators, stairways, tanks,*
36 *ventilating fans or similar equipment required to operate and maintain the building, and*
37 *attached structures such as fire or parapet walls, skylights, towers, steeples, chimneys,*
38 *wireless or television masts, theater lofts, or similar structures may be erected 10 (10)*
39 *feet above the zone height limits, but no space above the height limit shall be allowed for*
40 *purposes of providing additional floor space, nor shall such increased height be in*
41 *violation of any other ordinance or regulation of Lindon City. A church may have*
42 *architectural features, similar to those listed above, erected up to 50% of the building*
43 *height or 20' above the zone height limit, whichever is greater.*

44
45 Mr. Florence then referenced the height comparison table per zone followed by
46 some general discussion. Mr. Florence mentioned the adjacent Canopy Business Park has
47 been a very successful office development for Lindon City. The city is happy to see a
48 proposal for this site that will bring new jobs and development to the area. Staff feels like

2 the increased height itself should not have a significant impact on the area. The PC-1
4 zone is not adjacent to residential zones and the increased height may be acceptable when
closer to the 1600 South interchange.

6 Mr. Florence noted one of the main considerations that the commission should
8 consider is what effect the proposed amendment will have on the building meeting the
10 requirements of the commercial design standards. There are a number of constraints with
the size of the property, tenant parking demands, and building size. With the exception of
the southeast corner lobby and the northeast mechanical room, the rest of the building is
open to parking and parking entrances under the building.

12 Mr. Florence commented while the planning commission is not giving site plan
14 approval at this time, the ordinance amendment plays into future site plan review. He
16 indicated the applicant has been made aware of the listed commercial design standard
18 requirements (not an exhaustive list) and is willing to address those before site plan
approval. If the commission makes a recommendation to the city council to amend the
height then the applicant should be prepared to address the following Commercial Design
Standard items (not an exhaustive list) pertaining to the ground floor and building
architecture when the proposed development returns for site plan approval:

- 20 • 5.2.1 – Massing and Orientation
 - 22 ○ Give the greatest consideration in terms of design emphasis and detailing to the
street facing façade.
 - 24 ○ Buildings on corner sites shall orient to both streets, these buildings are
encouraged to have an entrance situated at or near the corner.
- 26 • 5.2.4 – Exterior Walls and Surfaces – Building Materials
 - 28 ○ Scale, texture, detailing, and fenestration should be greatest at the ground floor,
where the level of visibility and adjacency to pedestrian activity is greatest.
- 30 • 5.2.6 – Windows and Doors/Fenestration
 - 32 ○ Avoid blank facades with no fenestration.
 - 34 ○ The ground floor of the primary façade shall be 60% fenestration at the pedestrian
level.
 - 36 ○ A significant amount of the primary ground story façade facing public streets,
easements and other right-of-way corridors should be transparent glazing, to
enhance the pedestrian environment, to connect the building interior to the
outside, and to provide ambient lighting at night.

36 Mr. Florence indicated in regards to removing the requirement that mechanical
38 equipment be included in the overall height, staff feels that it would be best to be
40 consistent throughout the code with the same requirements. However, any rooftop
42 mechanical equipment will still need to be screened, meet the requirement of city code
and be architecturally compatible with the design of the building. The proposed
ordinance language is very similar to current ordinance requirements in the Commercial
Design Standards and Regional Commercial zone.

44 **Commercial Design Standards:** *Rooftop mechanical units are desirable where possible,*
46 *and should be screened from view with integrated architectural elements (walls,*
parapets, etc.).

2 **Regional Commercial Zone:** *All mechanical equipment incidental to any building,*
3 *including roof mounted mechanical equipment, shall be screened so as to be an integral*
4 *part of the architectural design of the building to which it is attached or related.*
5 *17.54.030*

6 Mr. Florence then presented the zoning map of PC-1 and PC-2 districts, an aerial
7 photo, pictures of the site and area, proposed ordinance language, proposed building
8 renderings and the zoning map followed by discussion. He then turned the time over to
9 the applicant for comment.

10 Mr. Greg Flynn with Larry Miller Real Estate Group was in attendance as
11 representative of this item. Mr. Flynn stated they have had this land for quite a while and
12 they have wanted to put a dealership in but now they are taking this opportunity to take
13 the vacant land and build an office building that is allowed in that zone. He noted they
14 are essentially looking at what the market is looking for and how to meet the needs. He
15 noted as they were looking at the parking, they want the additional parking underneath
16 that gets the parking ratio up. They are competing with Lehi and Draper for the same
17 tenants and realize they need to be a little higher with the higher density. They are
18 constrained with this lot at this point and if they raise it up, they can get to the number
19 that can attract the type of tenant they are looking for and that will make sense there. Mr.
20 Flynn noted the rough rendering and conceptual drawing has been shifted a little because
21 of the easements and pushed a little to the west but it gets close to the generic building
22 look. He stated they will bring a better rendering when they come back with the site plan.

23 Commissioner Thompson asked what the intent of the property across the street
24 is; was it for an auto dealership as well. Mr. Florence stated he is not sure of the intent of
25 that property but it is zoned PC1 as well.

26 Chairperson Call commented as far as the higher height goes, she doesn't
27 question that because it's not adjacent to a residential zone and close to I15 and it doesn't
28 block the views of other businesses. Her biggest concern is the first story where you drive
29 in because it doesn't meet the architectural icons and also because that is the view from
30 Lindon Park Drive. She also brought up that the building materials and fenestration on
31 the first floor don't meet the architectural guidelines the city has set up with the ambient
32 lighting and those kinds of things. She realizes what we are approving tonight is just the
33 ordinance amendment for the increased height.

34 Vice Chair Kallas mentioned when the applicant comes back with a plan all these
35 things will be closely looked at. Mr. Flynn commented this is at a very early stage and it
36 is hard to tell and the exact materials haven't been fully vetted. Mr. Florence clarified that
37 the PC1 zone is only located in that area and roof antennas have a maximum height of 10
38 ft.

39 Vice Chair Kallas asked if there were any further public comments or discussion.
40 Hearing none he called for a motion to close the public hearing.

41 **COMMISSIONER CALL MOVED TO CLOSE THE PUBLIC HEARING.**
42 **COMMISSIONER TRIBE SECONDED THE MOTION. ALL PRESENT VOTED IN**
43 **FAVOR. THE MOTION CARRIED.**

44
45 Vice Chair Kallas called for any further comments or discussion from the
46 Commission. Hearing none he called for a motion.
47
48

2 COMMISSIONER SCHAUERS MADE A MOTION TO RECOMMEND TO
THE CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 2019-20-O AS
4 PRESENTED. COMMISSIONER JOHNSON SECONDED THE MOTION. THE
VOTE WAS RECORDED AS FOLLOWS:

6 CHAIRPERSON CALL AYE
COMMISSIONER KALLAS AYE
8 COMMISSIONER JOHNSON AYE
COMMISSIONER MARCHBANKS AYE
10 COMMISSIONER THOMPSON AYE
COMMISSIONER SCHAUERS AYE
12 COMMISSIONER TRIBE AYE

THE MOTION CARRIED UNANIMOUSLY.

14
5. Site Plan Amendment – Doterra Warehouse – approximately 2300 W. 400 N.

16 Doterra International requests Site Plan Amendment approval to allow the
Planning Commission to review proposed changes to the external design of the
18 Doterra Warehouse. Parcel #14:059:0048. Continued from October 22, 2019
Planning Commission meeting.

20
Mike Florence, Planning Director, led this discussion by stating the applicant Phil
24 Hadderlie representing Doterra International is in attendance for this application. He
explained that Doterra International is completing their warehouse and call center for
26 their new site in Lindon. Doterra changed the exterior colors and paint design from what
was originally approved by the planning commission. Since the planning commission
28 was the land use authority on this item, it is staff's recommendation that the planning
commission should provide approval of the change in color and fence design. He noted at
30 the October 22, 2019 meeting the planning commission requested that the architect for
Doterra update the renderings for commission review as follows:

32 17.54.050 Texture, Colors, Finishes.

- 34 a) Avoid large areas of the same color and/or materials with no relief. Conversely,
avoid the use of too many materials and/or colors, which may create busy or
incongruous façades.
- 36 b) Earth tones are generally preferred over harsh or loud colors, except where more
vibrant colors are used as accents to the primary colors. A color palette of Utah
38 earth tones as found in the Lindon City Commercial Design Standards is to be
used as a reference guide to color selections in developments.
- 40 c) Simplicity is encouraged regarding color. Excessive amounts of different colors
should not be used. Brighter colors are recommended for use as accents only.
- 42 d) Vary colors and materials to break up the monotony in larger developments.

44 Mr. Florence stated Mr. hadderlie has provided a lot of updated renderings for this
application and they have been working to get this situation corrected. He then turned the
46 time over to Mr. Hadderlie for comment.

48 Mr. Hadderlie commented one thing they talked about was a way of softening the
top of the building and to bring the band back so it will tie the whole building together
and soften some things and that is what they have done. He pointed out on the renderings
50 the top is painted all the way around. He mentioned it cost Doterra about \$35,000 to

2 make that change but Doterra is committed to doing that. He then explained the colors
noting they are recommending just the gray color (showed color) that is different than all
4 the other grays and they feel this will cap the building off. He also referenced the updated
second rendering with the new colors that shows the new color scheme. This is what they
6 are seeking approval for.

8 Following some general discussion, the Commission expressed their appreciation
on the work Doterra has done in complying with their requests noting it looks much nicer
than it did before and it is a change for the better.

10 Vice Chair Kallas called for any further comments or discussion from the
Commission. Hearing none he called for a motion to continue.

12
14 COMMISSIONER JOHNSON MOVED TO APPROVE THE APPLICANTS
REQUEST FOR AMENDED SITE PLAN APPROVAL WITH THE CHANGE IN
COLORS AND FENCING MATERIALS AS PRESENTED. COMMISSIONER
16 THOMPSON SECONDED THE MOTION. THE VOTE WAS RECORDED AS
FOLLOWS:

18 CHAIRPERSON CALL	AYE
COMMISSIONER KALLAS	AYE
20 COMMISSIONER JOHNSON	AYE
COMMISSIONER MARCHBANKS	AYE
22 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
24 COMMISSIONER TRIBE	AYE

THE MOTION CARRIED UNANIMOUSLY.

26

6. Concept Review – South Haven Development – 531 N. State Street

28 South Haven Development requests concept review of a proposal to allow for 99
residential units on approximately 6 acres of the Linden Nursery property. Parcel
30 #45:244:0001. *A Concept Review allows applicants to receive Planning
Commission feedback and comments on proposed projects. No formal approvals
32 or motions are given, but general suggestions or recommendations are typically
provided.*

34

Anders Bake, Associate Planner, led this discussion by giving a brief overview of
36 this item explaining the applicant is seeking concept review feedback for a proposed
multifamily project on the Linden Nursery property at 531 North State Street. He noted
38 the concept plan includes 99 residential units in mostly 12-plex and 6-plex buildings on
about 6 acres. The plan also provides 209 parking stalls and amenities that include sports
40 courts, a pool, a clubhouse, a tot lot, and open space.

Mr. Bake noted staff has reviewed this proposal and found that the City currently
42 does not have a zone that would support this development proposal. In addition, the
commission and council should carefully consider how the proposed use would be
44 compatible as a transition from commercial to low density residential. He pointed out the
City has a number of deep commercial lots on State Street where commercial may not
46 fully develop and should be studied further for the correct development types.

2 Mr. Bake indicated if the Council and Commission decide to give direction to
move forward with this development the applicant, at a minimum, will need to apply for
4 the following entitlements as part of the development review process as follows:

- 6 1. An Ordinance Amendment to create a new zone, or modify an existing zone, that
will allow for several multifamily buildings on a single property. The Ordinance
8 Amendment will also need to include regulations regarding lot dimensions,
setbacks, landscaping, parking, and other relevant aspects of multifamily
developments.
- 10 2. A Zone Map amendment to apply a new multifamily zone to the subject property.
- 12 3. Subdivision Approval.
4. Site Plan Approval.

14 Mr. Bake then presented the Concept Plan and an Aerial Image followed by some
general discussion. He then turned the time over to the applicants for comment.

16 Mr. Jeff Southard and Mr. Ben Platt (Lindon Nursery) were in attendance
representing this item. Mr. Southard noted they are here looking for feedback. He
18 explained as they looked at this parcel and as the market has shifted and changed, we are
not building a lot of homes in Lindon so all of that property west of the frontage was used
20 to grow and store their landscaping materials. So, as things have shifted it doesn't make
sense (tax wise) to keep the back of the property to grow trees and shrubs. He pointed out
22 this commercial zone applied to that parcel is significantly deeper than the parcels around
it.

24 Mr. Southard stated they are basically asking for the back portion (if it had been
done on a 500 ft depth or similar) that this probably would have been zoned residential.
26 But when the zoning was applied along state street it was just applied based on how the
parcel shapes were. All of the front would stay nursery and would be retail use by the
28 nursery, but they don't need everything in the back.

Mr. Southard stated this would have to be a mix of density to make it worthwhile
30 to development it. They need to sell it at a certain price, but they can't build it without a
certain density. He noted these would be market rate, for sale housing not apartments.
32 They would not be low income tax credit or anything like that it would just be whatever
the market would bear. But they would be affordable compared to the single family
34 residential that is typical in Lindon; something that younger couples and families could
afford. This would be a mix of townhomes and condos. They are just trying to figure out
36 what would make sense density wise; this can be a lengthy process but this is how it
starts and they are just looking for feedback.

38 Commissioner Tribe asked if the townhomes will be two-story. Mr. Southard
confirmed they will be two-story with garages. These will also have a private fenced
40 backyard to provide some personal space. These would be managed by an HOA, but
individually owned. Commissioner Thompson asked about the use of the Red Barn as an
42 event center and if that will continue as the city recently updated the noise ordinance.

Mr. Platt stated they were leasing the barn out but now they have taken over
44 ownership. They know they want to remain as Lindon Nursery but looking at
development and strategy being a 12-acre nursery on state street is not sustainable. They
46 can shift the inventory to match what homeowners are asking for. But they have to look
at their property to see what the highest best use of the property is. The barn is such a

2 historical and iconic part that they want the barn to stay for sure, but how they use the
barn they are still debating that as a family.

4 Mr. Southard stated this is probably the 5th concept plan he has had with them
where we didn't have the barn, or moved the barn so it is his understanding they want to
6 keep the barn so they have tried to incorporate that into the concept plan.

8 Mr. Southard stated today the condos would be in the \$235,000 to \$240,000 range
and the townhomes would be in the \$265,000 to \$270,000 range; what it would be
tomorrow is hard to tell.

10 Chairperson Call expressed her concerns with the high density. She noted the
candidates that just won election have indicated that this is exactly what they don't want.
12 They want in-fill areas to go in, and they are not opposed to having some spread
throughout the city to fill that requirement, but they don't want a lot of density in one
14 specific area; they are not opposed to in-fill areas. When the Ivory Development was
approved it was on the basis that it would be that one area only with that type of product.

16 She can't imagine residents would be happy with this type of development in
their neighborhood. Maybe twin homes or 4-plexes spread throughout would work better
18 so it wouldn't have the impact. She is not saying we don't need to put some things in
Lindon but to have them scattered was a big issue with the Council. However, she is not
20 saying this isn't a nice concept just not in that area. Mr. Southard stated he will be
meeting with the Council with this concept.

22 Commissioner Thompson commented that 99 units will bring a lot of traffic and
the neighbors will not be happy with the additional traffic without a traffic signal there.
24 They will also be overlooking an elk farm and this may pose an issue with noise etc.;
there are a variety of issues. However, he does like the idea of more affordable housing.

26 Commissioner Tribe suggested some nice twin homes for less density may work.
Mr. Southard stated that doesn't pencil out (highest and best use) and this is not a good
28 location for high end homes; it's really not a great piece of property.

30 Mr. Platt stated one of the reasons they reached out to Mr. Southard is because
they had been studying this proposal as they want to define who their neighbors will be.
Lindon Nursery is still a long-term strategy for his family. They love the nursery business
32 and they want to stay in it but they want to define who their neighbors are. So, it is highly
in their best interest to help shape and define this, so they are proactively working
34 through proposals etc.

36 At this time, Vice Chair Kallas asked the commissioners to give their comments
on this concept.

38 Commissioner Johnson commented that he is probably a little different than the
other commissioners. He feels we don't have the rooftops to support retail on state street.
In his opinion we need something like this so state street will develop otherwise business
40 won't be viable. His personal opinion is we need something like this and it makes perfect
sense. It may be a little higher density than he would like, but these are weird shape
42 properties; he is in favor of the concept but the density is a little high for him. Lindon
needs more rooftops as we are out of land.

44 Commissioner Schauers commented he is generally in favor to develop in this
area and he is okay with the higher density. He questioned the road going in and out. Mr.
46 Southard explained the entrances and exits noting the road would be wide enough to have
a left-hand turn.

2 Commissioner Tribe mentioned this may be a lifestyle place where younger
people can live and build their careers. She appreciates that the applicants are
4 conscientious of Lindon as they live here and are conscience of how we want it to look
and feel. However, she does feel the density is a little high.

6 Commissioner Thompson likes the fact that this is off of state street and he is not
opposed with something coming off of state street. He likes the concept if the city says
8 they want the density; there would be issues to deal with.

10 Commissioner Marchbanks commented in concept he is open to the idea and feels
this is an option that should be explored.

12 Commissioner Kallas stated he has concerns with all the traffic on the one road
that would be a real safety and traffic issue with 99 units. He thinks this may be an uphill
battle. Personally, he doesn't like to see code amendments just to make something work.

14 Vice Chair Kallas stated he hopes the comments have helped the applicants
tonight and reminded them the council will have further questions.

16 Vice Chair Kallas called for any further comments or discussion from the
Commission. Hearing none he moved on to the next agenda item.

18
20 5. **New Business: Reports by Commissioners** – Vice Chair Kallas called for any
new business or reports from the Commissioners.

22 Chairperson Call mentioned an email received from Jeremy Washburn with
information on the proposed storage units. Concerned that no more storage units are
24 allowed. Commissioner Johnson mentioned an email about building rentals for
employees followed by discussion.

26 6. **Planning Director Report** –

- 28 • General City Updates

30 Vice Chair Kallas called for any further comments or discussion. Hearing none he
called for a motion to adjourn.

32 **ADJOURN** –

34
36 COMMISSIONER THOMPSON MADE A MOTION TO ADJOURN THE
MEETING AT 9:00 PM. COMMISSIONER MARCHBANKS SECONDED THE
MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38
40 Approved – November 26, 2019

42
44 _____
Sharon Call, Chairperson

46 _____
Michael Florence, Planning Director

Item 4: Anderson Farms Major Subdivision Approval – Parcel A and Plat dedication for Anderson Boulevard

Date: November 26, 2019

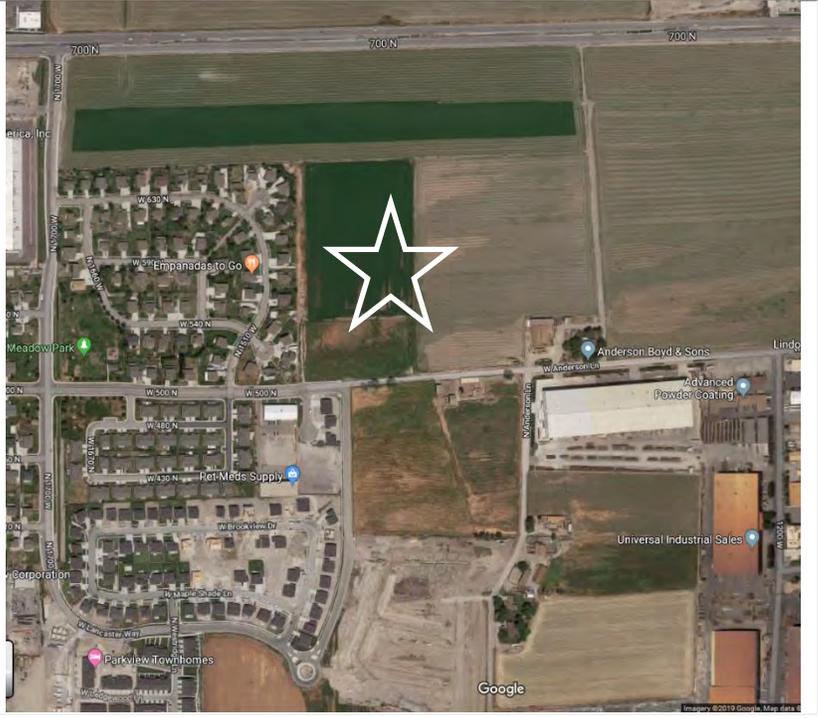
Project Location: Parcel A,
Anderson Farms Planned
Development Zone

Applicant: Ivory Development,
LLC
Property Owner: Ivory Homes

General Plan: Residential High
Current Zone: Anderson
Farms Planned Development
Zone

Size: 14.87 acres

Type of Decision:
Administrative



Summary of Key Issues

1. Ivory Development, LLC is seeking Parcel A/Plat E preliminary subdivision approval for a 60-lot single family home development;
2. Ivory Development, LLC is petitioning for preliminary plat approval to dedicate the remaining portion of Anderson Farms Boulevard from 500 N. to 700 N.

Overview

1. Parcel A will be the 5th phase of the Anderson Farms development;
2. In 2016, the City Council signed a Master Development Agreement with Ivory Development;
3. As a summary, the development agreement addresses items such as the total number of units, types of units for each phase, setbacks, park space and development infrastructure;
4. The Anderson Farms development has a maximum residential count of 500 single family homes (detached single family and townhomes), and 380 multi-family units;
5. As the planning commission is aware, the City and Ivory Development have been in discussions regarding amending the master development agreement which would increase the overall development density in order to dedicate units for affordable housing. If negotiations workout, then the subject parcel, Parcel A/Plat E, would be reduced to 49 lots and lot sizes increased. Staff and the developer are asking the commission to review Plat E at 60 lots but knowing there may be a change to 49 lots before the council gives preliminary approval for Parcel A/Plat E. The final number of lots will need to be decided before the city council gives preliminary approval. If not, then the developer could request an amendment to the plat in which typically the planning commission and city council would need to provide approval.

Motion

I move to recommend (*approval, denial, or continue*) of the applicant's request for preliminary approval of Anderson Farms subdivision Plat E. with 60 lots and the Anderson Boulevard road dedication 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. Developer submittals shall meet requirements found in the Lindon City Land Development Policies, Standards Specifications and Drawings unless otherwise specified in the master development agreement;
3. The applicant will comply with all bonding requirements;
4. Plat E be approved at 60 lots unless otherwise reduced by the City Council;
5. Side yard lot line configurations are approved as proposed in Plat E;
6. Detention basin #2 that services Parcel A and the roundabout will be landscaped with this phase
7. All items of the staff report.

Surrounding Zoning & Land Use

North: Lindon Village Commercial Zone – agriculture

South: Anderson Farms PD zone and R1-12 – Single family residential and agriculture

East: Anderson Farms PD zone – agriculture

West: R3 zone – Single family residential

Lot Size Analysis

Lots sizes	6,720 to 16,567
Average lot size	8,324
Density	4 units per acre

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.	Yes
Side lot lines shall be at right angles to street lines unless approved by planning commission and/or city council	No. Not all lot lines are at right angles. Staff has included approval of this item in the conditions of approval
The street layout shall conform to the master plan	Yes. The proposed street matches the road cross-sections of the development agreement
Minimum right-of-way width for Minor streets:	Yes. meets development agreement. Anderson Blvd ROW is 85'. Interior residential streets are 55'
Minor streets maximum grade: 12%	Yes. 2%
Sidewalks, curbs and gutters shall be provided on both sides of all streets to be dedicated to the public	Yes. The improvements on the westside of Anderson Blvd will go in with Parcel E. The eastside improvements will go in with Parcel G. All interior street improvements will be installed with Parcel A.
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 15 feet apportioned equally in abutting properties.	Yes. Easements are narrower for this development but are provided on the plat
Underground utilities and piped sanitary sewerage shall be provided by the subdivider.	Yes. Provided as shown in engineering plans.

Streetlights	Yes. Plans will need to be updated with calls out per city development manual
--------------	---

Development Agreement Requirements for Parcel A/Plat E

(a) Recording of the first plat will require the following concurrent improvements:	Compliance
(i) Anderson Blvd. from 700 North to the 500 North connection including all curb and gutter and improvements and Landscaping within the right of way identified as the “North Anderson Blvd Improvements” on Exhibit J;	Yes
(ii) The connection from 500 North to Anderson Blvd. as shown in Exhibit J;	Yes
(iii) Full northern roundabout improvements, including landscaping, will be completed;	Yes. Roundabout is in but the landscaping has not been installed. Landscaping will be required as part of this phase.
(iv) Full storm water basin detention improvements, including landscaping, will be completed for the basin that will serve this Parcel; and	Yes. The detention basin has been installed but not landscaped. Landscaping will be required as part of this phase.
(v) Pressurized irrigation system, including source, for the Project and a connection to the existing City pressurized irrigation system subject to Section 9.8.	No. Developer is still working on the pressurized irrigation system. Most if not all of the construction is complete but the system was not functioning when the city turned off the water for winter. A functioning PI system will be required as part of this phase.
(b) Staging area for the Anderson Farm equipment cannot impede construction of street improvements and utility infrastructure.	Yes
(c) Sewer will be designed to allow flow to the future Sewer/Ground Water Lift Station when that facility is online. Sewer connection in 500 North is only temporary until future lift station is online.	Yes
(i) If Developer elects not to temporarily connect Parcel A units to Lindon’s existing sewer system, building permits may be issued prior to the construction of the Sewer/Ground Water Lift Station, but certificates of occupancy for any Single Family Unit will not be issued until the Sewer/Ground Water Lift Station, with its associated Off-Site improvements, is substantially completed and functional.	Yes

Exhibits

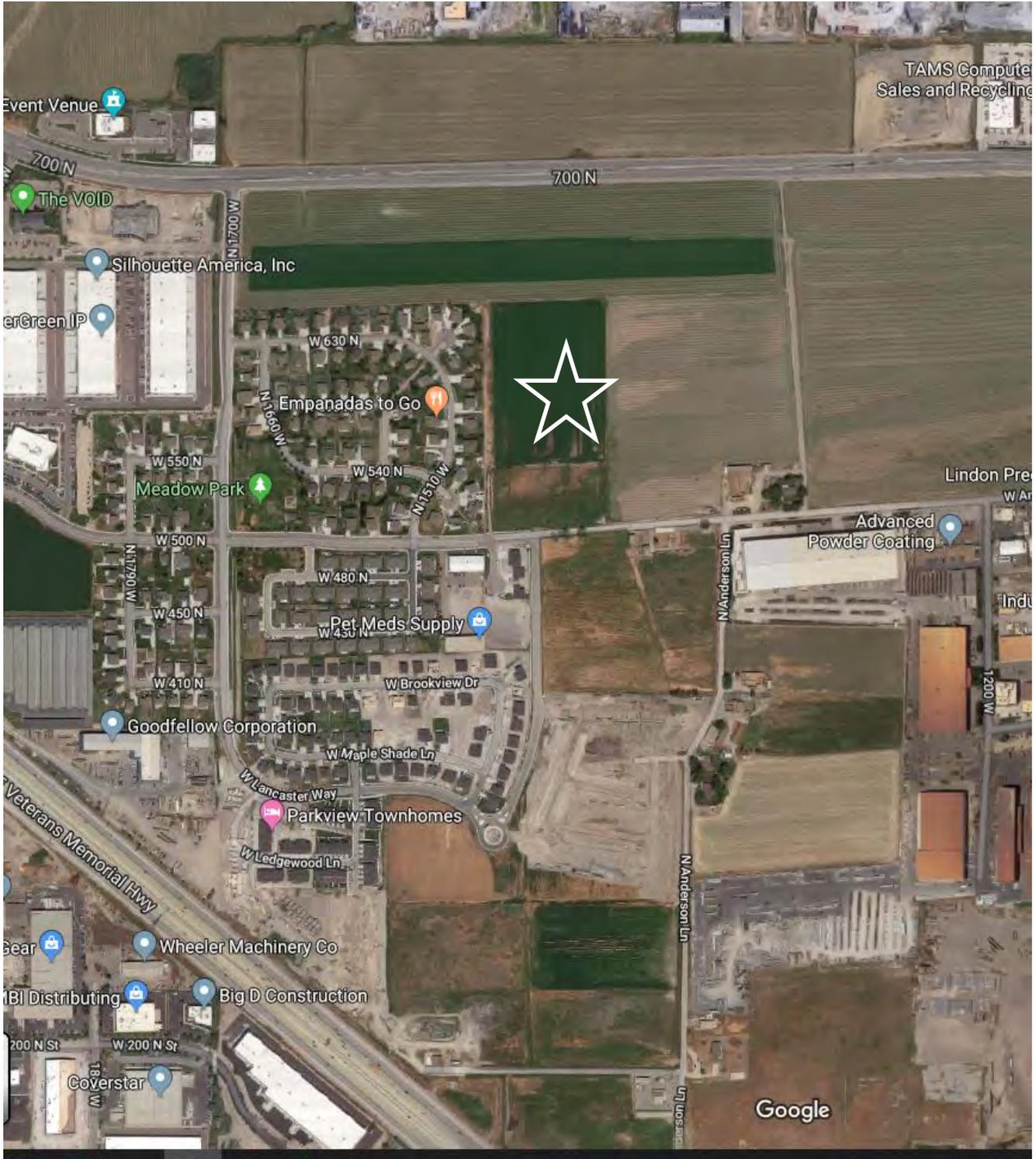
Aerial photo

Parcel A/Plat E subdivision plan

Anderson Farms road dedication plat

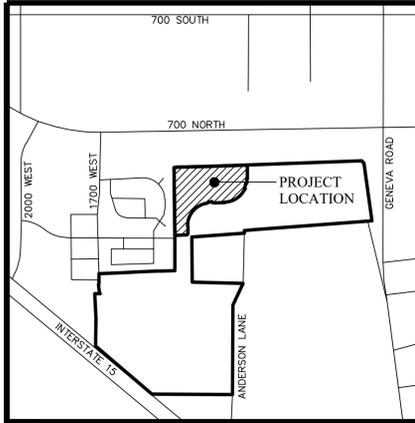
Anderson Farms development layout

Road Cross-section



ANDERSON FARMS PLAT E

PREPARED FOR:
IVORY HOMES
 LOCATED IN:
LINDON, UT



VICINITY MAP
 N.T.S

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINENWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LINDON STANDARD PLANS AND SPECIFICATIONS. LINDON STANDARD SPECIFICATIONS AND DRAWINGS APPLY TO CONSTRUCTION OF PUBLIC IMPROVEMENTS THAT WILL BE OWNED OR MAINTAINED BY LINDON CITY AND TAKE PRECEDENCE OVER OTHER STANDARDS.

4. 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.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.



SITE MAP

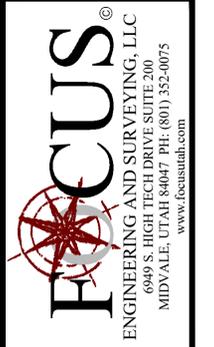
Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIM PLAT
C2.1	PRELIM PLAT
C3	EXISTING CONDITIONS
C4	SITE PLAN
C5	GRADING & DRAINAGE PLAN
C6	OVERALL DRAINAGE PLAN



CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: JACKSON WATERS
 SURVEY MANAGER: SPENCER LLEWELYN

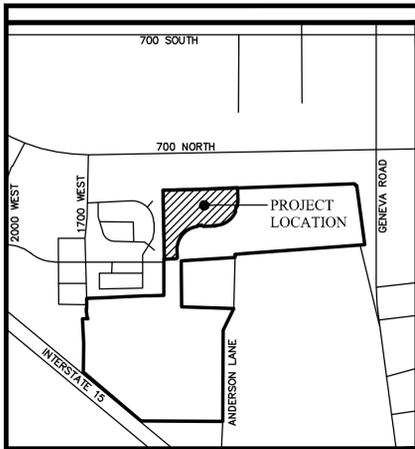
OWNER/DEVELOPER
 IVORY DEVELOPMENT LLC
 3340 NORTH CENTER STREET
 LEHI, UTAH 84070
 (801) 407-6800
 CONTACT: KEN WATSON



ANDERSON FARMS PLAT E
 LINDON, UT
 COVER

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

COVER	
Scale: NTS	Drawn: JRW
Date: 11/12/19	Job #: 19-0386
Sheet: C1	



NEIGHBORHOOD MAP

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	199.50	70°51'20"	246.71	N52°30'38"E	231.29
C2	199.50	18°04'37"	62.94	N08°02'40"E	62.68
C3	50.00	31°47'18"	27.74	N72°02'39"E	27.39
C4	50.00	32°08'03"	28.04	N72°13'01"E	27.68
C5	50.00	54°17'47"	47.38	S64°34'04"E	45.63
C6	50.00	62°56'49"	54.93	S05°56'46"E	52.21
C7	50.00	15°27'11"	13.49	S17°48'03"W	13.44
C8	50.00	11°04'06"	9.66	S04°32'25"W	9.64
C9	227.00	7°57'44"	31.55	S02°59'13"W	31.52
C10	15.00	79°53'07"	20.91	S32°58'28"E	19.26
C11	2533.00	1°45'57"	78.07	N86°04'23"E	78.06
C12	2533.00	2°05'29"	92.46	N88°00'06"E	92.45
C13	332.00	15°15'15"	88.39	N07°06'53"E	88.13
C14	50.00	93°58'38"	82.01	S79°35'26"W	73.12
C15	50.00	47°29'23"	41.44	N29°40'34"W	40.27
C16	50.00	23°15'48"	20.30	N05°42'02"E	20.16
C17	50.00	18°11'42"	15.88	N08°14'05"E	15.81
C18	50.00	51°40'47"	45.10	S28°09'11"E	43.59
C19	50.00	53°07'48"	46.36	S27°25'40"E	44.72
C20	332.00	31°57'37"	185.19	N35°54'18"E	182.80
C21	15.00	88°48'04"	23.25	S43°32'16"W	20.99
C22	15.00	90°00'00"	23.56	N47°03'42"W	21.21
C23	332.00	13°17'22"	77.01	N75°28'17"E	76.83
C24	332.00	14°41'25"	85.12	N61°28'54"E	84.89
C25	332.00	2°15'05"	13.05	N53°00'39"E	13.04
C26	50.00	31°47'18"	27.74	N16°45'25"W	27.39
C27	50.00	47°47'42"	41.71	N08°45'13"W	40.51
C28	50.00	54°31'47"	47.59	N42°24'32"E	45.81
C29	50.00	50°03'11"	43.68	S85°17'59"E	42.30
C30	50.00	28°40'52"	25.03	S74°36'50"E	24.77
C31	15.00	90°00'00"	23.56	S42°56'18"W	21.21
C32	332.00	3°15'43"	18.90	N86°18'27"E	18.90
C33	227.00	3°05'22"	12.24	S86°23'37"W	12.24
C34	227.00	15°09'25"	60.05	S77°16'13"W	59.88
C35	332.00	15°08'55"	87.78	N77°06'08"E	87.52
C36	332.00	15°08'14"	87.71	N61°57'34"E	87.46
C37	227.00	15°09'25"	60.05	S62°06'48"W	59.88
C38	227.00	15°09'25"	60.05	S46°57'23"W	59.88
C39	332.00	15°07'38"	87.65	N46°49'38"E	87.40
C40	227.00	12°10'49"	48.26	S33°17'16"W	48.17
C41	332.00	14°32'09"	84.23	N31°59'45"E	84.00
C42	15.00	79°53'07"	20.91	S67°08'25"W	19.26
C43	15.00	91°11'56"	23.88	S46°27'44"E	21.43
C44	15.00	88°48'04"	23.25	S43°32'16"W	20.99
C45	172.00	67°04'28"	201.36	N54°24'04"E	190.05
C46	172.00	21°51'29"	65.62	N09°56'06"E	65.22
C47	15.00	91°04'03"	23.84	N46°31'40"W	21.41
C48	50.00	3°06'26"	2.71	N89°29'31"E	2.71
C49	50.00	34°54'55"	30.47	S15°08'40"W	30.00
C50	332.00	5°10'58"	30.03	S17°20'00"W	30.02

WEST 1/4 CORNER OF SECTION 29, T5S, R2E, SLB&M 1955 UTAH COUNTY MONUMENT

BASIS OF BEARING: N0°10'09"W (SECTION LINE) 2.6644 (NAD 27)

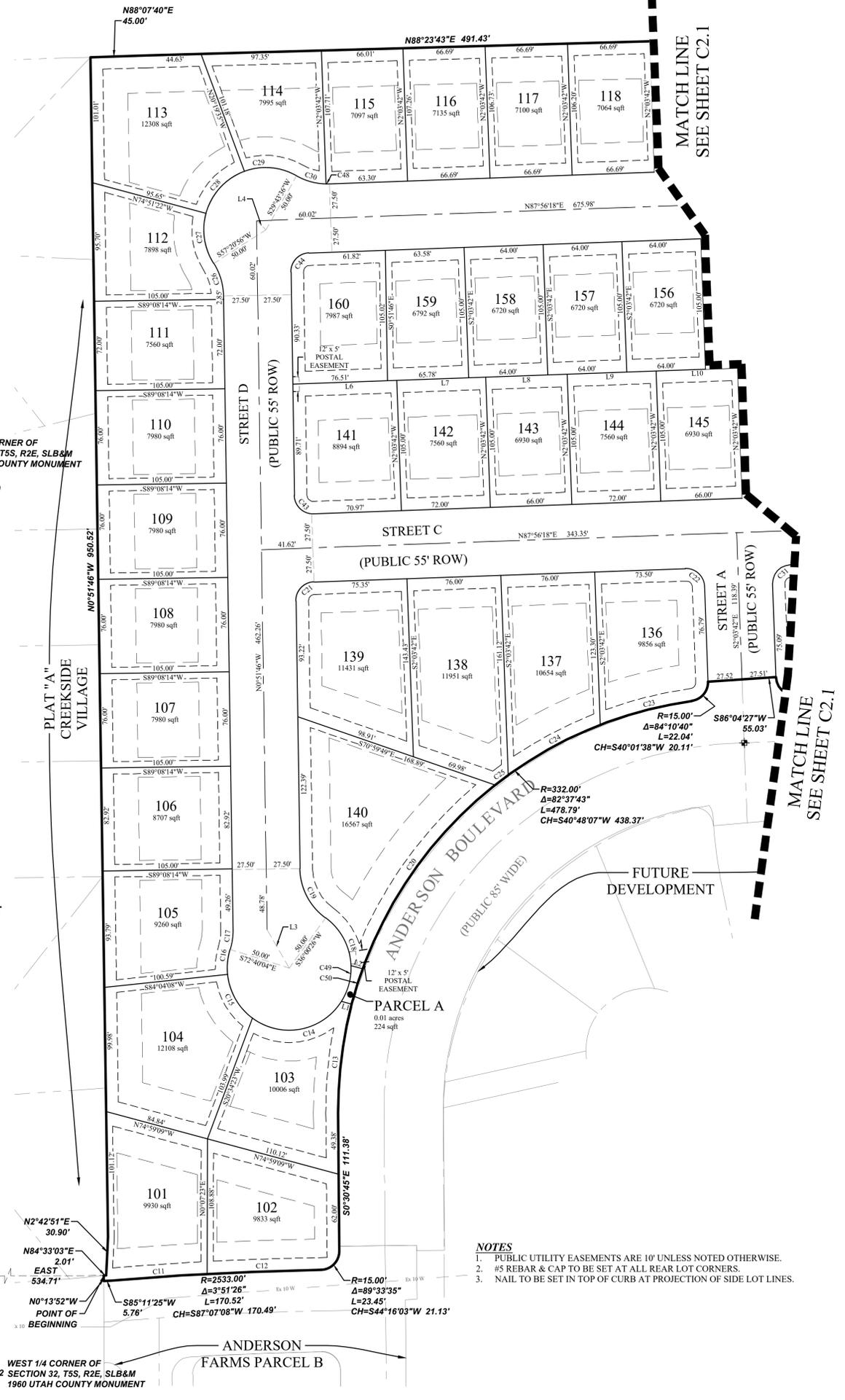
NORTHWEST CORNER OF SECTION 32, T5S, R2E, SLB&M 1955 UTAH COUNTY MONUMENT

S0°11'45"E 594.67'

WEST 1/4 CORNER OF SECTION 32, T5S, R2E, SLB&M 1960 UTAH COUNTY MONUMENT

OCCUPANCY RESTRICTION NOTICE
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



MATCH LINE
SEE SHEET C2.1

MATCH LINE
SEE SHEET C2.1

LINE	DIRECTION	LENGTH
L1	S74°51'20"E	8.67
L2	S74°51'20"E	9.82
L3	N30°07'52"W	35.79
L4	N46°27'44"W	10.59
L5	N56°11'08"E	14.25
L6	N87°56'18"E	84.09
L7	N87°56'18"E	72.00
L8	N87°56'18"E	66.00
L9	N87°56'18"E	72.00
L10	N87°56'18"E	66.00
L11	N87°56'18"E	64.00
L12	N87°56'18"E	74.00
L13	N87°56'18"E	72.00

CONDITIONS OF APPROVAL

- NOTES**
- PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
 - #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
 - NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, RON K. ANDERSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF BOYD ANDERSON AND SONS, INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE _____

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 29 and the NW1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:
Beginning at a point on the Easterly line of NEWBURY BUSINESS PARK, Plat "A" Subdivision, according to the Official Plat recorded February 21, 2008 as Entry No. 20505:2008 in the Office of the Utah County Recorder, located 500°11'45"E along the Section line 594.57 feet and East 534.71 feet from the Northwest Corner of Section 32, T5S, SLB&M; thence N00°13'52"W along said plat 4.52 feet to a point on the Southerly line of Plat "A", CREKESIDE VILLAGE, according to the Official Plat recorded May 10, 2007 as Entry No. 69129:2007 in the Office of the Utah County Recorder; thence along said plat the following 3 (three) courses: 1) N84°33'03"E 2.01 feet; 2) M02°42'51"E 30.90 feet; 3) N00°51'16"W 950.52 feet; thence N88°07'40"E 45.00 feet; thence N88°23'43"E 491.43 feet; thence N87°56'18"E 528.04 feet; thence S00°59'39"E 204.22 feet; thence along the arc of a curve to the right with a radius of 332.00 feet a distance of 59.75 feet through a central angle of 10°18'44" Chord: S04°09'43"W 59.67 feet to a point of compound curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 25.59 feet through a central angle of 97°45'53" Chord: S58°12'02"W 22.60 feet; thence S16°59'25"W 55.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S17°04'58"W) a distance of 25.56 feet through a central angle of 97°38'42" Chord: S24°05'41"E 22.58 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 332.00 feet a distance of 366.27 feet through a central angle of 63°12'38" Chord: S56°19'59"W 347.98 feet; thence S87°56'18"W 177.11 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N47°03'42"W 21.21 feet; thence S86°04'27"W 55.03 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S87°56'18"W) a distance of 22.04 feet through a central angle of 84°10'40" Chord: S40°01'38"W 20.11 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 332.00 feet a distance of 478.79 feet through a central angle of 82°37'43" Chord: S40°48'07"W 438.37 feet; thence S00°30'45"E 111.38 feet to a point on the Northerly line of Plat "B", ANDERSON FARMS SUBDIVISION, according to the Official Plat thereof recorded August 24, 2018 as Entry No. 81023:2018 in the Office of the Utah County Recorder; thence along said plat the following 3 (three) courses: 1) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.45 feet through a central angle of 89°33'35" Chord: S44°16'03"W 21.13 feet to a point of reverse curvature; 2) along the arc of a curve to the left having a radius of 2,533.00 feet a distance of 170.52 feet through a central angle of 03°51'26" Chord: S87°07'08"W 170.49 feet; 3) S85°11'25"W 5.76 feet to the point of beginning.

Contains: 14.87 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS
ANDERSON FARMS PLAT "A"
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF HAVE HEREUNTO SET _____ HAND THIS _____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT LLC

RON K. ANDERSON
PRESIDENT, BOYD ANDERSON AND SONS, INC.

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 SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC 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: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LINDON 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 _____, 20____.

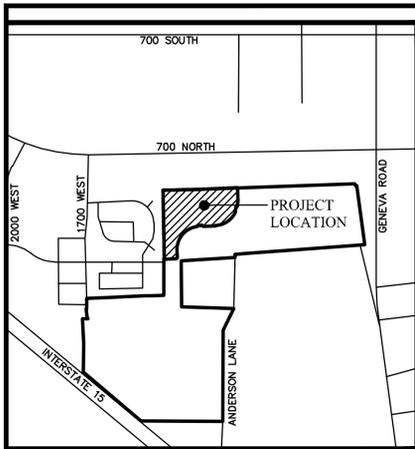
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW) _____

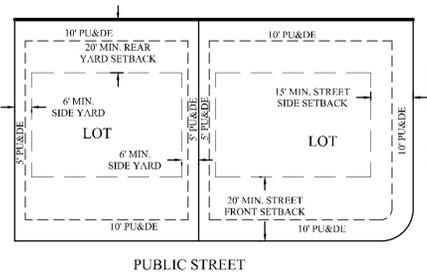
PLANNING DIRECTOR _____

PHASE "A"
ANDERSON FARMS SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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VICINITY MAP



LEGEND

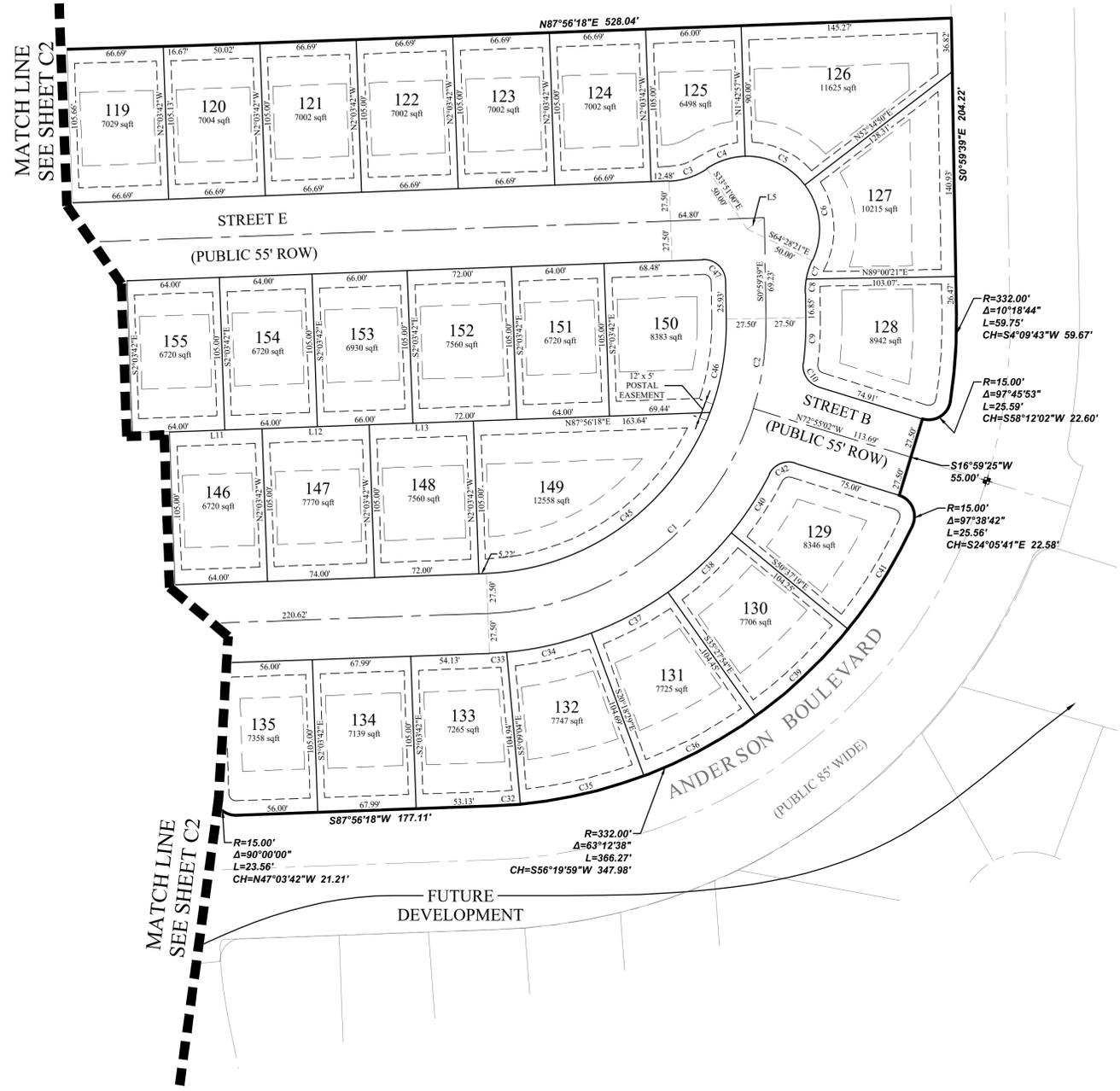
- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- - - #5 REBAR AND CAP (PLSHXXXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	199.50	70°51'20"	246.71	N52°30'38"E	231.29
C2	199.50	18°04'37"	62.94	N08°02'40"E	62.68
C3	50.00	31°47'18"	27.74	N72°02'39"E	27.39
C4	50.00	32°08'03"	28.04	N72°13'01"E	27.68
C5	50.00	54°17'47"	47.38	S64°34'04"E	45.63
C6	50.00	62°56'49"	54.93	S05°56'46"E	52.21
C7	50.00	15°27'11"	13.49	S17°48'03"W	13.44
C8	50.00	11°04'06"	9.66	S04°32'25"W	9.64
C9	227.00	7°57'44"	31.55	S02°59'13"W	31.52
C10	15.00	79°53'07"	20.91	S32°58'28"E	19.26
C11	2533.00	1°45'57"	78.07	N86°04'23"E	78.06
C12	2533.00	2°05'29"	92.46	N88°00'06"E	92.45
C13	332.00	15°15'15"	88.39	N07°06'53"E	88.13
C14	50.00	93°58'38"	82.01	S79°35'26"W	73.12
C15	50.00	47°29'23"	41.44	N29°40'34"W	40.27
C16	50.00	23°15'48"	20.30	N05°42'02"E	20.16
C17	50.00	18°11'42"	15.88	N08°14'05"E	15.81
C18	50.00	51°40'47"	45.10	S28°09'11"E	43.59
C19	50.00	53°07'48"	46.36	S27°25'40"E	44.72
C20	332.00	31°57'37"	185.19	N35°54'18"E	182.80
C21	15.00	88°48'04"	23.25	S43°32'16"W	20.99
C22	15.00	90°00'00"	23.56	N47°03'42"W	21.21
C23	332.00	13°17'22"	77.01	N75°28'17"E	76.83
C24	332.00	14°41'25"	85.12	N61°28'54"E	84.89
C25	332.00	2°15'05"	13.05	N53°00'39"E	13.04
C26	50.00	31°47'18"	27.74	N16°45'25"W	27.39
C27	50.00	47°47'42"	41.71	N08°45'13"W	40.51
C28	50.00	54°31'47"	47.59	N42°24'32"E	45.81
C29	50.00	50°03'11"	43.68	S85°17'59"E	42.30
C30	50.00	28°40'52"	25.03	S74°36'50"E	24.77
C31	15.00	90°00'00"	23.56	S42°56'18"W	21.21
C32	332.00	3°15'43"	18.90	N86°18'27"E	18.90
C33	227.00	3°05'22"	12.24	S86°23'37"W	12.24
C34	227.00	15°09'25"	60.05	S77°16'13"W	59.88
C35	332.00	15°08'55"	87.78	N77°06'08"E	87.52
C36	332.00	15°08'14"	87.71	N61°57'34"E	87.46
C37	227.00	15°09'25"	60.05	S62°06'48"W	59.88
C38	227.00	15°09'25"	60.05	S46°57'23"W	59.88
C39	332.00	15°07'38"	87.65	N46°49'38"E	87.40
C40	227.00	12°10'49"	48.26	S33°17'16"W	48.17
C41	332.00	14°32'09"	84.23	N31°59'45"E	84.00
C42	15.00	79°53'07"	20.91	S67°08'25"W	19.26
C43	15.00	91°11'56"	23.88	S46°27'44"E	21.43
C44	15.00	88°48'04"	23.25	S43°32'16"W	20.99
C45	172.00	67°04'28"	201.36	N54°24'04"E	190.05
C46	172.00	21°51'29"	65.62	N09°56'06"E	65.22
C47	15.00	91°04'03"	23.84	N46°31'40"W	21.41
C48	50.00	3°06'26"	2.71	N89°29'31"E	2.71
C49	50.00	34°54'55"	30.47	S15°08'40"W	30.00
C50	332.00	5°10'58"	30.03	S17°20'00"W	30.02

Line Table

LINE	DIRECTION	LENGTH
L1	S74°51'20"E	8.67
L2	S74°51'20"E	9.82
L3	N30°07'52"W	35.79
L4	N46°27'44"W	10.50
L5	N56°11'08"E	14.25
L6	N87°56'18"E	84.09
L7	N87°56'18"E	72.00
L8	N87°56'18"E	66.00
L9	N87°56'18"E	72.00
L10	N87°56'18"E	66.00
L11	N87°56'18"E	64.00
L12	N87°56'18"E	74.00
L13	N87°56'18"E	72.00



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

- NOTES**
- PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
 - #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
 - NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.

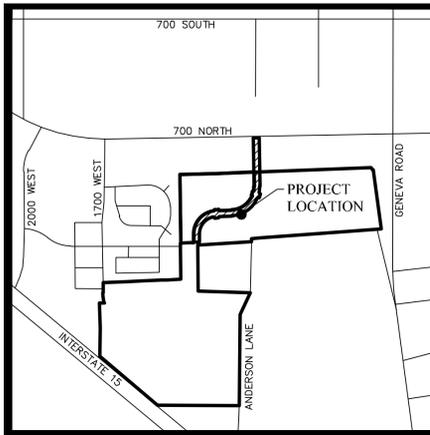
OCCUPANCY RESTRICTION NOTICE
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE, SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PHASE "A"
ANDERSON FARMS
SUBDIVISION
LINDON CITY, UTAH COUNTY, UTAH
SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- ⊕ STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

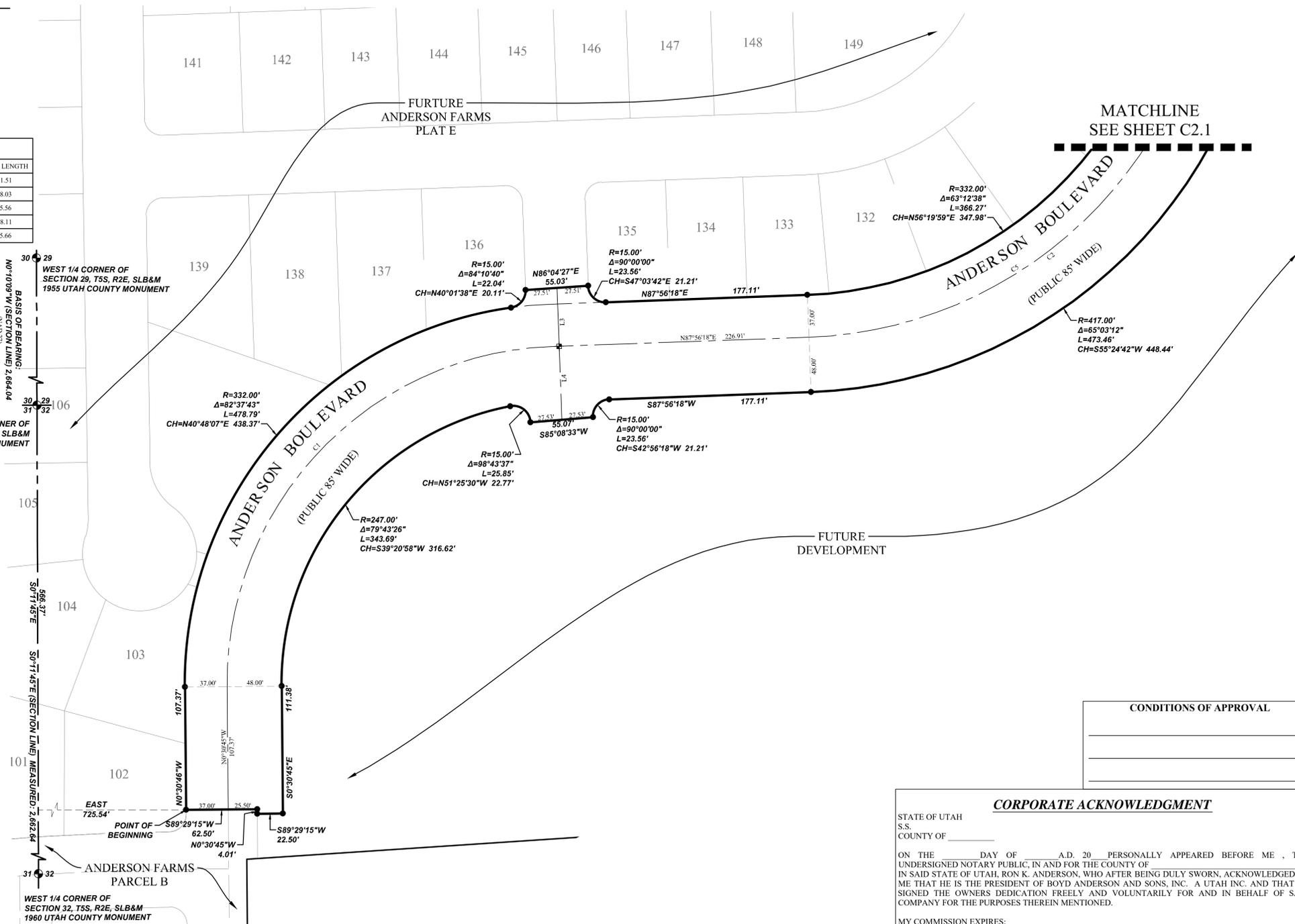
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	295.00	88°27'03"	455.41	N43°42'47"E	411.51
C2	369.00	70°53'57"	456.61	N52°29'19"E	428.03
C4	369.00	18°01'01"	116.03	S08°00'52"W	115.56
C5	369.00	70°54'55"	456.71	N52°28'50"E	428.11
C6	369.00	18°01'59"	116.14	S08°01'21"W	115.66

Line Table		
LINE	DIRECTION	LENGTH
L1	N72°58'37"W	54.86
L2	S72°57'39"E	60.75
L3	S02°03'42"E	51.11
L4	N02°03'42"W	64.34

NOTES
1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

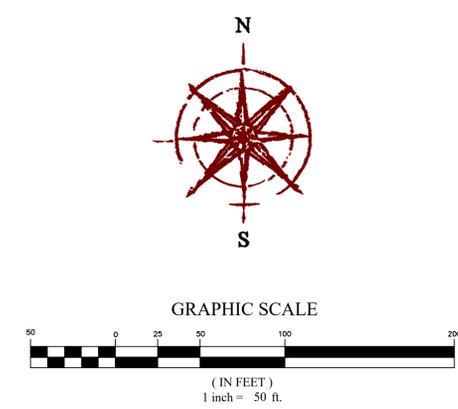
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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



MATCHLINE
SEE SHEET C2.1

CONDITIONS OF APPROVAL



SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION
A portion of the SW1/4 of Section 29 and the NW1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base & Meridian, located in Lindon, Utah, more particularly described as follows:
Beginning at a point on the Northerly line of Plat "B", ANDERSON FARMS SUBDIVISION, according to the Official Plat thereof recorded August 24, 2018 as Entry No. 81023:2018 in the Office of the Utah County Recorder, located S00°11'45"E along the Section line 566.37 feet and East 725.54 feet from the Northwest Corner of Section 32, TSS, SLB&M; thence N00°30'46"W 107.37 feet; thence along the arc of a curve to the right having a radius of 332.00 feet a distance of 478.79 feet through a central angle of 82°37'43" Chord: N40°48'07"E 438.37 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.04 feet through a central angle of 84°10'40" Chord: N40°01'38"E 20.11 feet; thence N86°04'27"E 55.03 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N87°56'18"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S47°03'42"E 21.21 feet; thence N87°56'18"E 177.11 feet; thence along the arc of a curve to the left with a radius of 332.00 feet a distance of 366.27 feet through a central angle of 63°12'38" Chord: N56°19'59"E 347.98 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.56 feet through a central angle of 97°38'42" Chord: N24°34'14"W 22.58 feet; thence N16°59'25"E 55.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N17°04'58"E) a distance of 25.59 feet through a central angle of 97°45'53" Chord: N58°12'02"E 22.60 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 332.00 feet a distance of 59.75 feet through a central angle of 10°18'44" Chord: N04°09'43"E 59.67 feet; thence N00°59'39"W 658.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S75°49'57"W) a distance of 12.96 feet through a central angle of 39°05'46" Chord: N33°42'57"W 12.71 feet; thence N28°09'30"E 11.08 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 30.00 feet (radius bears: S33°34'44"W) a distance of 17.99 feet through a central angle of 34°22'03" Chord: N73°36'18"W 17.73 feet; thence S89°12'41"W 125.64 feet; thence S88°37'49"W 78.46 feet; thence S89°05'29"W 53.27 feet; thence N82°49'58"W 39.03 feet to the Southerly line of 700 North Street as defined by that Warranty Deed recorded as Entry No. 64718:2005 of the Official Records of Utah County; thence N88°54'21"E along said street 399.40 feet; thence S00°59'39"E 689.98 feet; thence along the arc of a curve to the right with a radius of 417.00 feet a distance of 88.70 feet through a central angle of 12°11'14" Chord: S05°05'59"W 88.53 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.02 feet through a central angle of 84°06'38" Chord: S30°51'43"E 20.10 feet; thence S17°00'59"W 58.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S17°04'58"W) a distance of 22.04 feet through a central angle of 84°11'53" Chord: S64°59'02"W 20.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 19.00 feet a distance of 473.46 feet through a central angle of 65°03'12" Chord: S55°24'42"W 448.44 feet; thence S87°56'18"W 177.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S42°56'18"W 21.21 feet; thence S85°08'33"W 55.07 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S87°56'18"W) a distance of 25.85 feet through a central angle of 98°43'37" Chord: N51°25'30"W 22.77 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 247.00 feet a distance of 343.69 feet through a central angle of 79°43'26" Chord: S39°20'58"W 316.62 feet; thence S00°30'45"E 111.38 feet; thence S89°29'15"W 22.50 feet to a point on the Easterly line of said Plat "B", ANDERSON FARMS SUBDIVISION; thence N00°30'45"W along said plat 4.01 feet; thence S89°29'15"W along said plat 62.50 feet to the point of beginning.

Contains: 4.13 acres +/-

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS
ANDERSON BLVD. ROADWAY DEDICATION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.
IN WITNESS WHEREOF HAVE HEREUNTO SET HAND THIS DAY OF
A.D. 20__

CHRISTOPHER P. GAMVROULAS RON K. ANDERSON
PRESIDENT, IVORY DEVELOPMENT LLC PRESIDENT, BOYD ANDERSON AND SONS, INC.

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 SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC 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: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

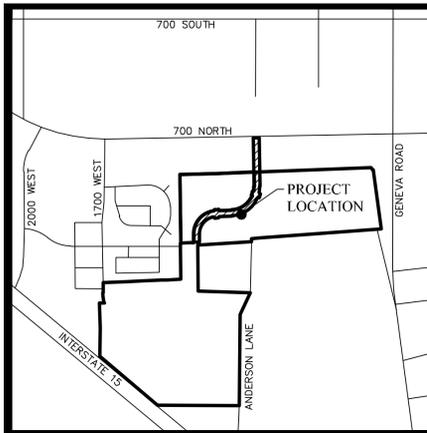
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____
APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW) _____
PLANNING DIRECTOR _____

**ANDERSON BLVD
ANDERSON FARMS
ROADWAY DEDICATION**
LINDON CITY, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____
ON THE _____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, RON K. ANDERSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF BOYD ANDERSON AND SONS, INC. A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	295.00	88°27'03"	455.41	N43°42'47"E	411.51
C2	369.00	70°53'57"	456.61	N52°29'19"E	428.03
C4	369.00	18°01'01"	116.03	S08°00'52"W	115.56
C5	369.00	70°54'55"	456.71	N52°28'50"E	428.11
C6	369.00	18°01'59"	116.14	S08°01'21"W	115.66

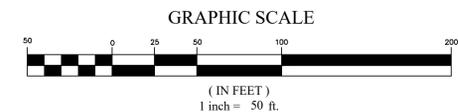
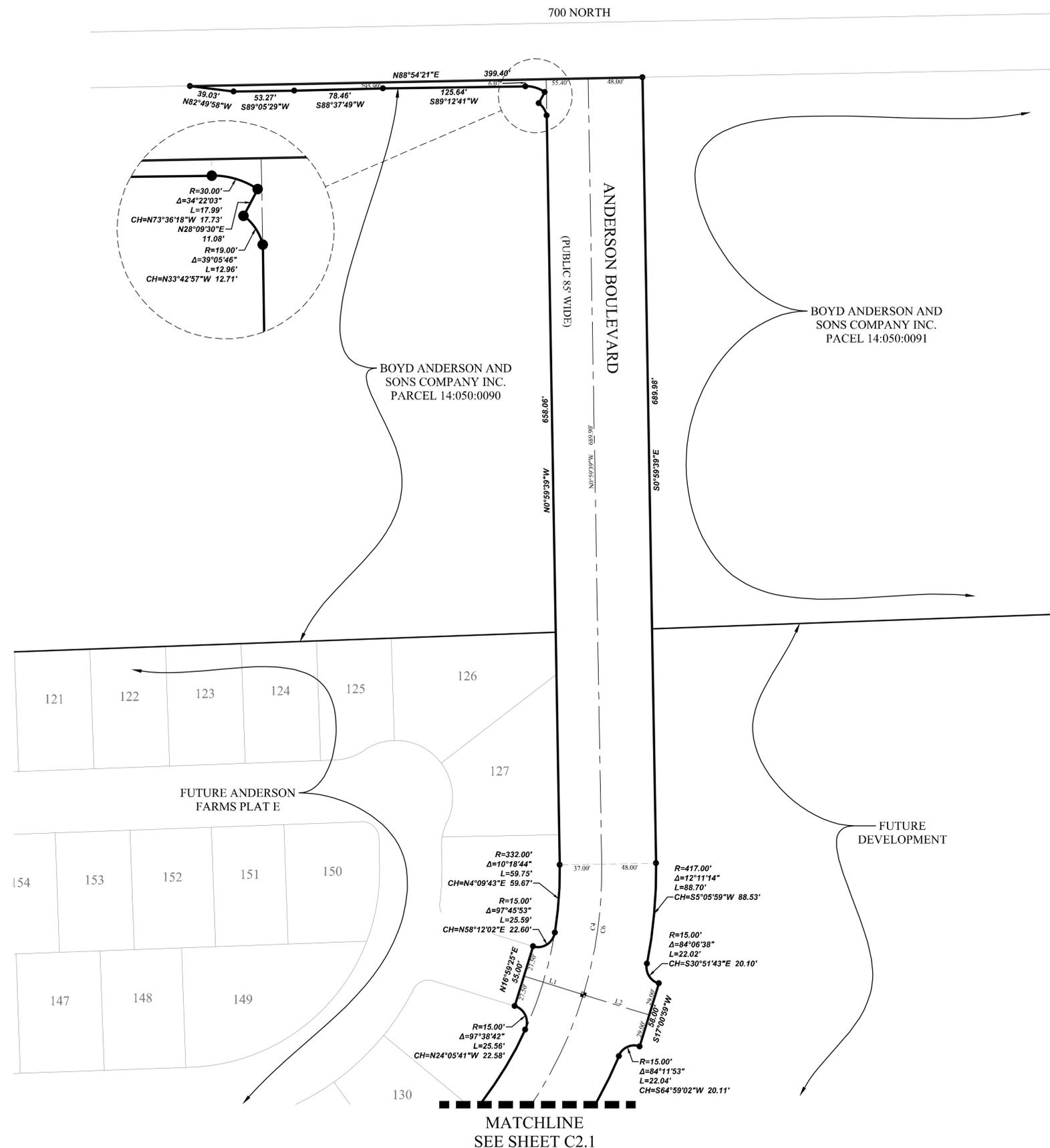
Line Table		
LINE	DIRECTION	LENGTH
L1	N72°58'37"W	54.86
L2	S72°57'39"E	60.75
L3	S02°03'42"E	51.11
L4	N02°03'42"W	64.34

NOTES
 1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

OCCUPANCY RESTRICTION NOTICE
 IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

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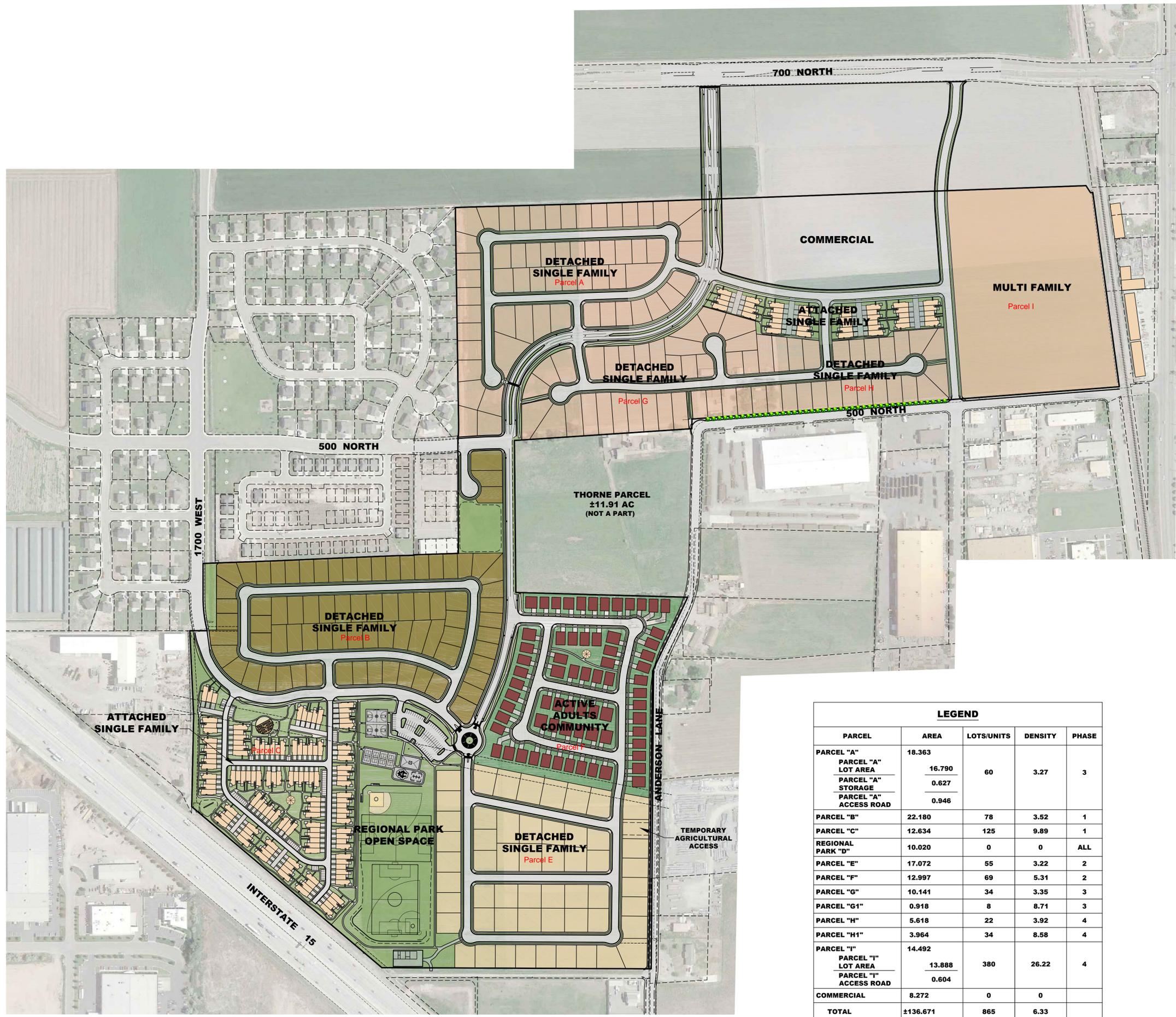
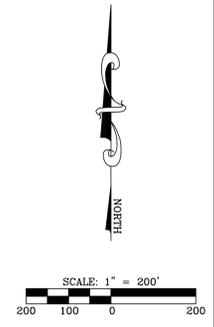
ANDERSON BLVD
ANDERSON FARMS
 ROADWAY DEDICATION
 LINDON CITY, UTAH COUNTY, UTAH
 SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363			
PARCEL "A" LOT AREA	16.790	60	3.27	3
PARCEL "A" STORAGE	0.627			
PARCEL "A" ACCESS ROAD	0.946			
PARCEL "B"	22.180	78	3.52	1
PARCEL "C"	12.634	125	9.89	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.997	69	5.31	2
PARCEL "G"	10.141	34	3.35	3
PARCEL "G1"	0.918	8	8.71	3
PARCEL "H"	5.618	22	3.92	4
PARCEL "H1"	3.964	34	8.58	4
PARCEL "I"	14.492			
PARCEL "I" LOT AREA	13.888	380	26.22	4
PARCEL "I" ACCESS ROAD	0.604			
COMMERCIAL	8.272	0	0	
TOTAL	±136.671	865	6.33	



3340 NORTH CENTER STREET
 LEHI, UT. 84043
 (801) 407-6800

ANDERSON FARMS
 LONDON, UTAH
EXHIBIT B - PROPERTY CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1845
 DRAWN BY: BLS
 CHECKED BY: GDM
 SCALE: 1" = 200'
 DATE: 5/2/2016

B

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT B-FOR DEV AGREE.DWG 4/22/2016 12:49 PM



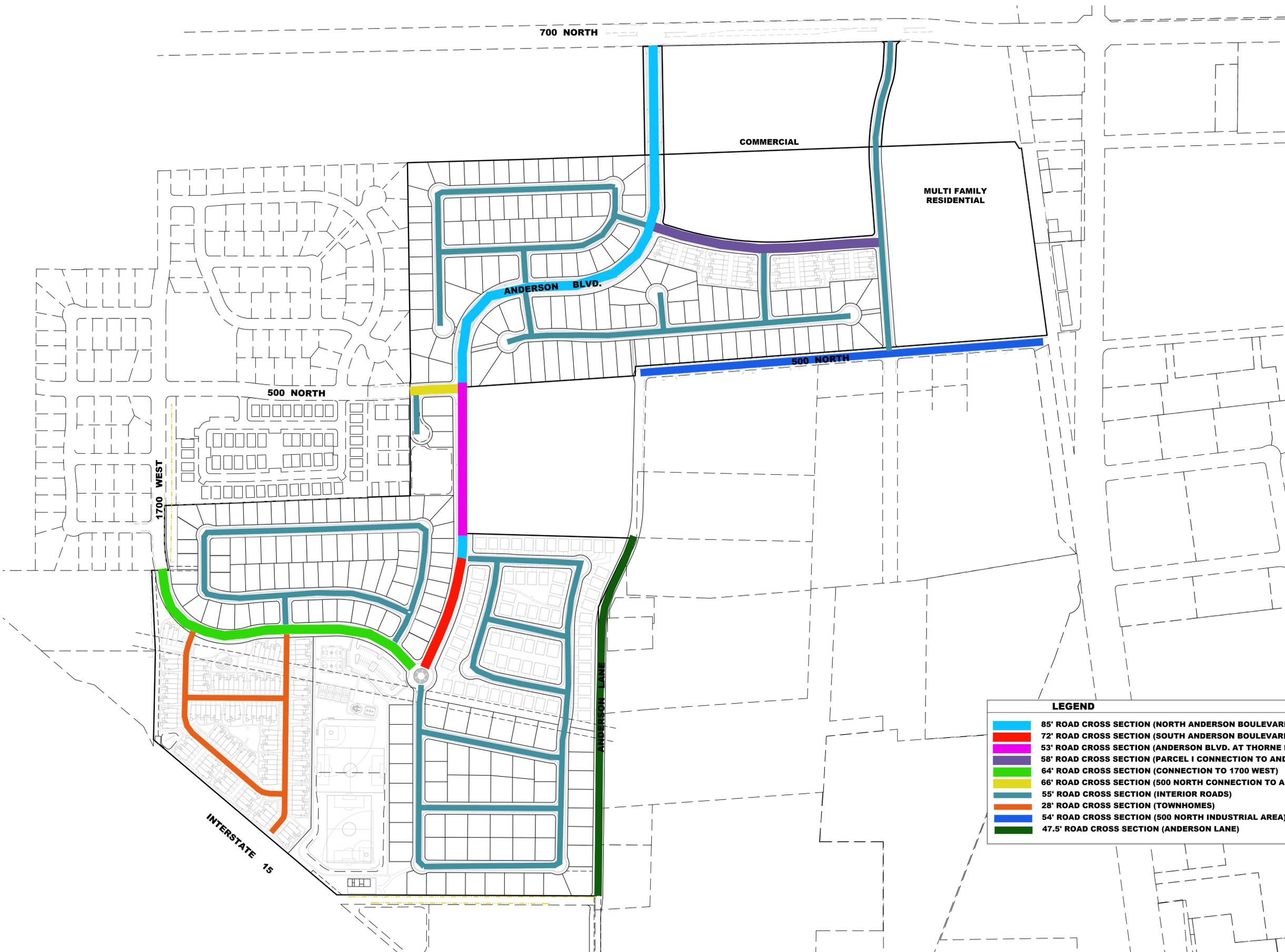
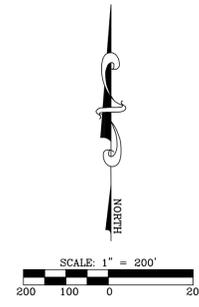
A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



LEGEND

	85' ROAD CROSS SECTION (NORTH ANDERSON BOULEVARD)
	72' ROAD CROSS SECTION (SOUTH ANDERSON BOULEVARD)
	53' ROAD CROSS SECTION (ANDERSON BLVD. AT THORNE PROPERTY)
	58' ROAD CROSS SECTION (PARCEL I CONNECTION TO ANDERSON BLVD.)
	64' ROAD CROSS SECTION (CONNECTION TO 1700 WEST)
	66' ROAD CROSS SECTION (500 NORTH CONNECTION TO ANDERSON BLVD.)
	55' ROAD CROSS SECTION (INTERIOR ROADS)
	28' ROAD CROSS SECTION (TOWNHOMES)
	54' ROAD CROSS SECTION (500 NORTH INDUSTRIAL AREA)
	47.5' ROAD CROSS SECTION (ANDERSON LANE)

ANDERSON FARMS
LONDON, UTAH

EXHIBIT J-1, STREET CROSS SECTIONS

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
2013-1845

DRAWN BY:
BLS

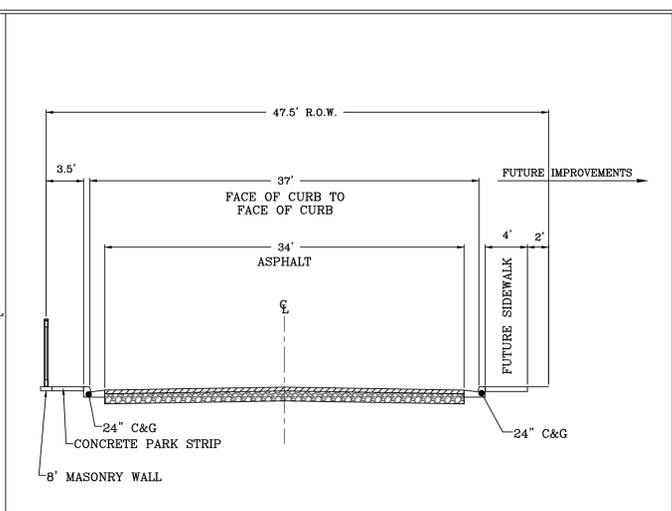
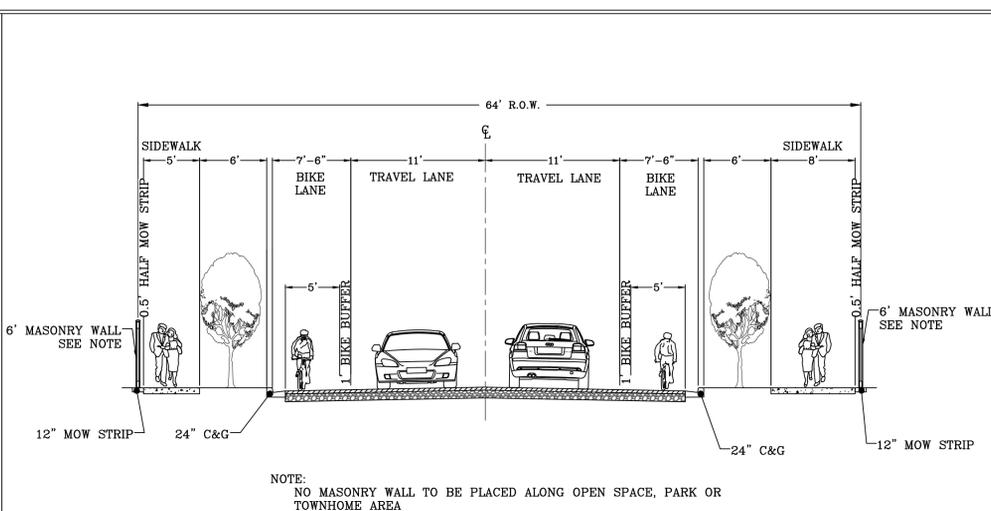
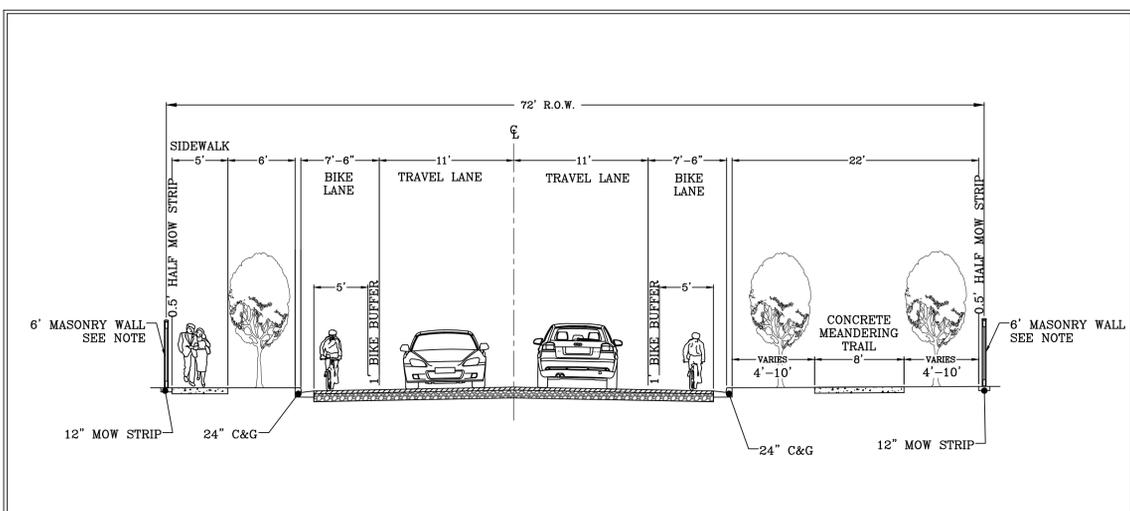
CHECKED BY:
GDM

SCALE:
1" = 200'

DATE:
5/2/2016

EXHIBIT
J-1

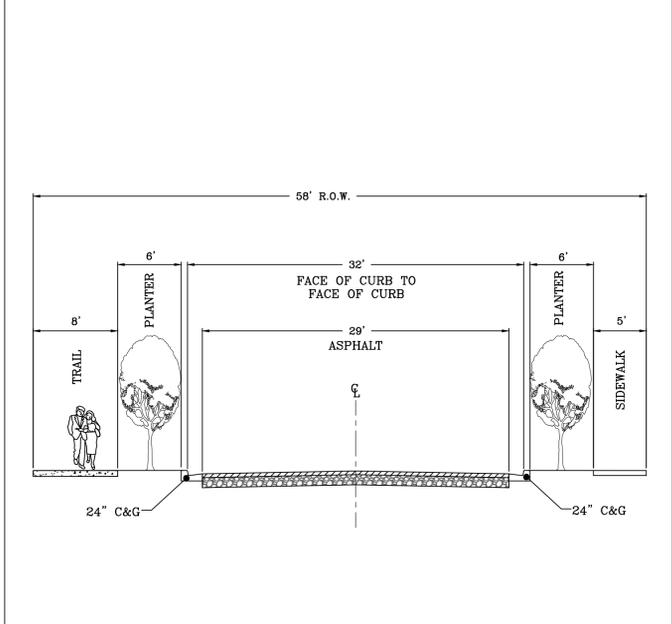
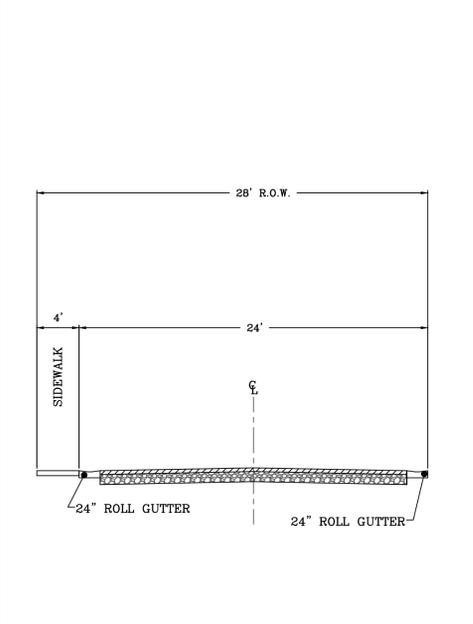
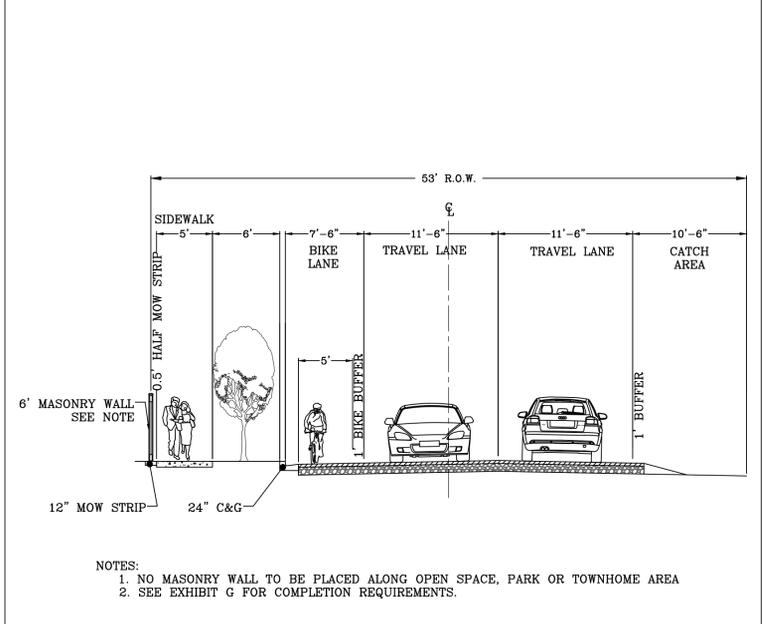
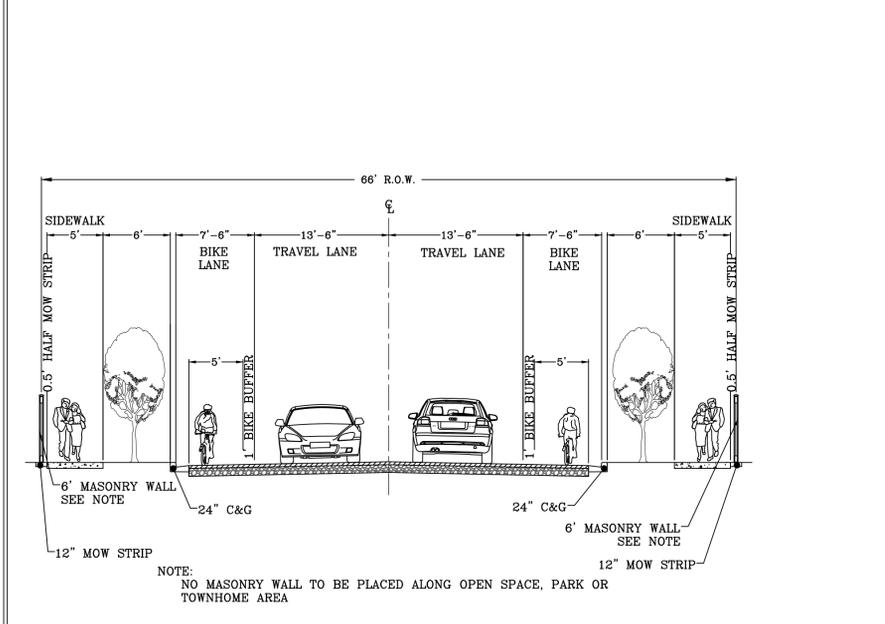
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1 72' ROAD CROSS SECTION SOUTH ANDERSON BOULEVARD

2 64' ROAD CROSS SECTION CONNECTION TO 1700 WEST

3 47.5' ROAD CROSS SECTION ANDERSON LANE

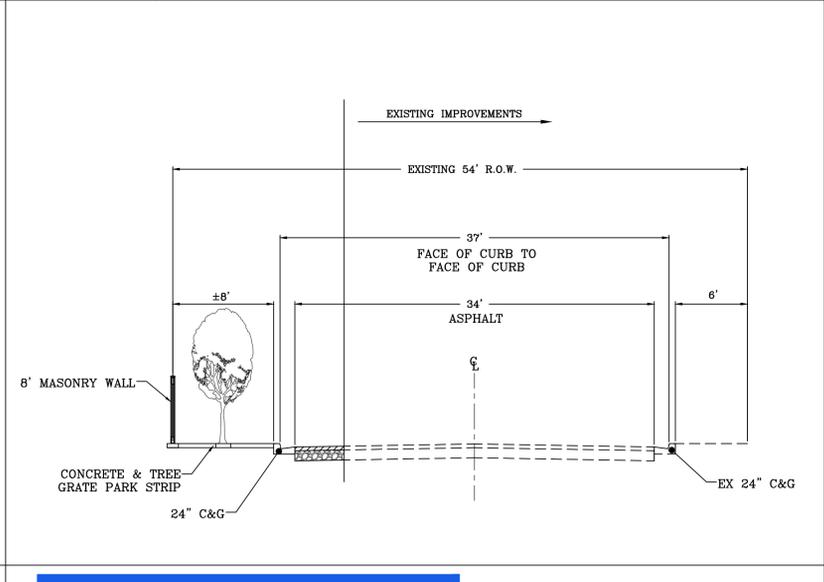
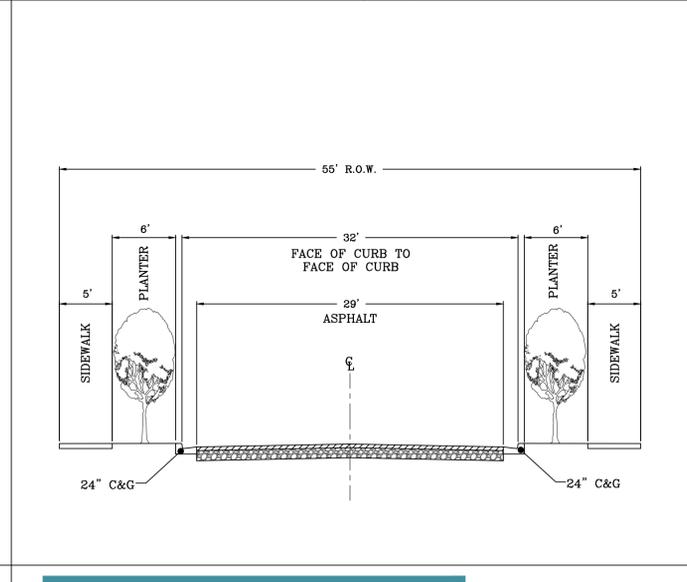
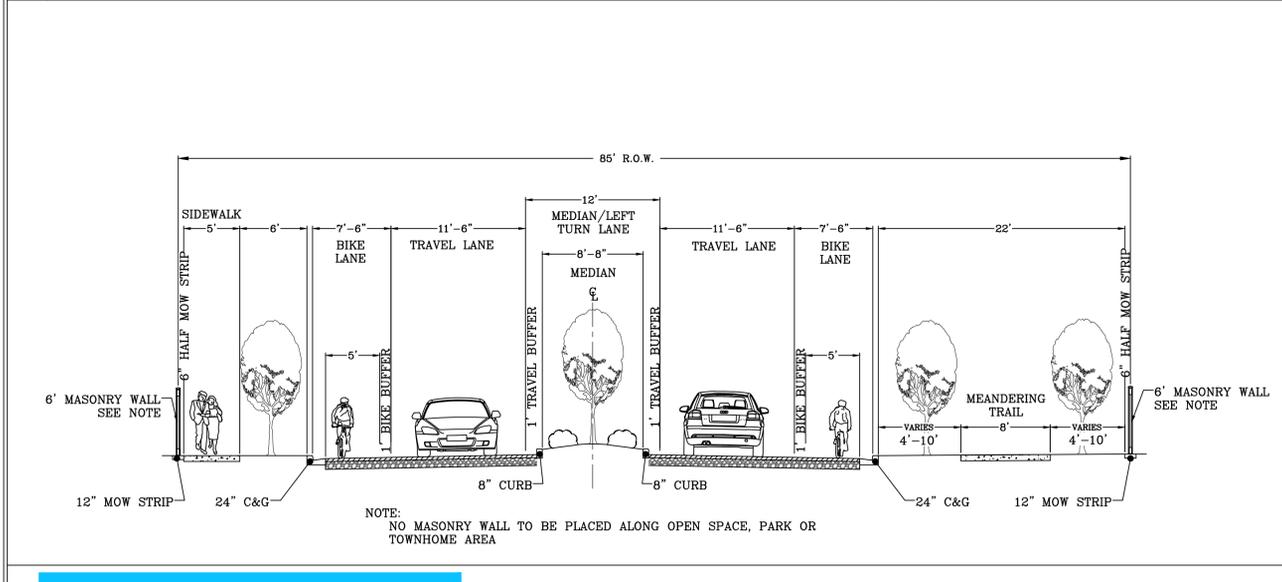


4 66' ROAD CROSS SECTION 500 NORTH CONNECTION TO ANDERSON BOULEVARD

5 53' ROAD CROSS SECTION ANDERSON BLVD AT THORNE PROPERTY

6 28' ROAD CROSS SECTION TOWNHOMES

8 58' ROAD CROSS SECTION PARCEL I CONNECTION TO ANDERSON BLVD



7 85' ROAD CROSS SECTION WITH MEDIAN NORTH ANDERSON BOULEVARD

8 55' ROAD CROSS SECTION INTERIOR ROADS

9 54' ROAD CROSS SECTION 500 NORTH INDUSTRIAL AREA

REVISIONS	
1	
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LEI PROJECT #: 2013-1845
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: N.T.S.
DATE: 5/2/2016

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