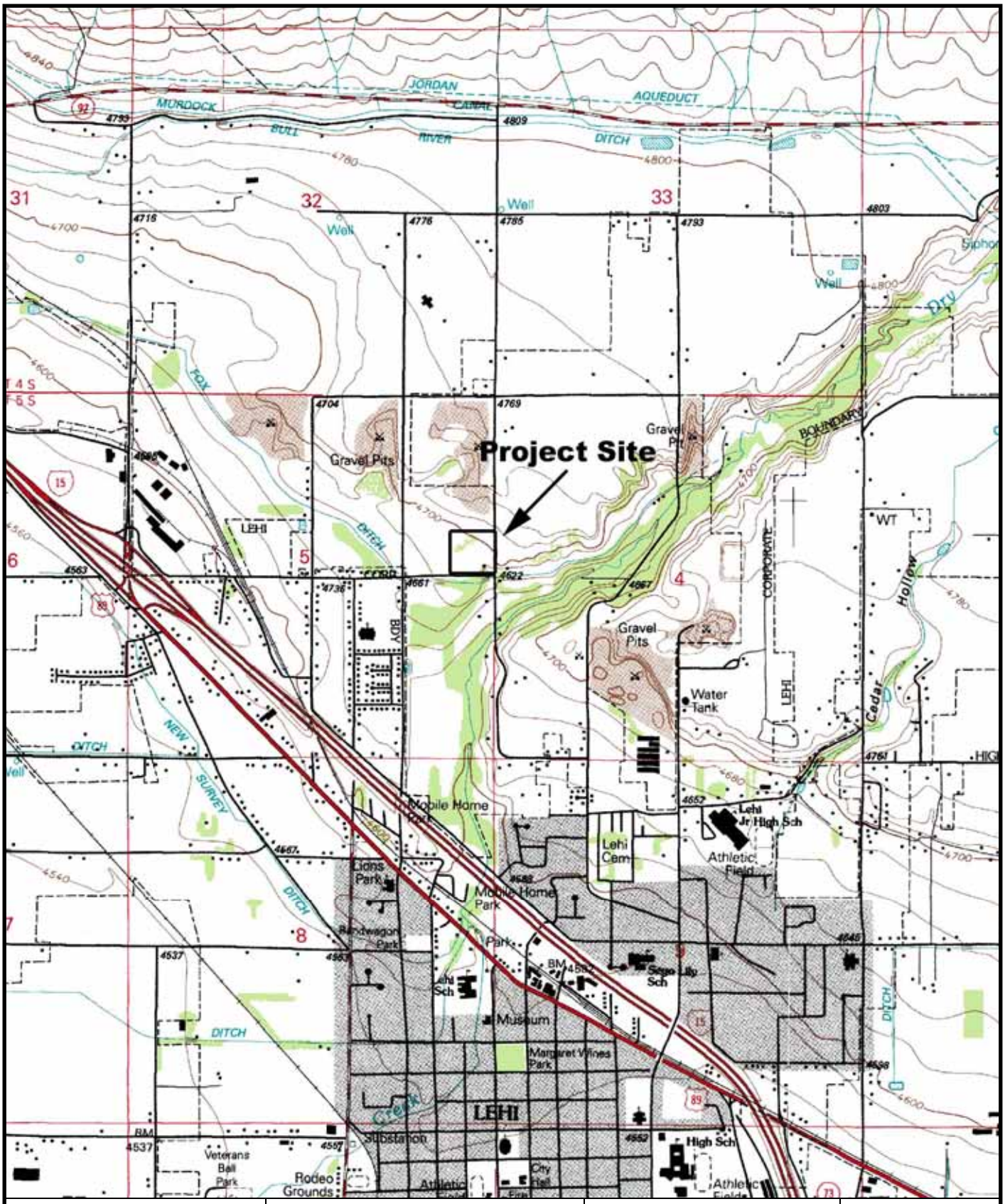
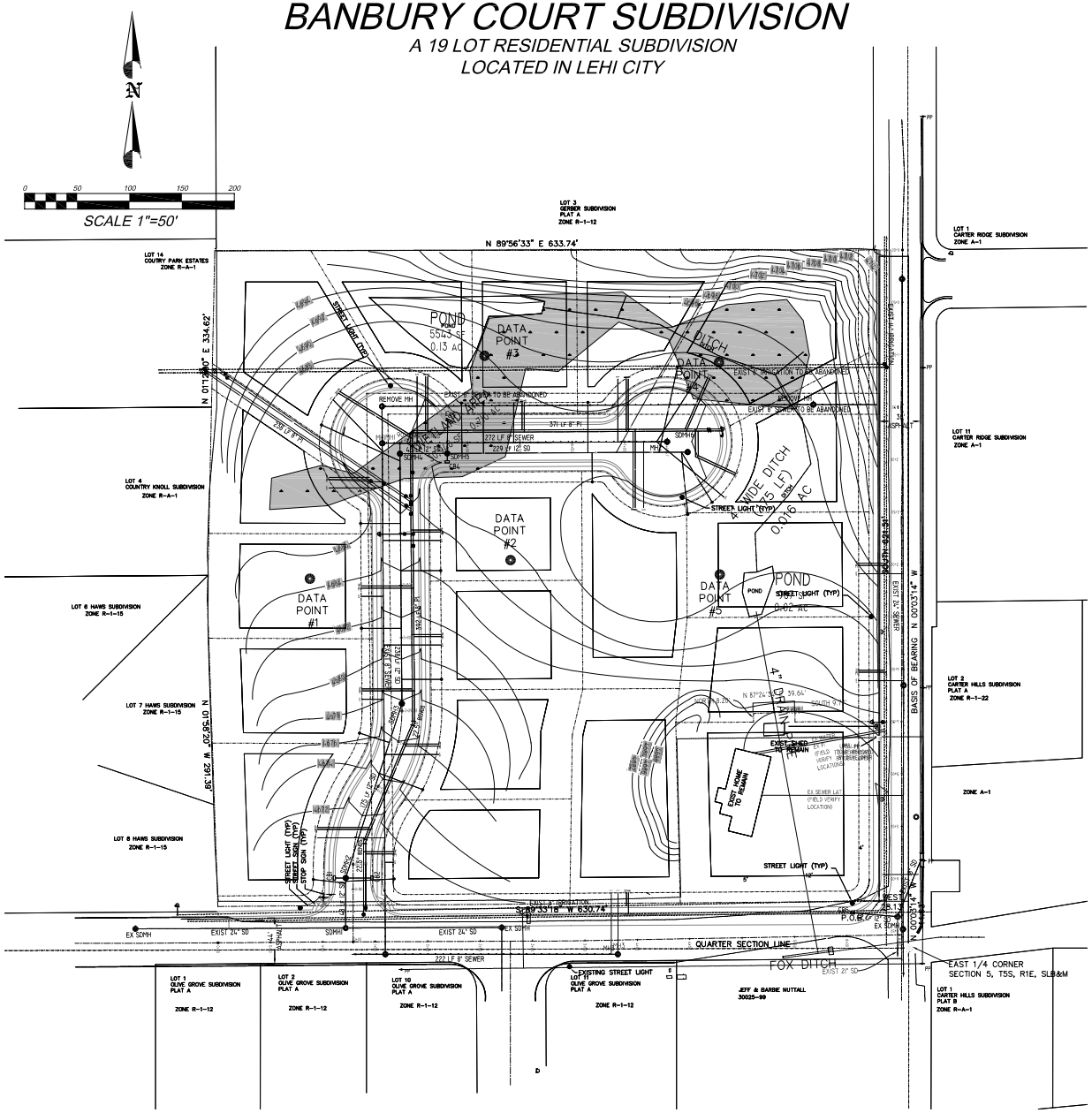
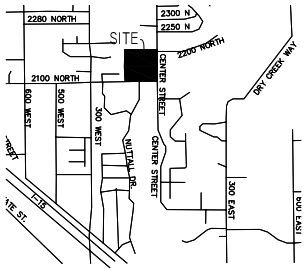


Wise Earth	Banbury Court	Location Map	Exhibit
PO Box 980994 Park City, Utah 84098 (435) 615-6724	2100 North Center Street Lehi Utah NE ¼ Sec 5 T5S R1E	USGS 7.5' Topo Lehi	1

BANBURY COURT SUBDIVISION

A 19 LOT RESIDENTIAL SUBDIVISION
LOCATED IN LEHI CITY





NOTE: THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:

A. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
B. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
C. VALVES
D. BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
E. MANHOLES, BOXES AND RELATED DETAILS
F. WATER & SEWER SERVICE DETAILS
G. FIRE HYDRANTS
H. LOT LINE UTILITY EASEMENTS
I. STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
J. POWER LINE EXTENSIONS & DOME TRANSFORMER LOCATIONS
K. LOT ADDRESSES
L. CBR VALUES AND ROAD SUB-BASE
M. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

TECHNICAL SPECIFICATIONS
BANBURY COURT GROUNDWATER DRAINS

1. FOUNDATION DRAINS ARE TO BE INSTALLED AS PER THE DETAIL SHOWN HEREON. USE 6" ADS SLOTTED (PERFORATED) DRAIN PIPE AROUND FOUNDATIONS, OR APPROVED EQUAL. DRAIN LINE TO HAVE FILTER FABRIC OR "SOCK" AROUND PIPE.
2. NON-PERFORATED SOLID WALL PVC PIPE IS TO BE USED ON SECTIONS FROM JUNCTION BOXES TO STORM DRAIN LINE
3. ALL BACKFILL IN TRENCHES, NATIVE OR IMPORTED, SHALL BE TESTED FOR DENSITY AND MOISTURE CONTENT USING STANDARD PROCTOR METHODS. BACKFILL SHALL THEN BE PLACED AND COMPACTED TO MINIMUM DENSITY SPECIFIED ON THE PLAN OR AS PER LEHI CITY SPECIFICATIONS.
4. SUBGRADE FLOOR SLABS SHOULD HAVE AT LEAST 6 INCHES OF FREE DRAINING GRAVEL PLACED BELOW IT AND THE UNDERSLAB GRAVEL SHOULD CONNECT TO THE PERIMETER DRAIN
5. JUNCTION BOXES HAVE BEEN PROVIDED TO EACH LOT TO FACILITATE CLEANOUT OF THE PERIMETER DRAINS.

GENERAL NOTES

1. EXISTING ZONE = R-1-15
2. ENTIRE SITE TO BE REGRADED WITH CUTS AND FILLS TO BE OVER 3' ON THE ENTIRE SITE. NO RETAINING WALL ARE ANTICIPATED
3. RIGHT-TO-FARM NOTE:
   "THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND OTHER ASPECTS ASSOCIATED WITH AGRICULTURE LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK."
4. DETENTION NOTE:
   FEE-IN-LIEU OF DETENSION IS PROPOSED FOR THIS PROJECT. IF FEE-IN-LIEU IS NOT APPROVED, A LINEAR 48" PIPED UNDERGROUND STORAGE IN THE ROADWAY WILL BE USED FOR DETENTION PURPOSES.

TABULATIONS

TOTAL SITE	= 8.993 AC
ROADS	= 1.216 AC
LOTS	= 7.777 AC
# OF LOTS	= 19
DENSITY	= 2.113

LEHI CITY, UTAH	LANDFORM, LLC 1996 E. 6400 S. SUITE 120 SLC, UT 84121 PH 801-277-9999 FX 801-277-1411	BANBURY COURT SUBD. PLAN & WETLAND IMPACTS	SOWBY & BERG CONSULTANTS 45 N. 490 W. 492-1277 AMERICAN FORK, UTAH 84003	SCALE: 1"=50'	DESIGN BY: KRB DRAWN BY: KRB	DATE: 23 DEC 2005 REV:	DRAWING NAME: EXHIBIT 2	SHEET NO. 1

Wise Earth PO Box 980994 Park City, Utah 84098 (435) 615-6724	Banbury Court Proposed Mitigation Area Lehi, Utah SW ¼ Sec 36 T5S R1E	Location Map USGS 7.5' Topo Pelican Point	Exhibit 3

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Google
Pointer 40°24'51.94" N 111°51'03.52" W elev 4697 ft
Streaming 100%
Eye alt 5523 ft